



PERRACHE/CONFLUENCE

Commercial Offer

Improvement or new
challenges ?

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PERRACHE AND CONFLUENCE DISTRICT BEFORE DEVELOPMENT

HEAVY TRAFFIC.

**POOR QUALITY OF
PUBLIC SPACES.**

POLLUTION.



[HTTPS://WWW.LYON-CONFLUENCE.FR/FR/LA-RECONQUETE-DUN-TERRITOIRE-STRATEGIQUE](https://www.lyon-confluence.fr/fr/la-reconquete-dun-territoire-strategique)

THE PROJECT "OUVRONS PERRACHE"

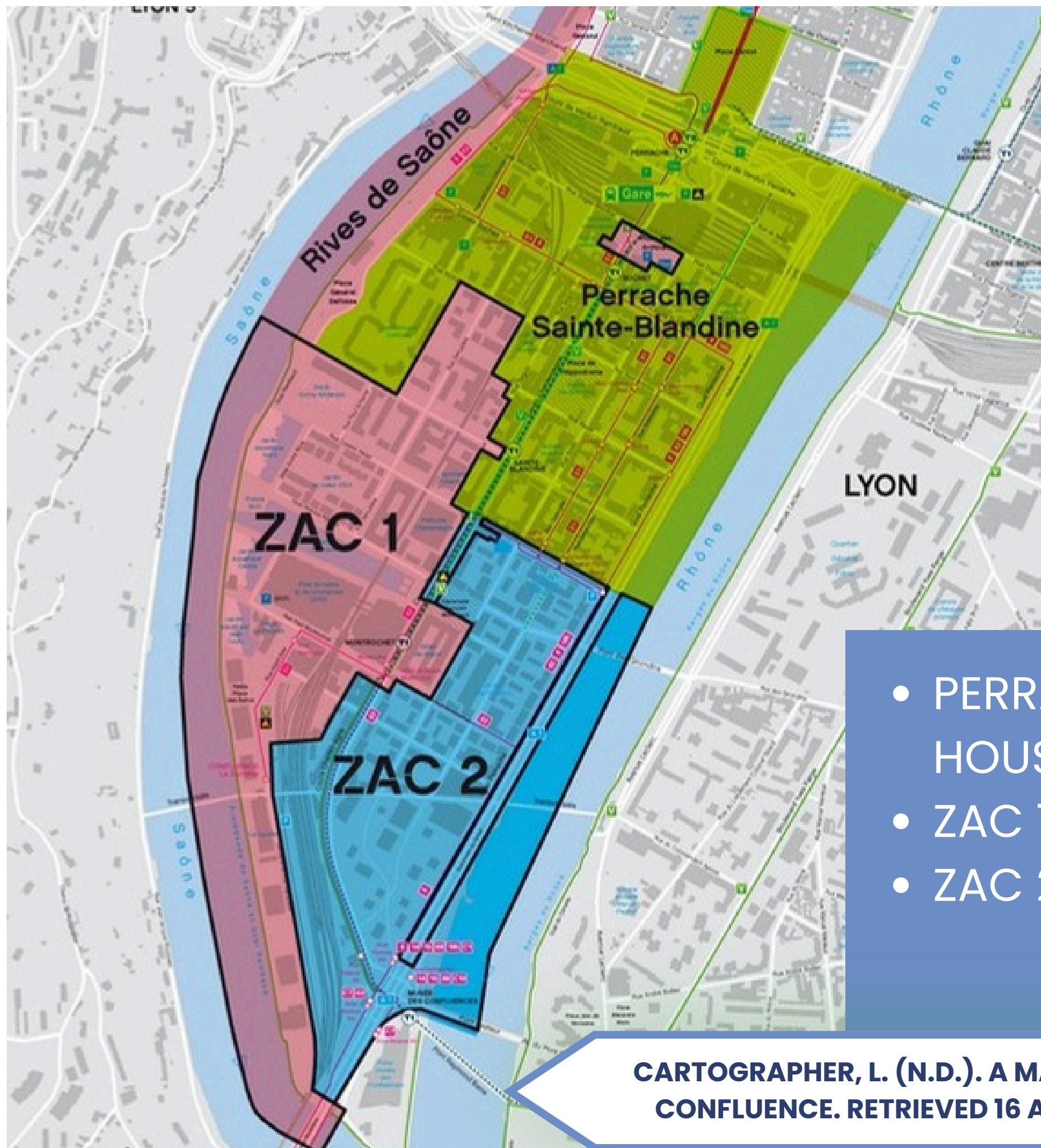
BEFORE

AFTER



POWERPOINT OF PRESENTING PERRACHE

CONFLUENCE: THE NEW URBAN HUB



- PERRACHE–SAINTE–BLANDINE: MIX OF HOUSING AND LOCAL RETAIL
- ZAC 1: RETAIL AND EQUIPMENT
- ZAC 2: ALTERNATIVE RETAIL

CARTOGRAPHER, L. (N.D.). A MAP OF LYON CONFLUENCE. RETRIEVED 16 APRIL 2026

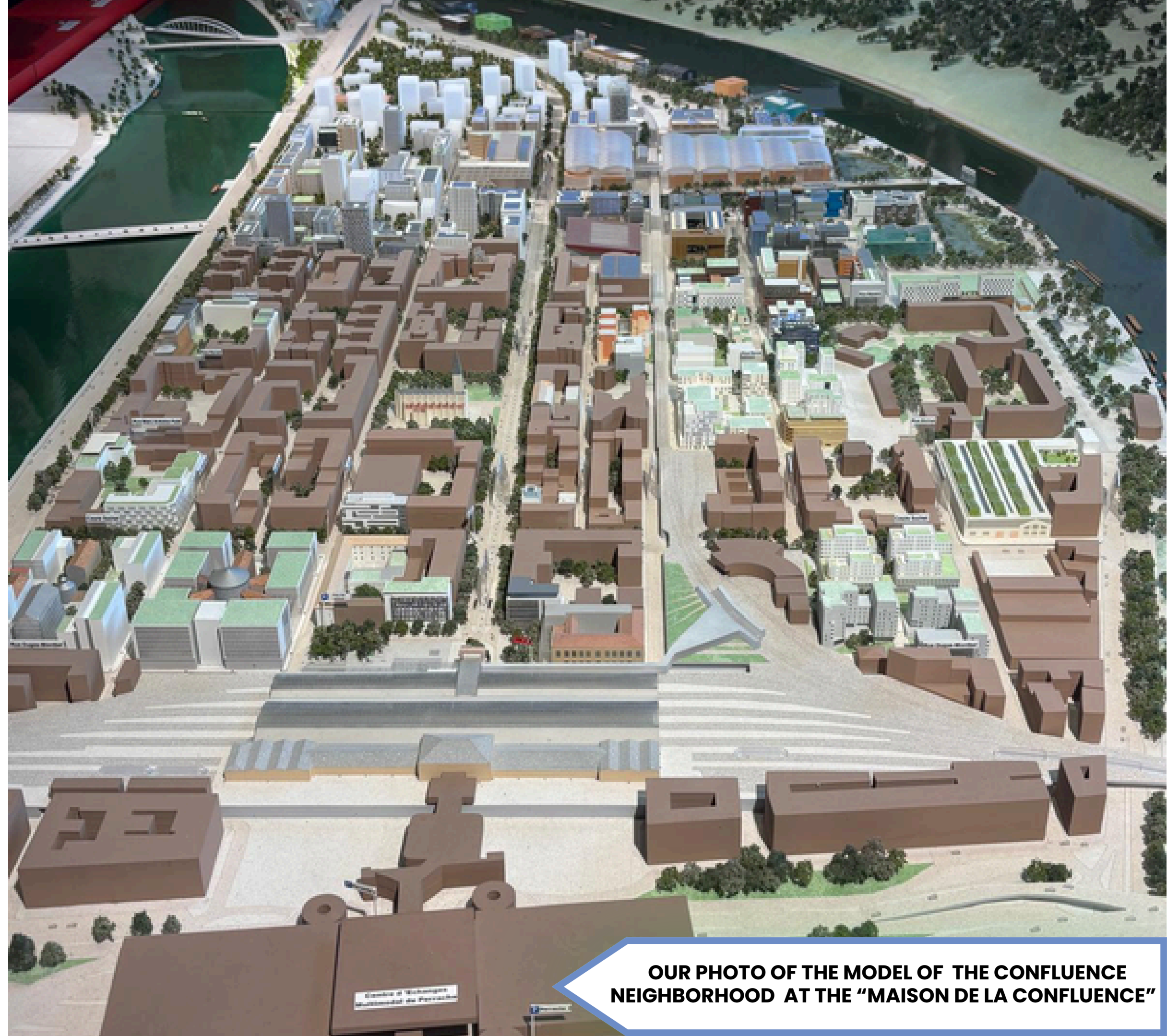
NEW SHOPS IN GROUND FLOOR OF RESIDENTIAL BUILDINGS

CAFÉS AND RESTAURANTS.

NEIGHBOURHOOD SUPERMARKETS.

LOCAL SERVICES.

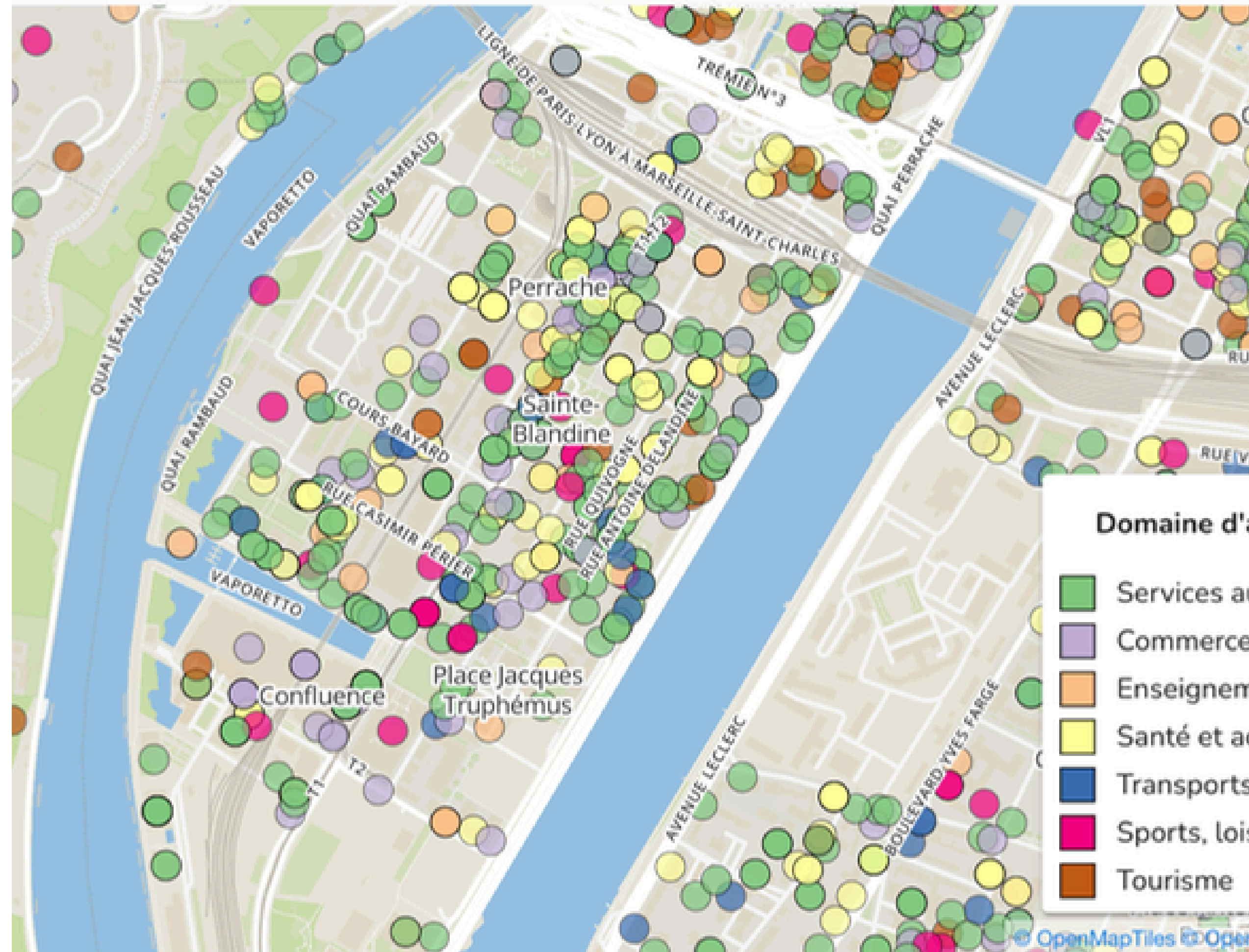
SMALL SPECIALIST SHOPS.



**OUR PHOTO OF THE MODEL OF THE CONFLUENCE
NEIGHBORHOOD AT THE "MAISON DE LA CONFLUENCE"**

A SPLIT NEIGHBORHOOD

- SAINTE BLANDINE
- DARSE
- PLACE JACQUES TRUPHÉMUS TO THE “MUSÉE DES CONFLUENCES”



SOURCE :
[HTTPS://WWW.DATA.GOUV.FR/REUSES/CARTE-DE-LA-BASE-PERMANENTE-DES-EQUIPEMENTS](https://www.data.gouv.fr/reuses/carte-de-la-base-permanente-des-equipements)

CONFLUENCE MALL CREATES NEW KIND OF COMMERCIAL USE



SOURCE : [HTTPS://WWW.TRIPADVISOR.FR/ATTRACTION_REVIEW-G187265-D3782965-REVIEWS-CONFLUENCE-LYON_RHONE_AUVERGNE_RHONE_ALPES.HTML](https://www.tripadvisor.fr/attraction_review-G187265-D3782965-reviews-Confluence-Lyon_Rhone_Auvergne_Rhone-Alpes.html)





**"THERE IS A LOT
OF CHOICE HERE."**



"MORE GREEN SPACE"



"LIMITED VISIBILITY DUE TO URBAN PLANNING CONSTRAINTS AND THE BUILDING TYPE"

"I HOPE WE WILL SEE AN INCREASE IN CUSTOMER TRAFFIC ONCE THE CONSTRUCTION OF THE BUILDINGS IS COMPLETED."

"EASY TO ACCESS BY CAR"



GOALS OF THE MUNICIPALITY, THE DESIGNERS AND THE PLU

- **SHOPS ON THE GROUND FLOOR**
- **COMMERCIAL CONTINUITY ALONG
THE MAIN STREETS**
- **STRONG COMMERCIAL AREAS, SUCH AS
THE SHOPPING CENTER**



[HTTPS://WWW.LYON-
CONFLUENCE.FR/FR/COMMERCANTS-ARTISANS-
CHOISISSEZ-LA-CONFLUENCE](https://www.lyon-confluence.fr/fr/commercants-artisans-choisissez-la-confluence)

POSTER

COMMERCIAL EXISTANT :

16
BAKERIES / PASTRY
SHOPS

22
CLOTHING STORES

8
SPORTS & LEISURE
GOODS

+ DE 120
RESTAURANTS /
BARS

6
HOME APPLIANCES
/ AUDIO

4
OPTICAL
STORES

WATCHMAKING / JEWELRY ×4 ·
SHOES ×4 ·
CONVENIENCE STORE ×4 ·
MEDICAL EQUIPMENT ×4 ·
PERFUMERY ×3 ·
FURNITURE ×3 ·
SECOND-HAND GOODS ×3 ·
HARDWARE STORE ×3 ·
FLORIST ×2 ·
BUTCHER ×2 ·
FRUIT & VEGETABLES ×2 ·
STATIONERY ×2 ·
TELECOM ×2 ·
HYPERMARKET ×1 ·
GAS STATION ×1

VACANT SHOP :

IN THE CONFLUENCE AND PERRACHE AREA,
AROUND 20% OF COMMERCIAL UNITS ARE VACANT. OLDER
SHOPS AROUND COURS CHARLEMAGNE ARE GENERALLY
OCCUPIED, ALTHOUGH A FEW VACANT UNITS CAN STILL BE
FOUND. HOWEVER, FOR THE NEW COMMERCIAL SPACES BUILT
AT THE FOOT OF RECENT BUILDINGS, THE VACANCY RATE IS
HIGH. THEY DO NOT ATTRACT MANY PEOPLE DUE TO LOW FOOT
TRAFFIC, AND BUSINESSES STRUGGLE TO OPERATE.



A CONTEMPORARY ARCHITECTURE IN TRANSITION:

NEW BUILDINGS WITH CLEAN FAÇADES AND REDESIGNED
PEDESTRIAN SPACES: THE PERRACHE DISTRICT IS TRANSFORMING,
BUT STILL STRUGGLES TO ATTRACT A STEADY FLOW OF
CUSTOMERS TO ITS GROUND-FLOOR RETAIL UNITS.





THANK YOU! ■

