

THE SERVICE SECTOR OF THE ALMAZAR DISTRICT: TERRITORIAL STRUCTURE AND DYNAMICS

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Annotation. The Almazar district of Tashkent, one of the most densely populated and dynamically developing districts of the capital of Uzbekistan, plays a key role in shaping the service sector. This study examines the spatial structure and dynamics of the service sector, including trade, transport, tourism, education, and IT. Based on official statistics and socioeconomic development plans, service concentration zones were identified. The analysis draws on data from the Statistics Agency of Uzbekistan, government materials, and international reports such as the World Bank (2024) and UNDP (2025).

of the Almazar district's share of the population , industrial production, and volume of services rendered in Tashkent. It also identifies factors affecting the location of the service sector and analyzes the territorial organization of service industries within the district. Zones of service concentration are identified. The results obtained in this article can be used in developing territorial programs for the socioeconomic development of Tashkent and the Almazar district.

Key words: service sector, tertiary sector, territorial organization, Almazar district, Tashkent city, urbanization, service clusters, regional development, spatial structure.

Introduction. Tashkent, the capital of Uzbekistan, accounts for approximately 38% of the national service output [6]. The Almazar District, located in the northwestern part of Tashkent, covers an area of approximately 33.78 km² and borders the Yunusabad and Shaykhantaur Districts and the Tashkent Region. The population , as of April 1, 2025, was 413,300 people [4]. The average population density exceeds 11,000 people/km². The need to improve the quality of life of a growing population requires the expansion of the tertiary sector, which is facilitated by income growth. Within the framework of the "New Uzbekistan" strategy, the service sector here is being transformed from local markets to modern service clusters, including gastronomic tourism and digital services.

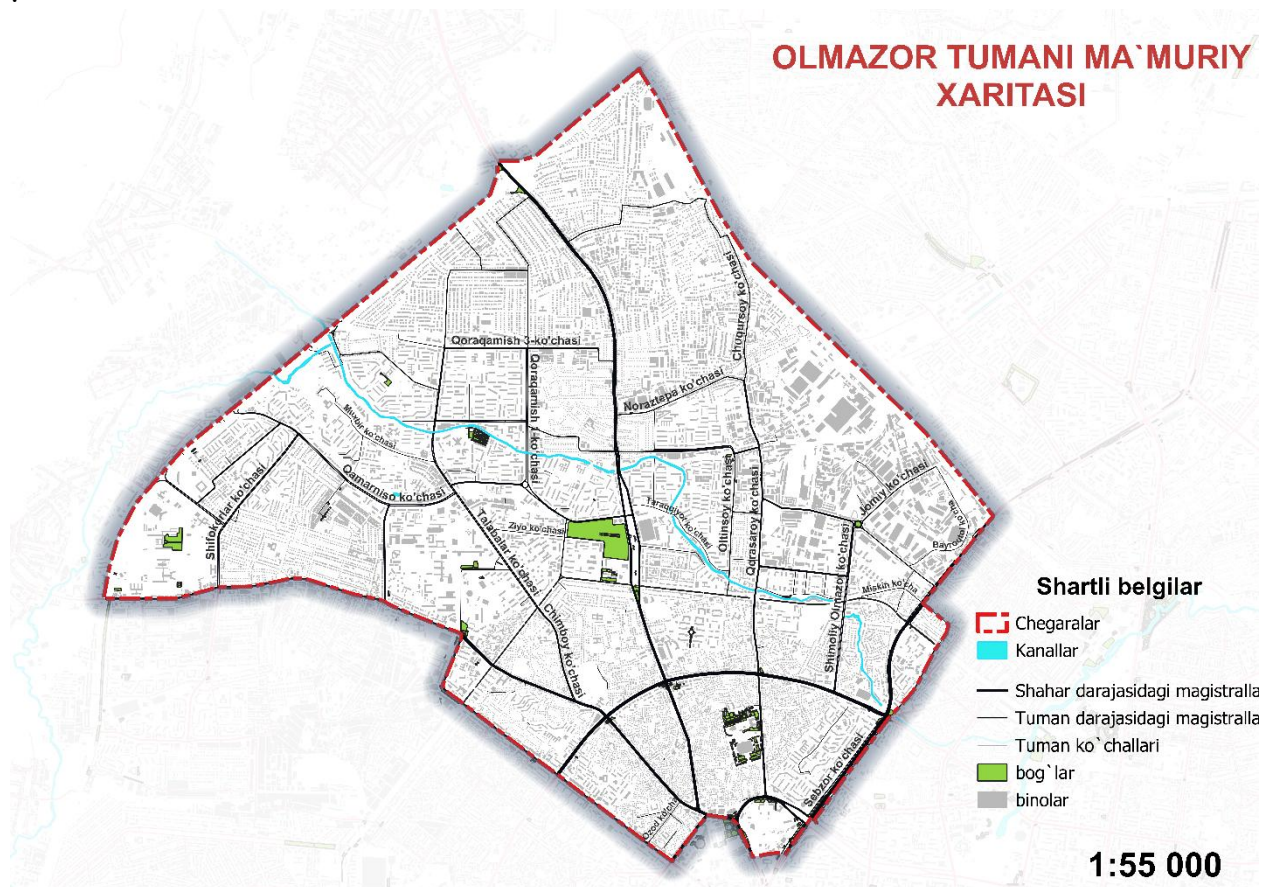


Fig. 1 Administrative map of the Olmazor district.
The drawing was made by the author.

The main part . The location of the service sector within an urban area is determined, in our opinion, by the following factors:

- 1) population size and density;
- 2) the level of solvency of the population;
- 3) transport accessibility and level of infrastructure development.

As A. Lesh emphasized, there is a colossal difference between the actual location and the optimal placement of enterprises [1]. In large cities, enterprises are distributed very unevenly, concentrating in the central parts of the city. Hotels, catering establishments, retail outlets, and many types of consumer services are located in the city center because the city center has good infrastructure and provides maximum accessibility to consumers.

In terms of transport accessibility, the capital's outlying districts, including Olmazarsky , are inferior to the city's central districts, which slows the growth of the tertiary sector. However, the location of the republic's leading higher education institutions within the study district, including the Mirzo Ulugbek National University of Uzbekistan, the Islam Karimov Tashkent State Technical University , the TMA, and the TTPU, as well as several specialized medical institutions, facilitates an influx of consumers of relevant services to the district, who also consume some retail and other services.

From 2015 to 2025, Tashkent's districts showed steady growth in key socioeconomic indicators, including population, industrial output, and service sector development. However, the distribution of these indicators across the city's districts remains uneven .

Almazar District occupies a leading position in the city's demographic structure . Its share of Tashkent's total population remained at 13-14% from 2015 to 2024 (comparable to Yunusabad and Shaykhantakhur districts) . Like most other districts in Tashkent, it has shown a slight downward trend , primarily due to the rapid increase in the share of Yangihayot District.

Table 1.

Permanent population by districts of Tashkent and the share of districts in the city's population.

District	2015		2017		2019		2021		2023		2025	
	thous and peopl e	%	thous and peopl e	%	thous and peopl e	%	thous and peopl e	%	thous and peopl e	%	thous and peopl e	%
Uchtepinsky	252.8	10.66	257.8	10.63	265.7	10.59	278.2	10.33	293.6	9.93	301.7	9.69
Bektemirsky	31	1.31	32.4	1.34	34.3	1.37	31.4	1.17	55.8	1.89	65.5	2.1
Yunusabad	312.8	13.19	319.8	13.19	330.7	13.18	352	13.06	367	12.41	385.2	12.37
Mirzo Ulugbek	260.9	11.11	264.6	10.92	270.9	10.79	285	10.58	323.1	10.93	337.1	10.83
Mirabadsky	129.5	5.46	132.3	5.46	136.3	5.43	142.8	5.3	149.5	5.06	154.2	4.95
Shaikhantakhursky	314.5	13.26	325	13.41	337.7	13.45	348.3	13.93	360.6	12.2	369.6	11.87
Almazarsky	337.4	14.23	347.2	14.32	359.1	14.31	377.1	14.14	395.1	13.36	412	13.24
Sergeli	165.9	7.7	171	7.05	181.4	7.23	105.7	3.92	162.3	5.49	173.2	5.56
Yakkasaraysky	115	4.85	115.7	4.77	118.7	4.73	121.6	4.51	126.9	4.29	139.7	4.49
Yashnobodsky	219.4	9.25	222.3	9.17	230.9	9.2	258.8	9.61	289.5	9.79	309.7	9.95
Chilanzarsky	232.1	9.79	236	9.74	244.2	9.73	260.7	9.68	272	9.2	276.7	8.89
Yangikhaetsky	0	0	0	0	0	0	132.8	4.93	161.1	5.45	188.2	6.05
Tashkent	2310	10.86	4879	10.37	8066	10.37	1288	10.90	2385	10.02	3974	10.14

The table was compiled by the author based on data [4]

At the same time, the district's share of industrial output in Tashkent remains lower than its share of the city's population, although it increased from 6.78% to 7.85% between 2020 and

2024. The share of services in the city's total output increased from 6.91% to 7.24% over the same period. Despite moderate growth, the district is underdeveloped, including in this area. A significant portion of the Almazar district's residents work in other areas of the city, so the area in question requires increased development and, in our view, represents a promising growth area for the tertiary sector.

Table 2

Volume of industrial output and its share by district of Tashkent city in 2020-2024

District	2020		2021		2022		2023		2024	
	billion soums	%	billion soums	%	billion soums	%	billion soums	%	billion soums	%
Uchtepinsky	4939.7	7.46	4743.6	5.2	5430	4.99	8650.5	6.97	6415.6	3.74
Bektemirsky	4484.3	6.78	6325.8	7.0	9978	9.17	10173	8.2	18102.1	10.5
Yunusabad	4248.3	6.42	4877.1	5.4	5291.4	4.86	5132.4	4.14	6485.2	3.78
Mirzo Ulugbek	5028.6	7.6	5186.2	5.7	5649.4	5.19	7556.8	6.09	11131.8	6.48
Mirabadsky	6067.4	9.17	8069	8.9	8084.1	7.43	7906.5	6.37	10112.8	5.89
Shaikhantakhursky	4066.1	6.15	6133.1	6.8	6759.8	6.21	6740.3	5.43	9134.9	5.32
Almazarsky	4487.9	6.78	6984.6	7.7	7722.4	7.1	10456.2	8.43	13484.5	7.85
Sergeli	6024.8	9.1	6722.3	7.4	12381.4	11.3	15657.6	12.6	17685.2	10.3
Yakkasaraysky	3987.8	6.02	5564.1	6.1	8062.7	7.41	7504.9	6.04	7836.3	4.56
Yashnobodsky	18684.7	28.2	23723.7	26.3	24578.3	22.5	26750.7	21.5	30767.3	17.9
Yangikhaetsky	0	0	2980.1	3.3	4786.9	4.4	7906.1	6.37	11137.5	6.49
Chilanzarsky	4168.6	6.3	8902.2	9.8	10083.2	9.26	9681.4	7.8	14383.1	8.37
Tashkent	66188.2	100	90211.9	100	108807.7	100	124116.4	100	171706.2	100

The table was compiled by the author based on data from [4].

There are over 4,500 service sector enterprises operating in the Almazar district [2]. They are distributed very unevenly; in our opinion, three main functional zones can be distinguished based on the territorial organization of the tertiary sector in the Almazar district:

- 1) historical center,
- 2) north-western transport and logistics belt,
- 3) outlying recreational and innovative areas.

Table 3

Volume services rendered and its share by districts of the city of Tashkent in 2015–2025.

District	2020		2021		2022		2023		2024	
	billion soums	%	billion soums	%	billion soums	%	billion soums	%	billion soums	%
Uchtepinsky	4890.5	5.13	6150	4.77	8079.5	4.65	10890.4	4.57	14627.8	4.72
Bektemirsky	2250.1	2.36	2925.9	2.27	3799.7	2.19	5058.9	2.12	6865.8	2.21
Yunusabad	13224.1	13.87	17911.1	13.9	24561.2	14.14	34894.5	14.63	47537.7	15.33
Mirzo Ulugbek	7981.2	8.37	10700.9	8.3	14528.5	8.36	20477.2	8.59	27713.9	8.94
Mirabadsky	9493.8	9.96	11827.8	9.18	15864.2	9.13	21581.9	9.05	29491.1	9.51
<u>Shaikhantakhursky</u>	8903.5	9.34	11902.4	9.23	16235.7	9.34	22857.3	9.58	31103.5	10.03
Almazarsky	6584.6	6.91	8983.9	6.97	12258.8	7.06	16621.9	6.97	22466.1	7.24
Sergeli	4306.2	4.52	4736.5	3.67	6228.1	3.58	8656.8	3.63	11568.6	3.73
Yakkasaraysky	6960.4	7.3	9599.8	7.45	13141.6	7.56	17919.1	7.51	24421.2	7.88
Yashnobodsky	5104.5	5.35	6595.8	5.12	9038.5	5.2	12425.1	5.21	16915.8	5.45
Yangikhaetsky	-	-	2007.5	1.56	2756.1	1.59	3697.1	1.55	4962	1.6
Chilanzarsky	10180.5	10.68	13161.2	10.21	18041.7	10.38	24671.4	10.34	33155.5	10.69
Tashkent	95,332.9	100	128890.7	100	173748.4	100	238502.6	100	310103.4	100

The table was compiled by the author based on data from [4].

The central part of the district, particularly around the Chorsu market and Zarkaynar - Karasaray streets, is primarily home to retail, food service, and tourism businesses. A project for a 7-kilometer gastronomic street, including the reconstruction of a section of Bunyodkor Street, was approved in 2025. A 1.5-kilometer-long road in the Shaikhontakhur district has already been converted into a pedestrian and tourist zone. Investments total approximately USD 50 million, with projected tourist flow of up to 11,000 people per day [5].

The northwestern zone is formed along Northern Almazar Avenue, where approximately 30% of services are concentrated. Tertiary sector enterprises such as transportation, logistics, and financial services predominate here. Industrial sites are being reconstructed, creating logistics hubs, bank branches, and service companies. The area serves as a buffer, connecting the city's industrial and residential structures.

The outlying districts along the Nurafshon - Farabi highways account for approximately 20-25% of services, including education, healthcare, and IT infrastructure. It's worth noting that education accounts for 3.8% of Tashkent's total services, with a 7.6% increase, while IT services account for 8%, with a 24.3% increase [6]. Coworking spaces, digital competency centers, and startup incubators are being established, reflecting digitalization processes.

Функциональные зоны Алмазарского района

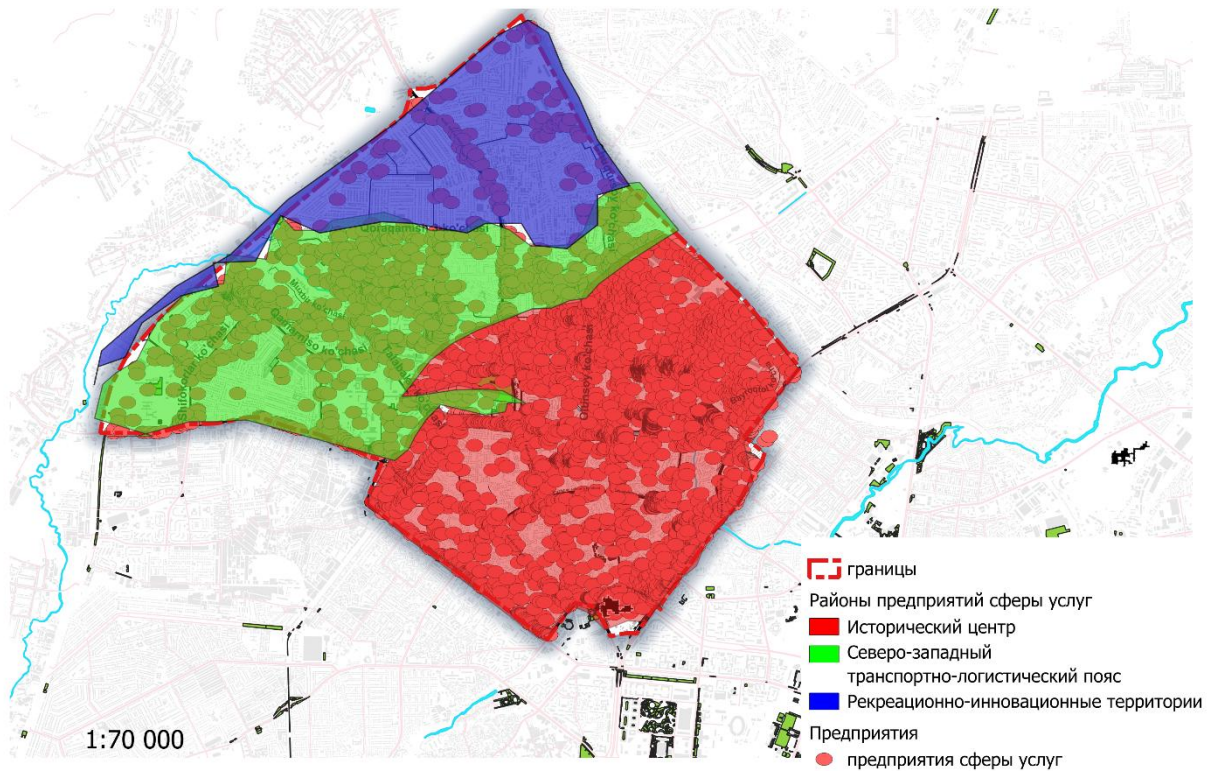


Fig. 2. Functional zones of the Almazarsky district.

The map was compiled by the author.

The dynamics of the service sector reflect urbanization processes, but territorial unevenness persists: the historical center is overcrowded, while the periphery develops more slowly. "The concentration of service sector enterprises in the central areas of the city is a consequence of the territorial localization of effective demand, which ensures a stable market equilibrium and a higher capital turnover rate." [3] This pattern is explained by the mechanism of market equilibrium: in areas with a high concentration of solvent populations, stable and intense demand is formed, ensuring stable sales volumes and reducing entrepreneurial risks. Under such conditions, service supply is spatially consolidated, forming territorial clusters.

A. Lösch emphasized, "The economic structure of space is formed under the influence of geographical competition, which is associated with different concentrations of productivity and consumption in this space" [1]. Within the framework of the theory of spatial equilibrium, Lösch actually shows that economic space is a system of market zones, each of which is formed under the influence of demand and competitive interactions of producers. Different population density and income levels create a heterogeneous economic landscape, which leads to the territorial concentration of enterprises in the most advantageous points. Combining these two statements, we can say that in those zones where there is a dense concentration solvent population, a high concentration zone of service sector enterprises is formed there.

Conclusion. Within a market economy, the location of service sector businesses is determined by the interaction of demand, costs, and the competitive environment. Market equilibrium is achieved where the concentration of effective demand ensures a stable volume of



service sales. The higher the population density, income level, and business activity in a region, the more favorable the conditions for the operation of tertiary sector businesses.

At the same time, the choice of location is driven by economic entities' desire to minimize total costs. In spatial terms, these processes form a system of market zones. Heterogeneity of population, income, and infrastructure leads to territorial differentiation of economic activity and the concentration of enterprises in the most advantageous points of economic space.

With regard to improving the territorial organization of the tertiary sector of the Almazar district, it can be concluded that the environmental factor, which should attract new residents and visitors to the district, an increased influx of tourists into the historical functional zone of the district, as well as the further successful development of educational and medical clusters, will make the placement of new tertiary sector enterprises in the district in question profitable and will contribute to the sustainable socio-economic development of the district.

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