



THALHIMER

BRAND NEW MIXED-USE DEVELOPMENT

City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia

NOW PRE-LEASING 9,978 SF OF RETAIL / RESTAURANT SPACE



Prime Retail & Restaurant Space Available in the Heart of Fast-Growing Manchester

For more information, contact:

ALICIA BROWN
First Vice President
804 697 3483
alicia.brown@thalhimer.com

ANNIE O'CONNOR
Senior Associate
804 697 3451
annie.oconnor@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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Overlook II Floor Plan – 9,978 SF of retail space



City View Landing

Right across the James River from Richmond's central business district and downtown area sits Manchester, an area once dominated by warehouses and industry has transformed into an area of rapid growth in retail, office, and residential development. While some of the development has stemmed from empty lots and demolition projects, much of it has been through adaptive re-use. Thalhimer Realty Partners' ongoing development, City View Landing is the perfect example of blending development types.

Join Neighborhood Businesses:



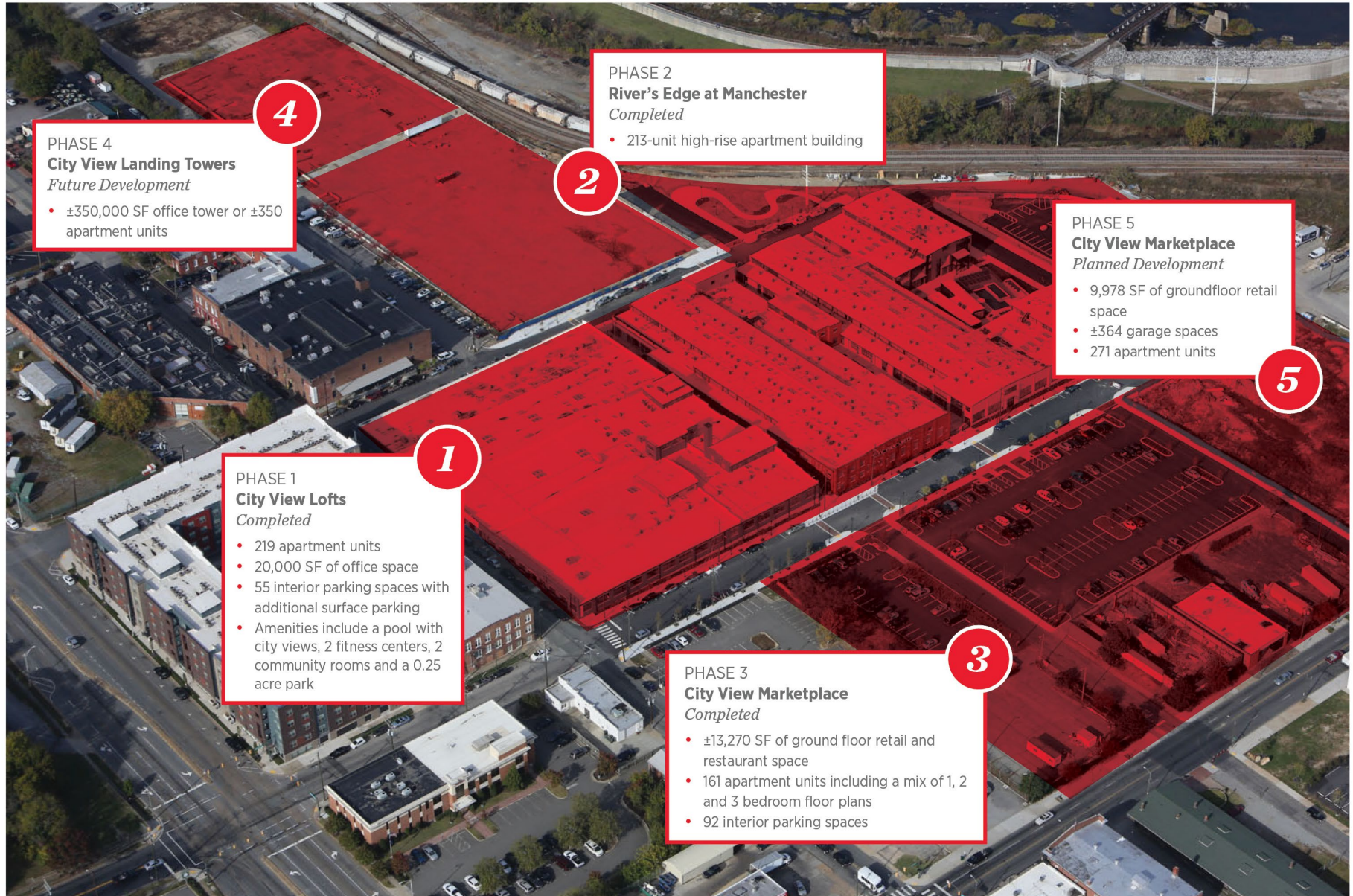
— *Richmond Times-Dispatch* —

Metro Business: *City View Landing emerges on one of 'most significant riverfront properties in Richmond'*

- RICHMOND TIMES DISPATCH, September 18, 2016

| Specifications | |
|----------------|---|
| Property | City View Marketplace features 13,270 SF of ground floor retail and restaurant space with 161 apartments on floors 2-5 |
| Available SF | Up to 9,978 SF |
| Timing | Immediate |
| Parking | Ample surface and off-street parking with dedicated parking immediately adjacent to buildings |
| Location | In the heart of the fast-growing Manchester district |
| Features | <ul style="list-style-type: none"> Mixed-use development with retail and restaurant space High-density residential including built-in customer base with 161 apartment units above the ground floor retail Brand new construction with turnkey buildout opportunity High-visit frequency Neighboring office tenants include Authentic and COLAB Unmatched walkability and accessibility |

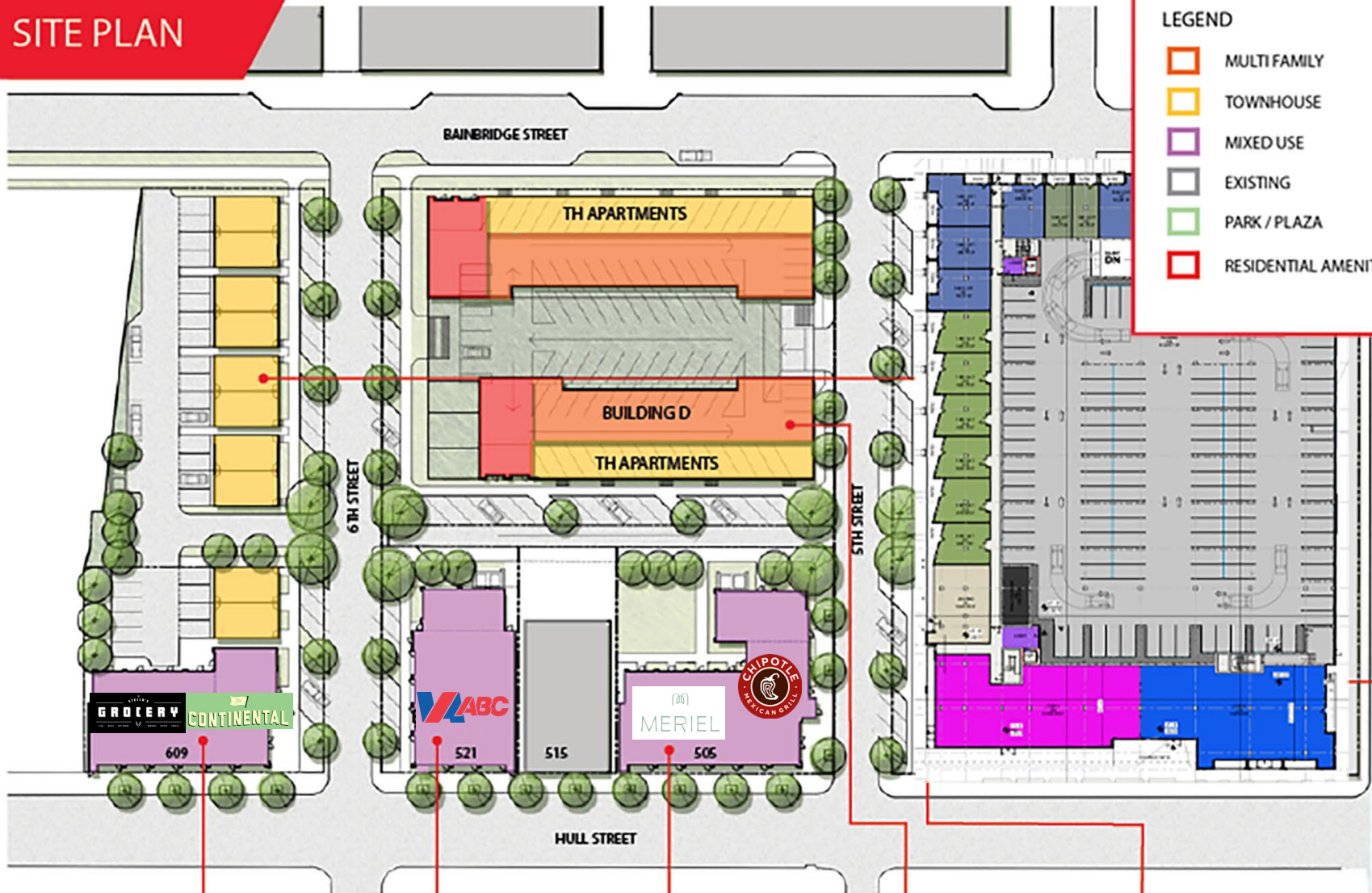




SITE PLAN

LEGEND

-  MULTI FAMILY
-  TOWNHOUSE
-  MIXED USE
-  EXISTING
-  PARK / PLAZA
-  RESIDENTIAL AMENITY



- Building A**
- 4,570 SF of restaurant and retail space
 - 13 apartment units

- Building B**
- 3,381 SF of retail space
 - 11 apartment units

- Building C**
- 4,540 SF of retail space
 - 13 apartment units

- Building D**
- 104 apartment units
 - 92 interior parking spaces

- Building E**
- 10 duplexes

- Building F**
- 9,978 SF of retail space



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Richmond Area Accolades

Top 10 Coolest U.S. Cities to Visit in 2018

- Forbes, February 2018

Top 10 U.S. Destinations for 2018

- Lonely Planet, February 2018

10 Best Places to Travel in the South in 2018

- Southern Living Magazine, December 2017

#2 in 25 Cities Where Millennials are Moving

- Time, June 2017

One of the Best Mid-sized Cities to Visit in the U.S.

- Today, April 2017

#9 in South's Best Cities 2017

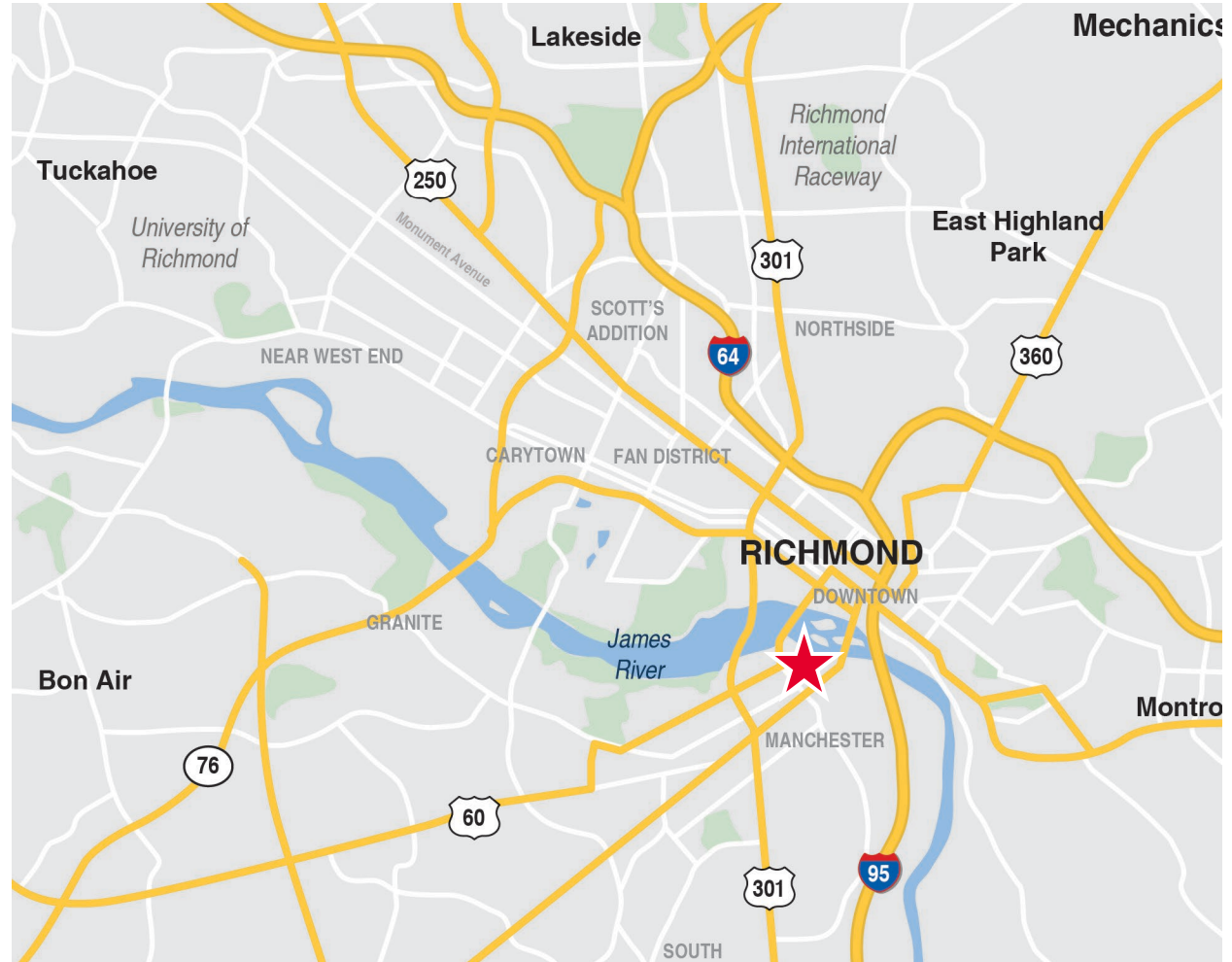
- Southern Living Magazine, March 2017

Top 25 Best Places to Live in the U.S.

- US News, February 2017

Top Cities to Start a Business

- CNBC, 2016



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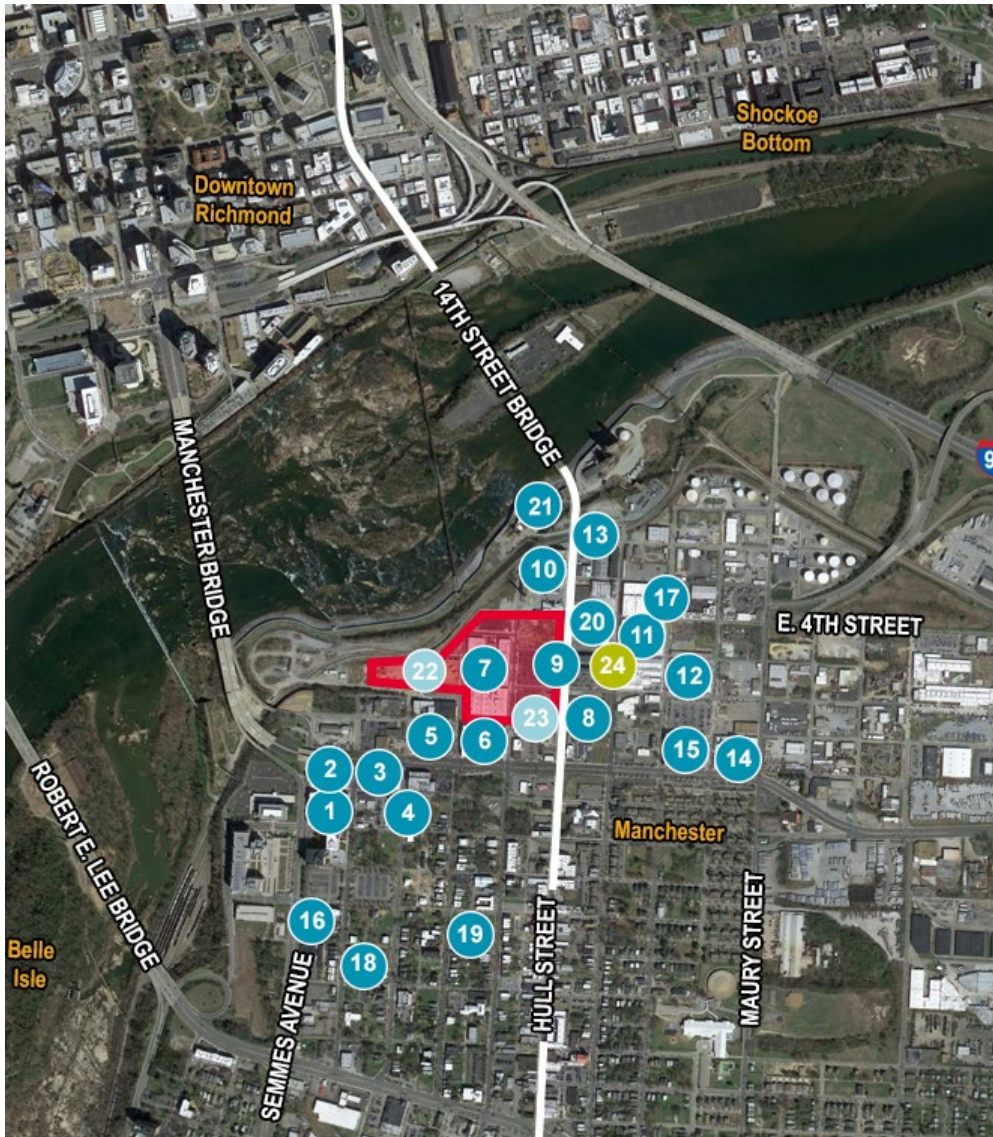
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Manchester's Robust Apartment Market

The number of apartment buildings in Manchester has doubled in the past 10 years, with 1,305 units added in the last 5. The average asking rate is \$975 and occupancy is above 95%. There is perhaps no better indicator of Manchester's explosive growth than the influx of apartment units in the area, and no better indicator as to its desirability than the rise of apartment asking rates.

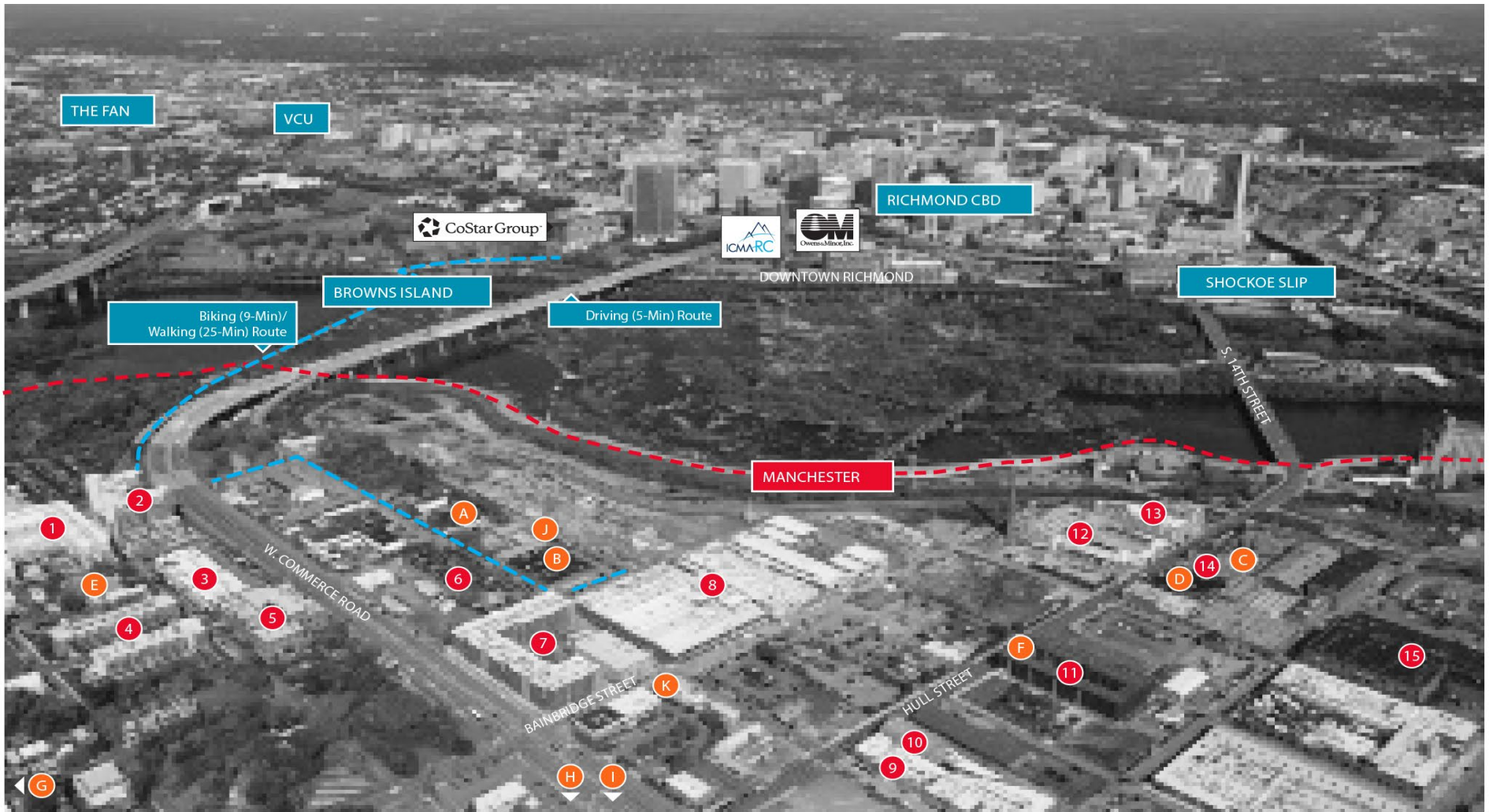


Manchester Recent & Planned Development

| Community Name | Units | Community Name | Units |
|---------------------------------------|-----------|-------------------------------|-------|
| RECENTLY DELIVERED | | UNDER CONSTRUCTION | |
| 1 Link Apartments Manchester | 187 | 22 River's Edge at Manchester | 213 |
| 2 Terraces @ Manchester | 148 | 23 Flats at City View | 161 |
| 3 Perry Place Apartments | 70 | PLANNED | |
| 4 908-909 Perry Street | 84 | 24 Port RVA (Phase 2) | 188 |
| 5 The Lofts at Trolley Station | 46 | | |
| 6 Hatcher Tobacco Flats | 152 | | |
| 7 City View Lofts | 219 | | |
| 8 Manchester Motorworks | 39 | | |
| 9 Port RVA (Phase I) | 102 | | |
| 10 Paper Company | 84 | | |
| 11 Plant 1 Apartments | 134 | | |
| 12 Miller Lofts at Plant Zero | 197 | | |
| 13 Stella 360 | 33 | | |
| 14 Hopper Lofts | 149 | | |
| 15 Lofts at Commerce | 224 | | |
| 16 1200 Semmes | 129 | | |
| 17 The South Bank (Parachute Factory) | 95 | | |
| 18 Manchester Park | 57 | | |
| 19 Manchester Green | 80 | | |
| 20 The Current | 214 | | |
| 21 South Falls I & II | 256 & 225 | | |

511

There are 511 apartment units currently under construction in Manchester



- | | | | | |
|------------------------------|--------------------------------|-------------------------|---------------------------|--------------------------|
| 1 Link Apartments Manchester | 6 The Lofts at Trolley Station | 11 Port RVA | A Legend Brewing Co. | F Manchester Market |
| 2 Terraces @ Manchester | 7 Hatcher Tobacco Flats | 12 Paper Company | B Camden's Dogtown Market | G Brewer's Cafe (.3 mi) |
| 3 Perry Place | 8 City View Landing | 13 Warehouse 201 | C Papa's Pizza | H Croaker's Spot (.3 mi) |
| 4 908-909 Perry Street | 9 Manchester Motorworks | 14 Commons @ Plant Zero | D Plant Zero Cafe | I Sweet Fix (.2 mi) |
| 5 Old Manchester Lofts | 10 Manchester Pie Factory | 15 Parachute Factory | E Ironclad Pizza Grill | J Basic City Beer Co. |
| | | | | K Cafe Zata |