

VIRGINIA BEACH OCEANFRONT
RETAIL FOR LEASE



27 PACIFIC SHOPS

VIRGINIA BEACH, VA 23451



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PACIFIC AVENUE AND 27TH STREET, VIRGINIA BEACH, VA 23451

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,400 SF
Lease Rate:	Negotiable
Attached Parking:	426 Spots
Attached Residential:	240 Apartments
Traffic Count:	21,000 VPD

PROPERTY OVERVIEW

27 Pacific retail offers a new and exciting specialty shopping and dining experience to the beautiful Virginia Beach Oceanfront area.

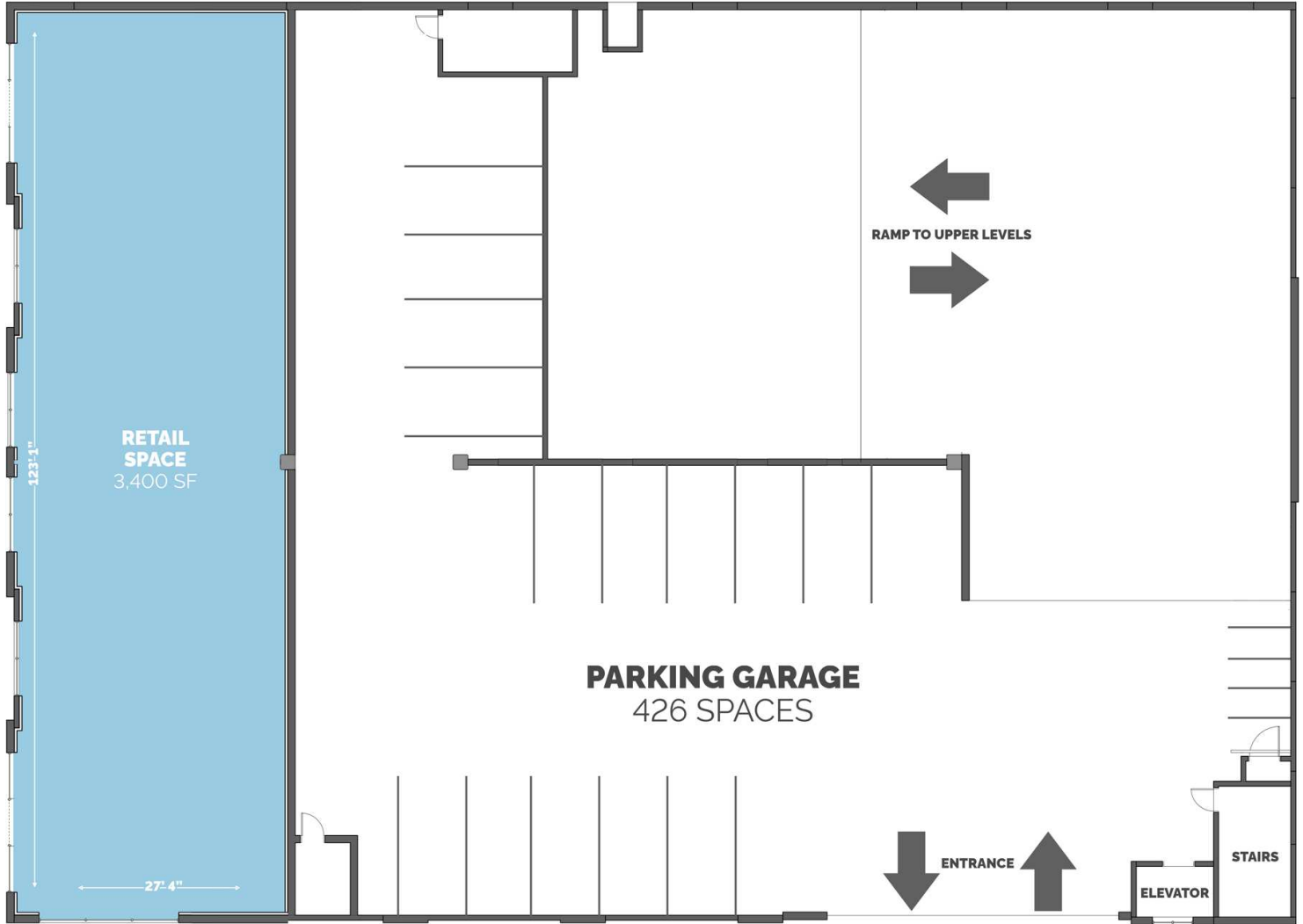
PROPERTY HIGHLIGHTS

- More than 10 million tourists visit Virginia Beach annually
- Located across from the 20-story, 156-key Hyatt Hotel
- Ten blocks from the Convention Center and the new Civic Arena
- Only a few blocks from Virginia Beach's new state-of-the art Sports Center, which will accommodate 5K spectators
- Attached to a 426 space parking garage (shared with Hyatt Hotel and 27 Apartments residents) and adjacent to a parking lot offering 36 spaces
- 240 apartment on the oceanfront

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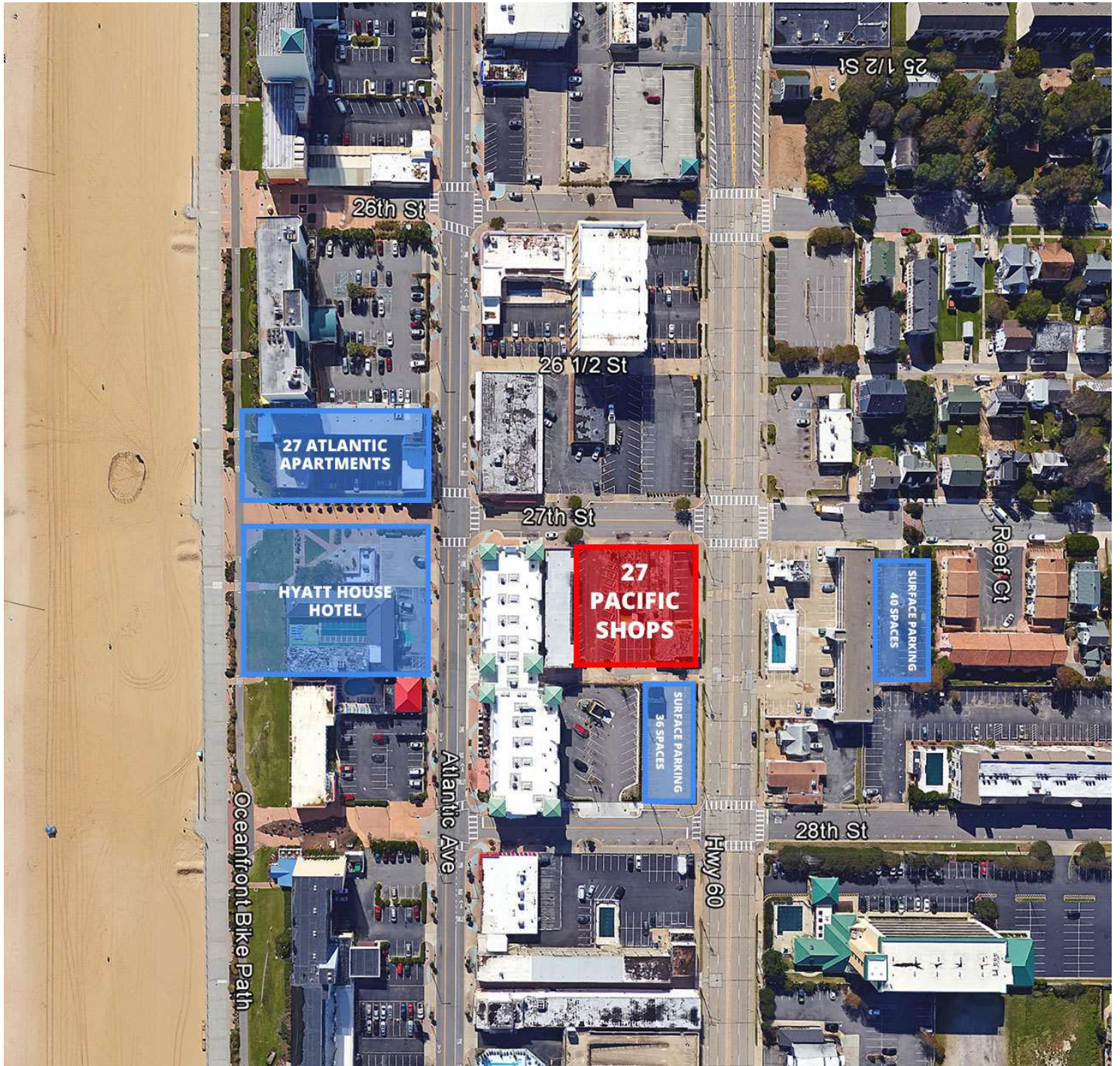
FLOOR PLAN



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CLOSE AERIAL



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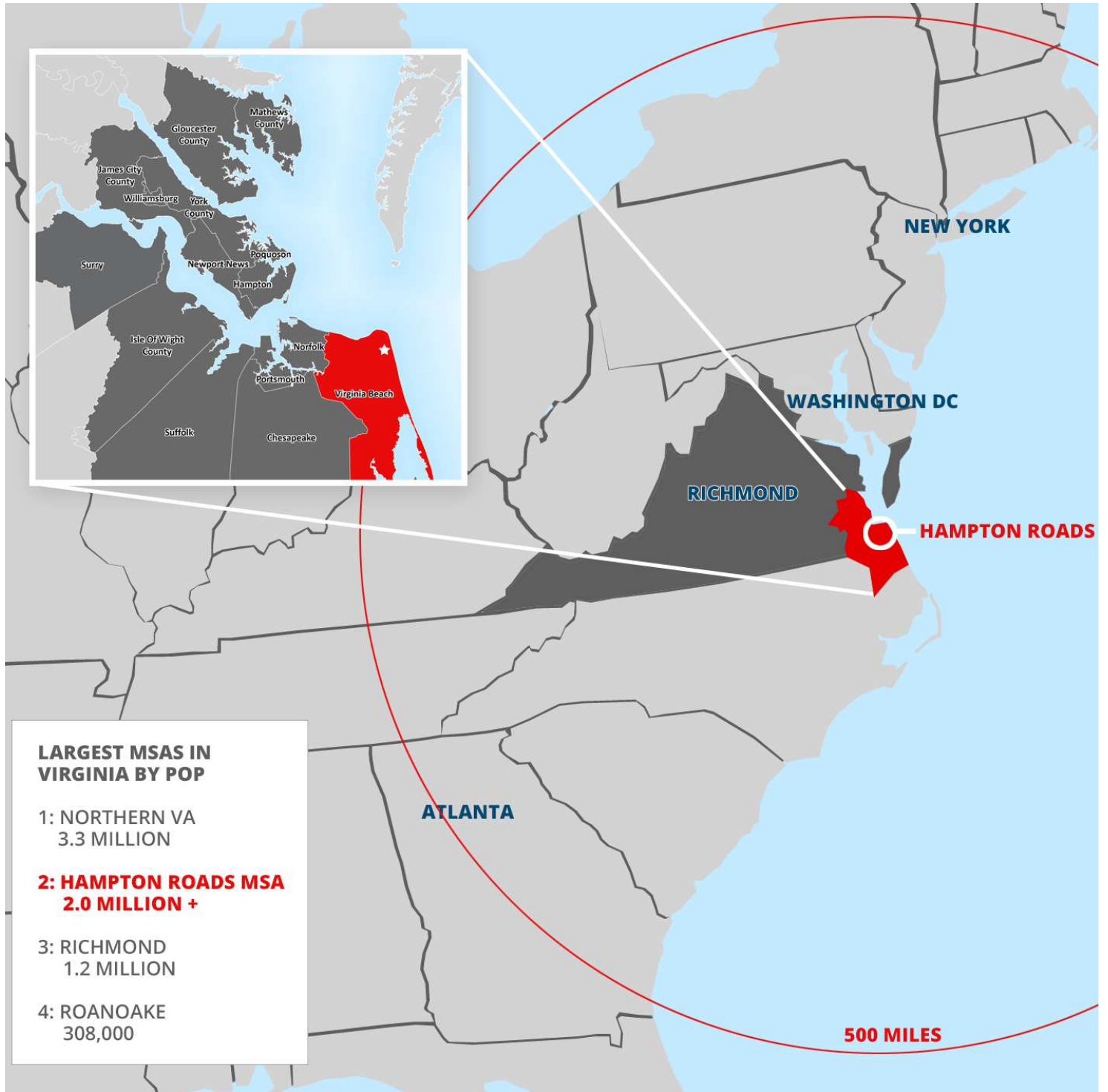
LOCAL AREA



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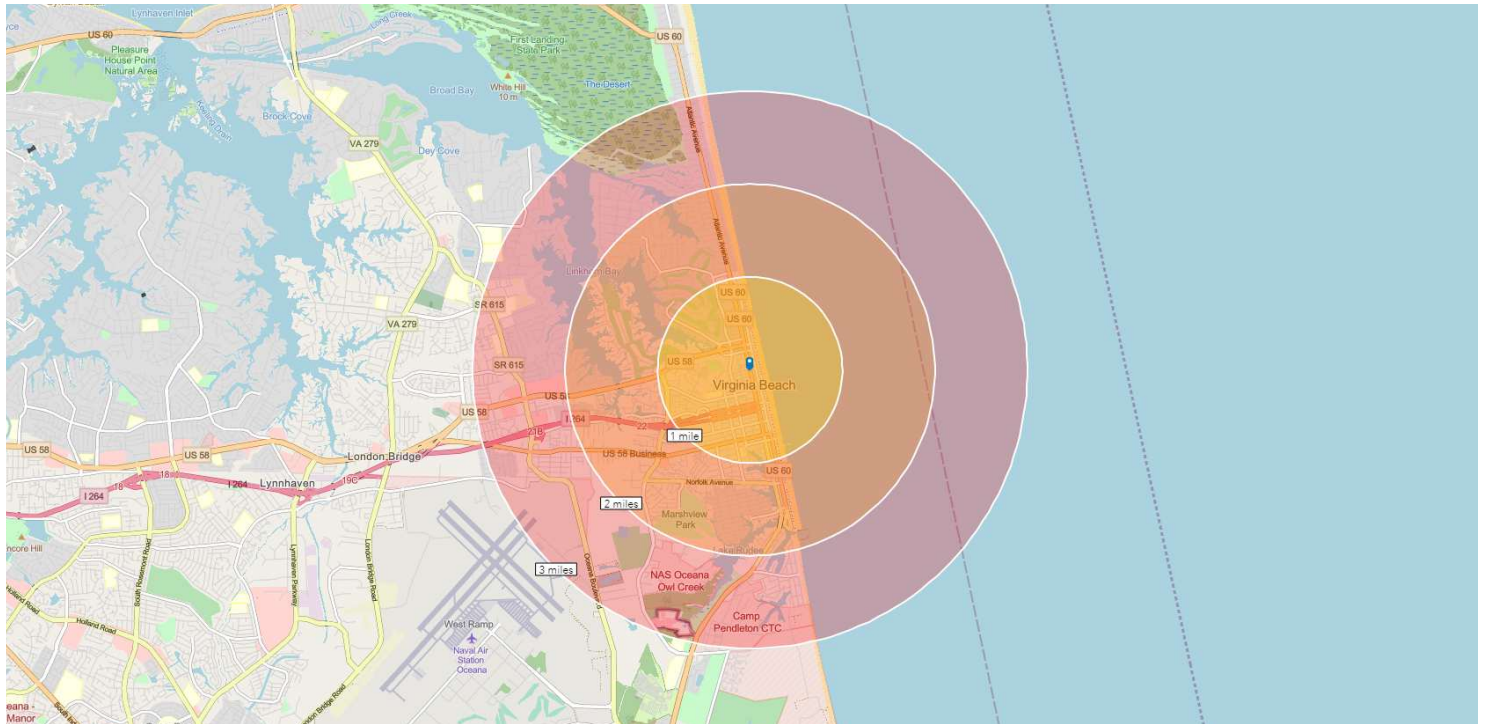
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



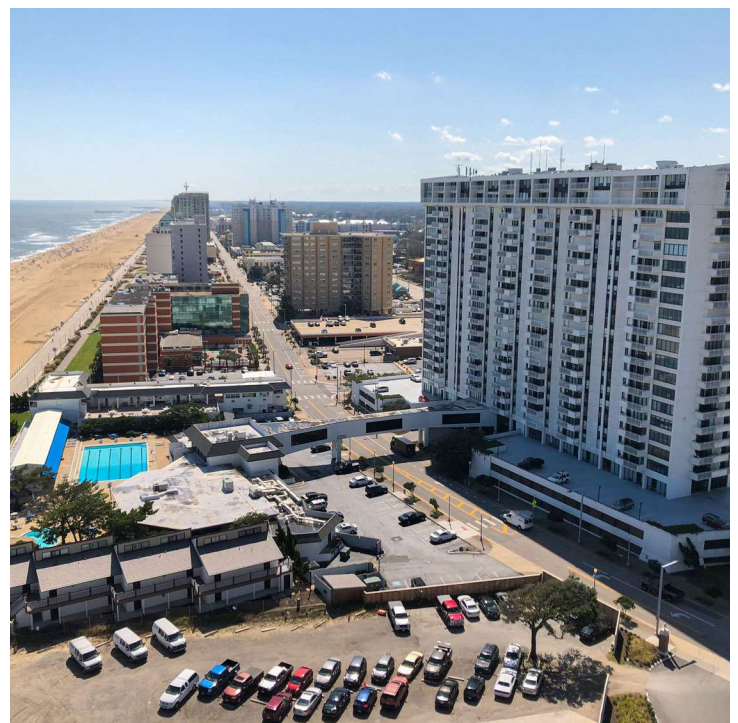
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,910	25,980	40,277
Average age	43	41	42
Average age (Male)	43	41	41
Average age (Female)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,799	12,764	19,059
# of persons per HH	1.9	2	2.1
Average HH income	\$108,946	\$117,992	\$125,859
Average house value	\$655,441	\$631,476	\$641,870

TRAFFIC COUNTS

Pacific Avenue 21,000/day

* Demographic data derived from 2020 ACS - US Census





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