



VA BEACH OCEANFRONT PROPERTIES FOR SALE

**3198 & 3200 Pacific Avenue,
Virginia Beach, VA 23451**

Property Features:



Excellent Location

Easy access and great visibility from Pacific Avenue.



Traffic Counts

Pacific Ave. 23,586 VPD (2023)



Area Tenancy

Hilton Oceanfront Resort, 31 Ocean, Shopping/Dining, \$335 Million Atlantic Surf Park (Coming 2025) & more!



ASKING
PRICE

Call Broker

This 12,000 sq. ft. Retail Strip Center situated on approx. 0.97 AC (42,240 sq.ft.) & 18,324 sq. ft two (2) story, Class A Office building situated on approx. 0.85 AC (36,960 sq.ft.) offers dedicated parking and excellent access & visibility on Pacific Avenue.

FOR SALE



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





Retail Advisors
Assembling the Retail World

**3198 & 3200 PACIFIC AVENUE,
VIRGINIA BEACH, VA 23451**

Situated in the heart of Virginia Beach's Ocean front resort business district. These two adjoining properties are positioned at the corner of Pacific Ave, 32nd Street & 33rd Street

Zoning: OR (Oceanfront resort)



Demographic Summary

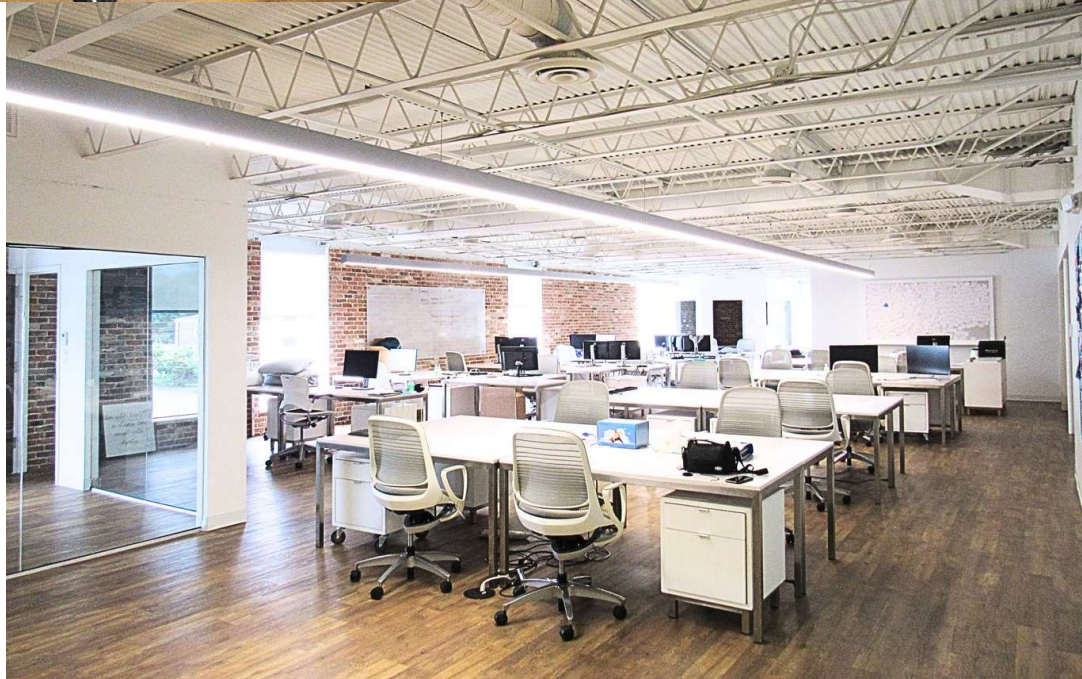
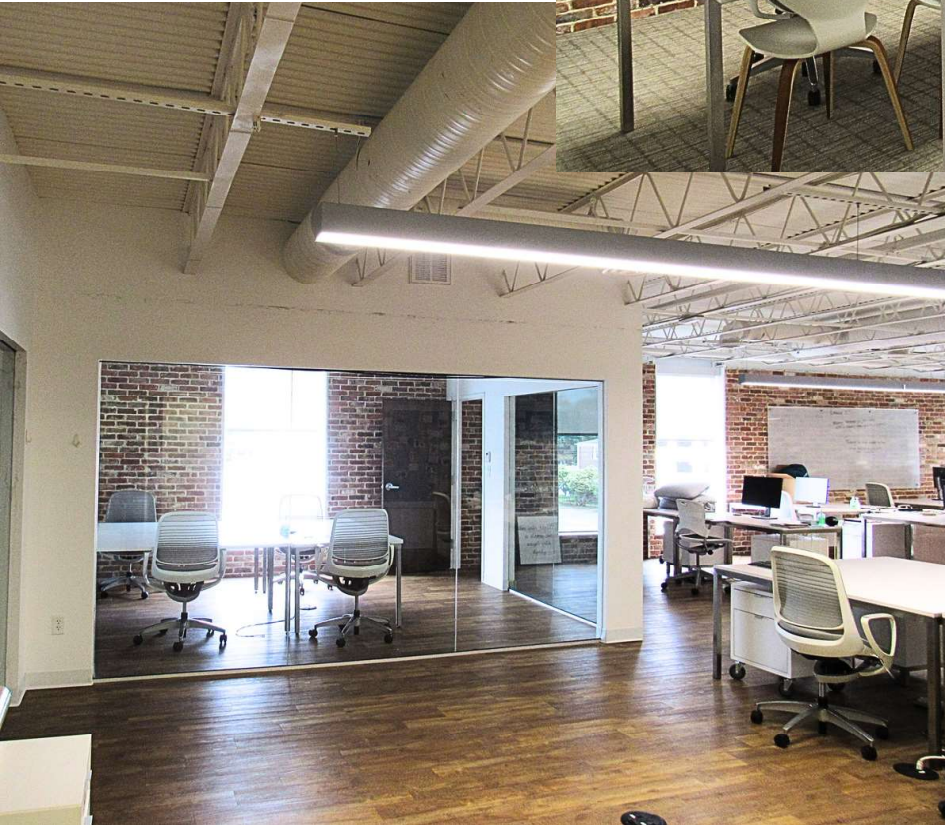
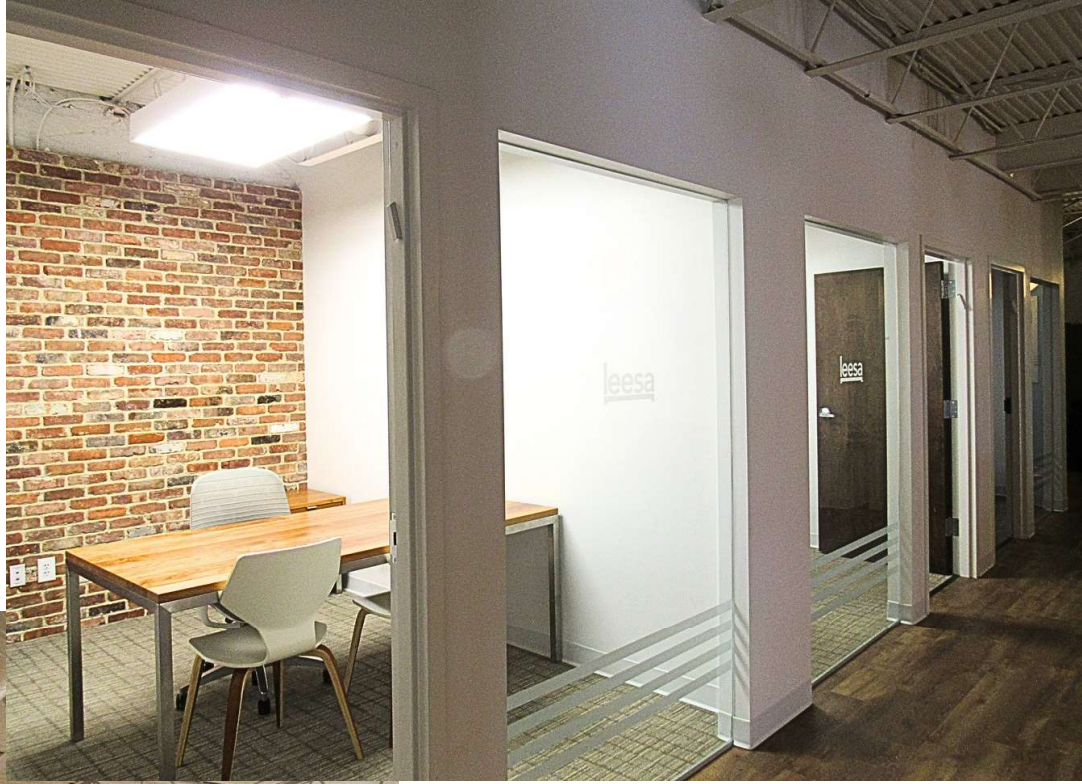
	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2023 Estimated Population:	7,468	25,691	41,211
2023 Est. Median HH Income:	\$88,279	\$103,191	\$107,333
2023 Est. Total Employees:	8,825	15,214	21,938

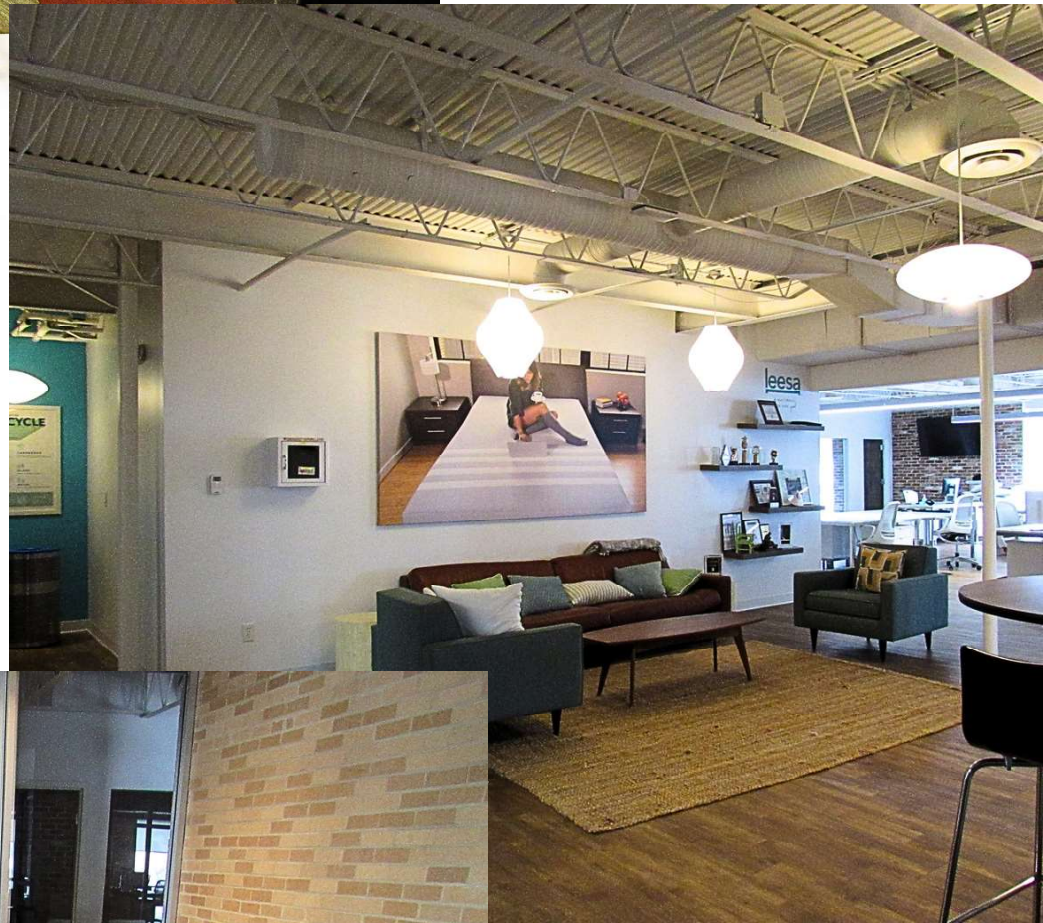
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3200 Pacific Ave. Interior pictures







3198 & 3200 Pacific Ave.

Virginia Beach, VA

May 2023

Hilton

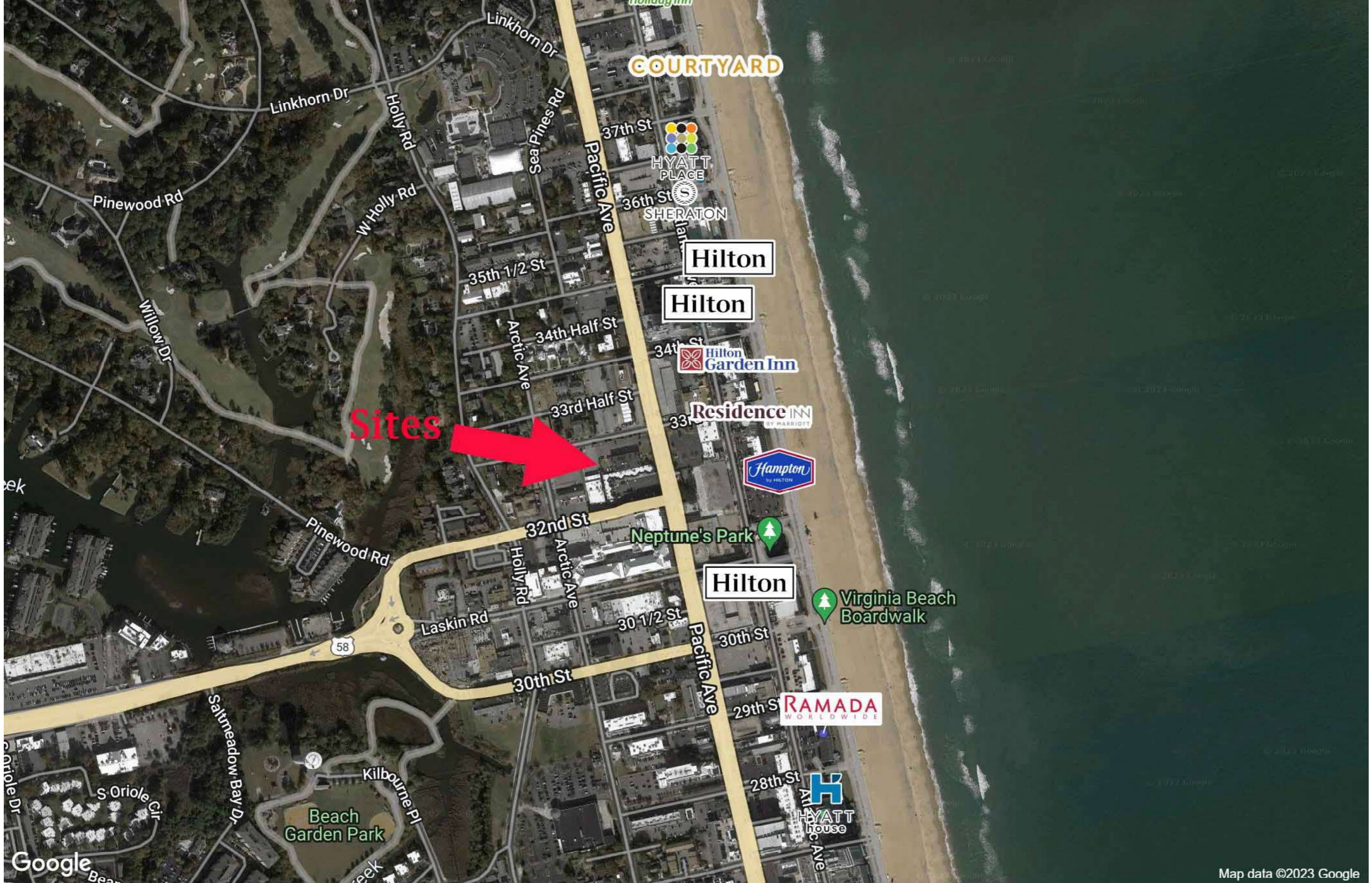
Neptune's Park
Beach views & live music

Residence Inn
BY MARRIOTT

Hampton
BY HILTON

Google

Retail Advisors
Assessing the Retail World



3198 & 3200 Pacific Ave

Virginia Beach, VA

May 2023



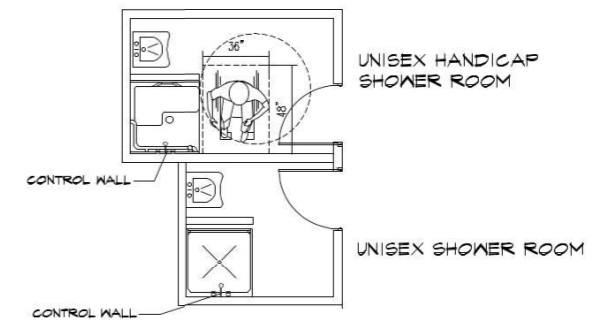
DEMOLITION NOTES:

- D1. REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF PLUMBING AS NECESSARY FOR RESTROOM RENOVATION
- D2. REMOVE ENTIRE CEILING AND LIGHTS THROUGHOUT W/ EXCEPTION OF NEW CORRIDOR CEILING AND (10) 2' X 2' FIXTURES TO REMAIN AS-IS
- D3. REMOVE EXISTING WOOD PANELING THROUGHOUT AREAS INDICATED, PATCH AND PREP WALLS TO RECEIVE PAINT FINISH. PANELING TO BE SALVAGED AND PLACED IN BUILDING STORAGE
- D4. REMOVE FLOOR COVERINGS THROUGHOUT AND PREPARE SURFACES TO RECEIVE NEW FINISH
- D5. REMOVE TOMBSTONE FLOOR RECEPTACLES AS INDICATED.

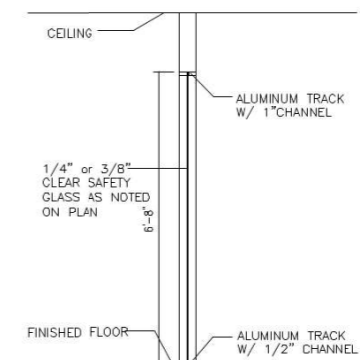
NEW WORK NOTES:

- N1. PROVIDE ALUMINUM STOREFRONT DOOR & 1/4" GLASS TO MATCH EXISTING @ STAIRWELL
- N2. PROVIDE 6'-0" H CLEAR, BUTT GLAZED 3/8" TEMPERED GLASS PANELS TO BE WRAPPED WITH DRYWALL
- N3. PROVIDE 6'-0" H CLEAR, BUTT GLAZED 1/4" TEMPERED GLASS PANELS TO BE WRAPPED WITH DRYWALL
- N4. KITCHEN NOTES:
 - LARGE KITCHEN SINK WITH GRANITE COUNTERTOP AND LAMINATE WALL & BASE CABINETS
 - SINK COUNTERTOP TO BE INSTALLED @ 34" A.F.F. PER ANSI 117.1-2007
 - RESIDENTIAL STYLE RANGE AND OVEN WITH RANGE HOOD, EXHAUST DUCK AND AUTOMATIC FIRE EXTINGUISHING SYSTEM TO BE PROVIDED.
 - WATER LINE FOR REFRIGERATOR
 - DISHWASHER
 - TENANT TO PROVIDE APPLIANCES, E.C. TO INSTALL
- N5. PROVIDE (2) SHOWER ROOMS WITH TRANSFER/ROLL IN TYPE SHOWER UNIT AND WALL MOUNTED HAND SINK
- N6. PROVIDE MIRRORS TO START 15" A.F.F. AND EXTEND UP TO 10' ON WALLS INDICATED IN GYM/YOGA AREAS
- N7. REPAINT ENTIRE SUITE AND UNDERSIDE OF CEILING DECK
- N8. PROVIDE FLOORCOVERINGS THROUGH (SEE FINISH PAGE A-4)
- N9. PROVIDE 2' X 2' CEILING GRID & TILE WHERE INDICATED ON REFLECTED CEILING PLAN PG. A-3 ALL OTHER AREAS TO HAVE NO CEILING OPEN TO DECK. SPRAY PAINT ENTIRE CEILING WHITE. PROVIDE SPIRALING DUCTING THROUGHOUT OPEN CEILING
- N10. PROVIDE NEW ELECTRICAL PER PARTITION LAYOUT AND OPEN PLAN
- N11. REWORK MECHANICAL, ELECTRICAL AND PLUMBING AS REQUIRED BY CODE.
- N12. PROVIDE NEW ACCESSIBLE RESTROOMS
 - EACH STALL TO HAVE FULL WALLS AND LOUVERED WOOD DOORS
 - SINK VANITIES TO BE GRANITE WITH UNDERMOUNT SINK AND 5" APRON
- N13. ACCESSIBLE DUAL-HEIGHT ELECTRIC WATER COOLER
- N14. SEE ATTACHED ARCHITECTURAL & STRUCTURAL PLANS FOR ELEVATOR ADDITION.

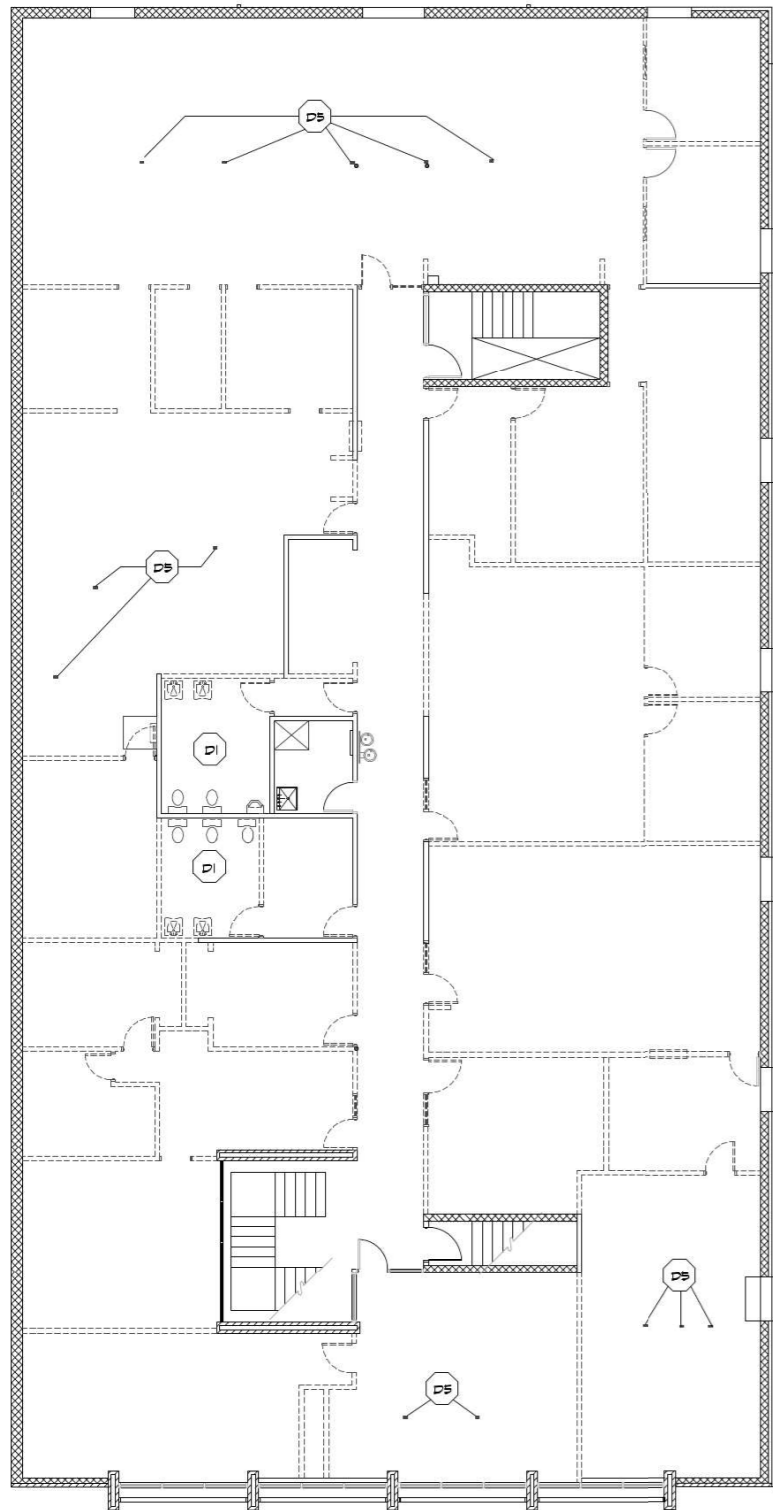
ENLARGED SHOWER DETAIL: 1/4"=1'-0"



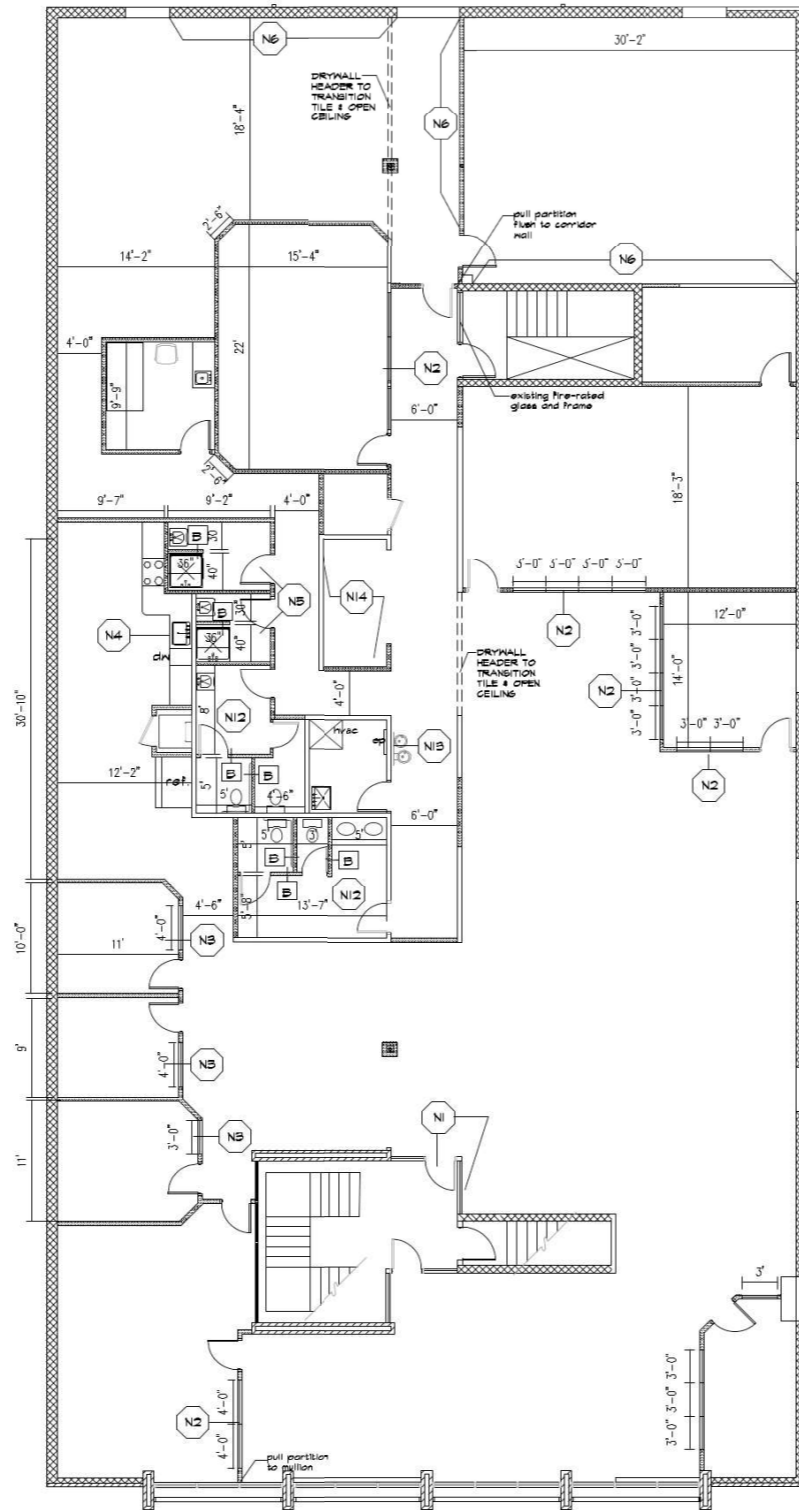
GLASS DETAIL: 1/2"=1'-0"



A SECTION @ OFFICE & CONFERENCE GLASS
 SCALE PLAN TO VERIFY WINDOW WIDTH AND PROVIDE BUTT GLAZING WITH MIN JOINT AND CLEAR SILICONE CAULKING WHERE NEEDED.



DEMOLITION PLAN



NEW WORK PLAN

LANDLORD DATE

TENANT DATE

Project No.	8200 PA
Date	7.21.2015
Scale	1/8"=1'-0"
Area	8,900 SF
Drawn	sdr

REVISIONS		
MARK	DATE	INITIAL
1	12.30.15	sdr
2	2.12.2016	sdr
3	2.19.2016	sdr

BRAND JOURNEY/LEESA SLEEPS
 8200 PACIFIC AVENUE - SUITE 200
 VIRGINIA BEACH, VIRGINIA

FRANCIS & REEVE INTERIORS
 1476 LOTUS DRIVE
 VIRGINIA BEACH, VIRGINIA

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

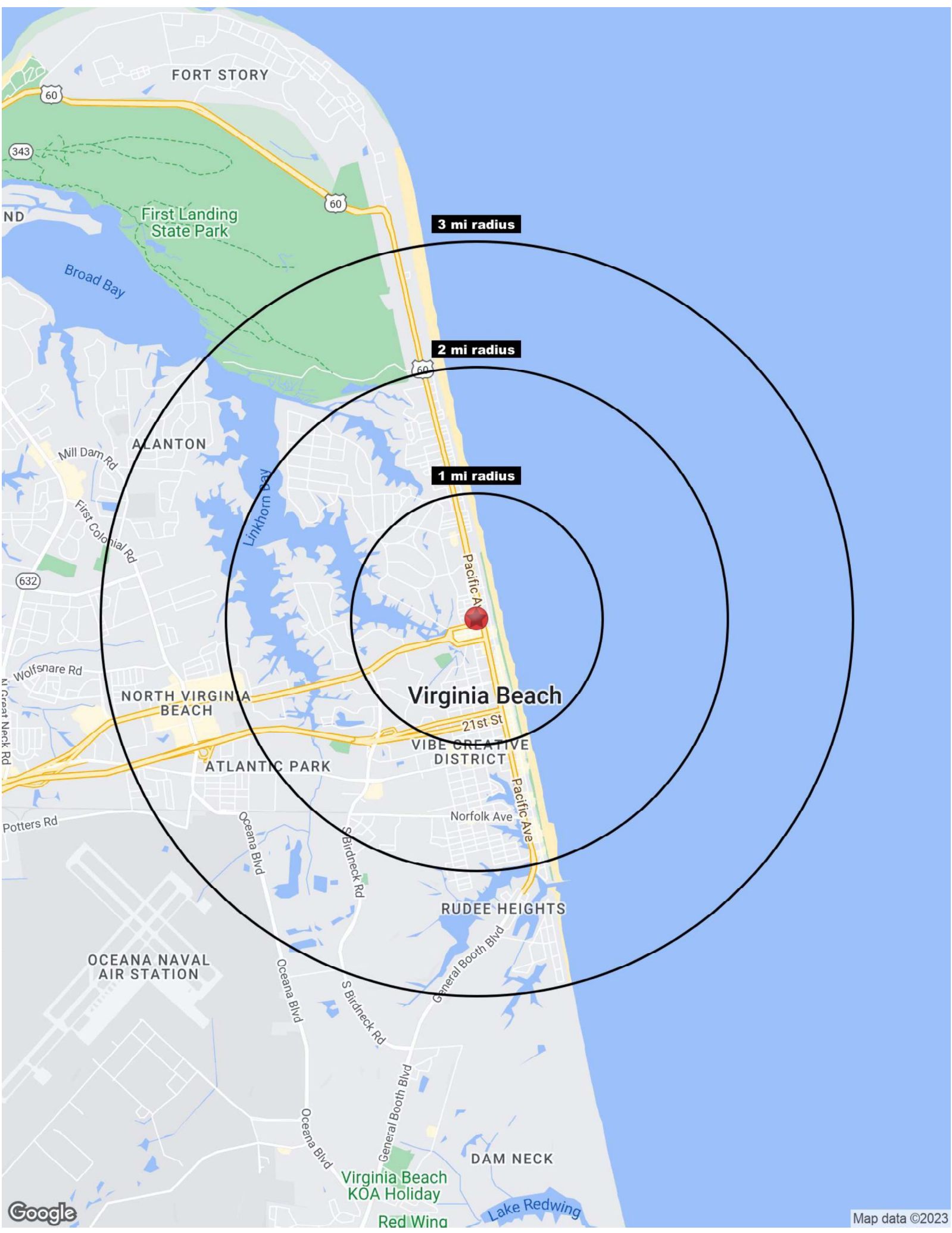


Retail Advisors, Inc.
 Lat/Lon: 36.8606/-75.9803

3200 Pacific Ave	1 mi	2 mi	3 mi
Virginia Beach, VA 23451	radius	radius	radius
Population			
2023 Estimated Population	7,468	25,691	41,211
2028 Projected Population	7,562	25,775	41,186
2020 Census Population	7,340	25,371	41,044
2010 Census Population	6,721	24,184	40,371
Projected Annual Growth 2023 to 2028	0.3%	-	-
Historical Annual Growth 2010 to 2023	0.9%	0.5%	0.2%
2023 Median Age	40.7	38.1	40.1
Households			
2023 Estimated Households	4,035	12,559	19,698
2028 Projected Households	4,101	12,650	19,779
2020 Census Households	3,945	12,294	19,422
2010 Census Households	3,544	11,438	18,499
Projected Annual Growth 2023 to 2028	0.3%	0.1%	-
Historical Annual Growth 2010 to 2023	1.1%	0.8%	0.5%
Race and Ethnicity			
2023 Estimated White	80.8%	73.2%	74.6%
2023 Estimated Black or African American	9.0%	13.6%	13.2%
2023 Estimated Asian or Pacific Islander	3.1%	2.8%	3.0%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2023 Estimated Other Races	6.6%	9.9%	8.9%
2023 Estimated Hispanic	6.6%	10.0%	8.5%
Income			
2023 Estimated Average Household Income	\$121,239	\$140,948	\$154,957
2023 Estimated Median Household Income	\$88,279	\$103,191	\$107,333
2023 Estimated Per Capita Income	\$65,566	\$69,038	\$74,216
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.2%	2.5%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.1%	2.3%
2023 Estimated High School Graduate	17.0%	16.7%	16.6%
2023 Estimated Some College	16.4%	18.3%	18.5%
2023 Estimated Associates Degree Only	12.3%	11.0%	10.8%
2023 Estimated Bachelors Degree Only	32.2%	30.3%	30.1%
2023 Estimated Graduate Degree	20.2%	19.2%	19.9%
Business			
2023 Estimated Total Businesses	923	1,867	2,961
2023 Estimated Total Employees	8,825	15,214	21,938
2023 Estimated Employee Population per Business	9.6	8.2	7.4
2023 Estimated Residential Population per Business	8.1	13.8	13.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



FORT STORY

60

343

ND

First Landing State Park

Broad Bay

3 mi radius

2 mi radius

1 mi radius

ALANTON

Mill Dam Rd

First Colonial Rd

632

Wolfenare Rd

M Great Neck Rd

NORTH VIRGINIA BEACH

Virginia Beach

21st St

VIBE CREATIVE DISTRICT

ATLANTIC PARK

Norfolk Ave

Potters Rd

Oceana Blvd

S Birdneck Rd

RUDEE HEIGHTS

OCEANA NAVAL AIR STATION

General Booth Blvd

Oceana Blvd

S Birdneck Rd

DAM NECK

Virginia Beach KOA Holiday

Red Wina

Lake Redwing