



**Retail Advisors**  
*Assembling the Retail World*

# PRIME OFFICE BUILDING FOR LEASE

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

## Property Features:



### **Excellent Location**

Easy access and great visibility from Pacific Avenue.



### **Traffic Counts**

Pacific Ave. 22,040 VPD (2025)



### **Area Tenancy**

Hilton Oceanfront Resort, 31 Ocean, Shopping/Dining, Atlantic Surf Park & more!



ASKING  
PRICE

**\$25.50 psf**

**This 9,680 sqft. class-A office building offers high-end finishes, dedicated parking and excellent access and visibility from Pacific Avenue.**

**FOR LEASE**



Contact Us  
**757-898-7890**

Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**





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

Situated in the heart of Virginia Beach's Ocean front resort business district, this

**9,680 sqft. Office space**, is fully renovated with modern finishes throughout (including glass enclosed private offices & shared office space.)

Located on the second floor with key-fob only access via private elevator or stairs.



**Demographic Summary**

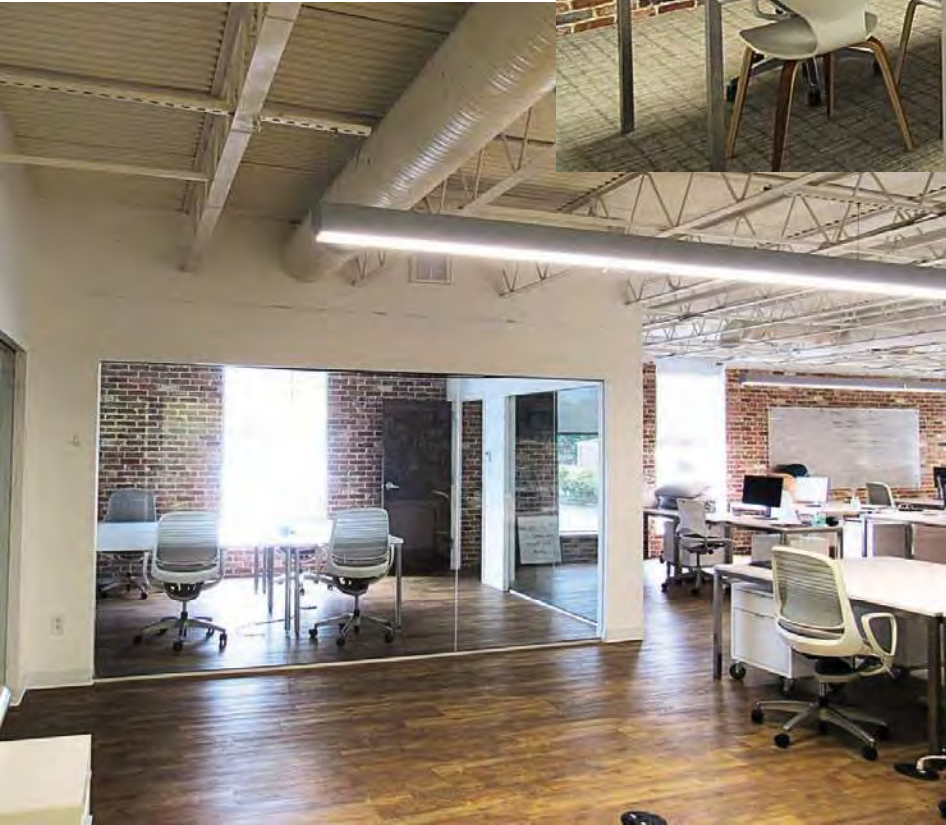
	<u>3 min.</u>	<u>5 min.</u>	<u>10 min.</u>
2025 Estimated Population:	16,218	26,803	54,301
2025 Est. Median HH Income:	\$96,851	\$108,729	\$100,166
2025 Est. Total Employees:	11,696	15,224	26,382



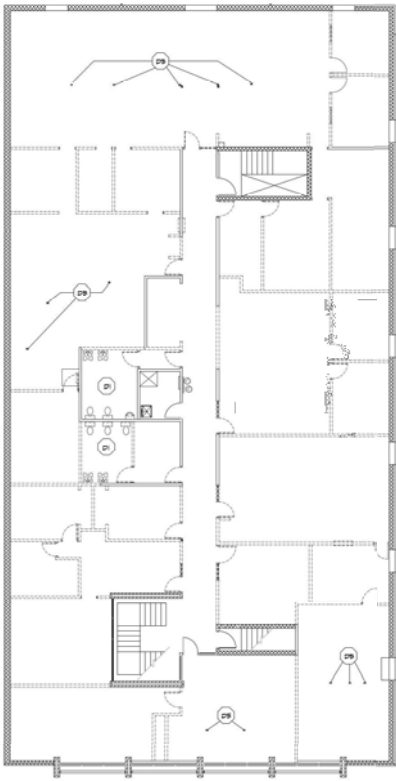
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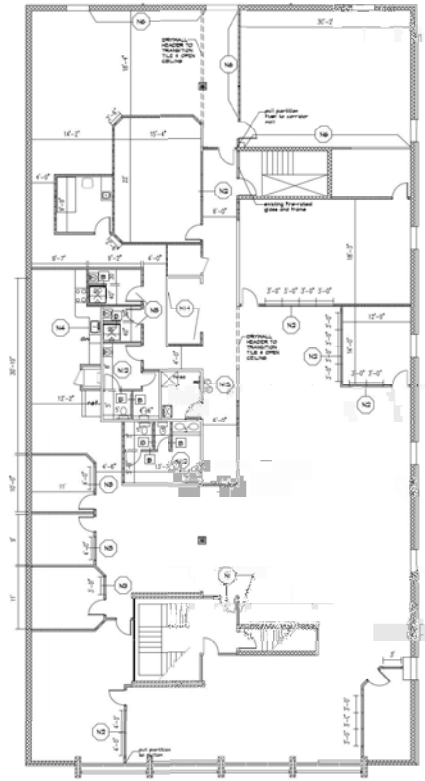








DEMOLITION PLAN



NEW WORK PLAN

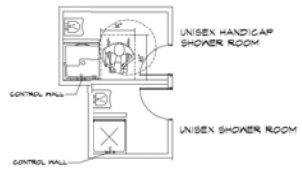
DEMOLITION NOTES:

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

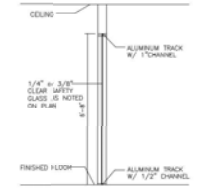
NEW WORK NOTES:

- (N1) PROVIDE ALUMINUM STOREFRONT DOOR 4 1/4" GLASS TO MATCH EXISTING 4 STAIRWELL
- (N2) PROVIDE 6'-0" CLEAR, BUTT GLAZED 5/8" TINTED GLASS PANELS TO BE WRAPPED WITH DRYTALL
- (N3) PROVIDE 6'-0" CLEAR, BUTT GLAZED 1/4" TINTED GLASS PANELS TO BE WRAPPED WITH DRYTALL
- (N4) KITCHEN NOTES:
  - \* LARGE KITCHEN SINK WITH GRANITE COUNTERTOP AND LAMINATE PANEL 4 BASE CABINETRY SINK COUNTERTOP TO BE INSTALLED 1/4" AFF. PER AND (N) DOOR
  - \* RESIDENTIAL STYLE RANGE AND OVEN WITH RANGE HOOD EXHAUST DUCT AND AUTOMATIC FIRE EXTINGUISHING SYSTEM TO BE PROVIDED.
  - \* WATER LINE FOR REFRIGERATOR
  - \* DISHWASHER
  - \* TRIMOUT TO PROVIDE APPLICATIONS S.C. TO INSTALL
- (N5) PROVIDE (2) SHOWER ROOMS WITH TRANSPARENTLY TYPE SHOWER UNIT AND WALL MOUNTED HAND SINK
- (N6) PROVIDE HANDS TO START AT AFF. AND EXTEND UP TO 10' ON WALLS INDICATED IN RHYTHOSA AREAS
- (N7) REPAINT ENTIRE SITES AND UNDERBOS OF CEILING DECK
- (N8) PROVIDE FLOORCOVERINGS THROUGHOUT (SEE FINISH PAGE A-1)
- (N9) PROVIDE 2 1/2" CEILING GRID 4 TIE WIRE INDICATED ON REFLECTED CEILING PLAN PER A-2
- (N10) ALL OTHER AREAS TO HAVE NO CEILING OPEN TO DECK. SPRAY PAINT ENTIRE CEILING WHITE. PROVIDE SPILLBACK DUCTING THROUGHOUT OPEN CEILING
- (N11) PROVIDE NEW ELECTRICAL PER PARTITION LAYOUT AND OPEN PLAN
- (N12) REWORK MECHANICAL, ELECTRICAL AND PLUMBING AS REQUIRED BY CODE
- (N13) PROVIDE NEW ACCESSIBLE RESTROOMS
  - \* EACH STALL TO HAVE FULL WALL AND LOUVERED ADOOR DOORS
  - \* SINK VANITIES TO BE GRANITE WITH UNDERMOUNT SINK AND 8" APRON
- (N14) ACCESSIBLE DUAL-HEIGHT ELECTRIC WATER COOLER
- (N15) SEE ATTACHED ARCHITECTURAL 4 STRUCTURAL PLANS FOR ELEVATOR ADDITION

ENLARGED SHOWER DETAIL:



GLASS DETAIL:



SECTION @ OFFICE 4 CONFERENCE GLASS  
SCALE PLAN TO VERIFY WINDOW PATHS AND PROVIDE BUTT GLAZING WITH MIN. JOINT AND CLEAR GLUING CAULKING WHERE NEEDED



LANDLORD DATE  
TENANT DATE

Project No.	8500 PA
Date	12.2019
Scale	1/8"=1'-0"
Area	8400 SF
Drawn	RF

REVISIONS		
MARK	DATE	INITIAL
1	12.2019	RF
2	12.2019	RF
3	12.2019	RF

BRAND JOURNEY/LEESA SLEEPS  
8500 LORIE DRIVE  
BEACH BEACH, VIRGINIA

FRANCIS & REEVE INTERIORS  
1415 LORIE DRIVE  
BEACH BEACH, VIRGINIA

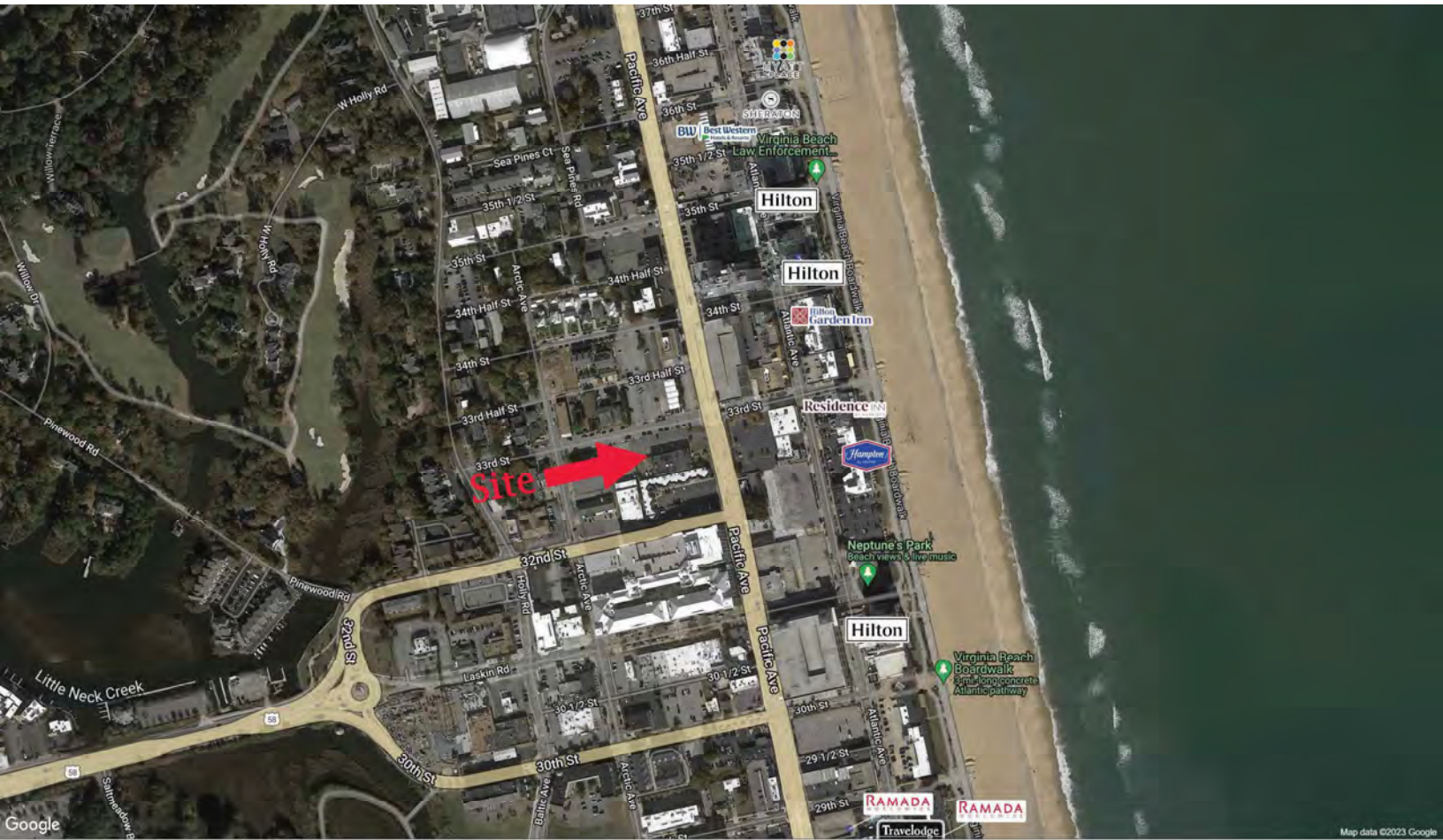


**3200 Pacific Ave**

Virginia Beach, VA

May 2023

**Realtor Advisors**  
Real Estate



3200 Pacific Ave.

Virginia Beach, VA

May 2023

Map data ©2023 Google

Real Estate

# Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups

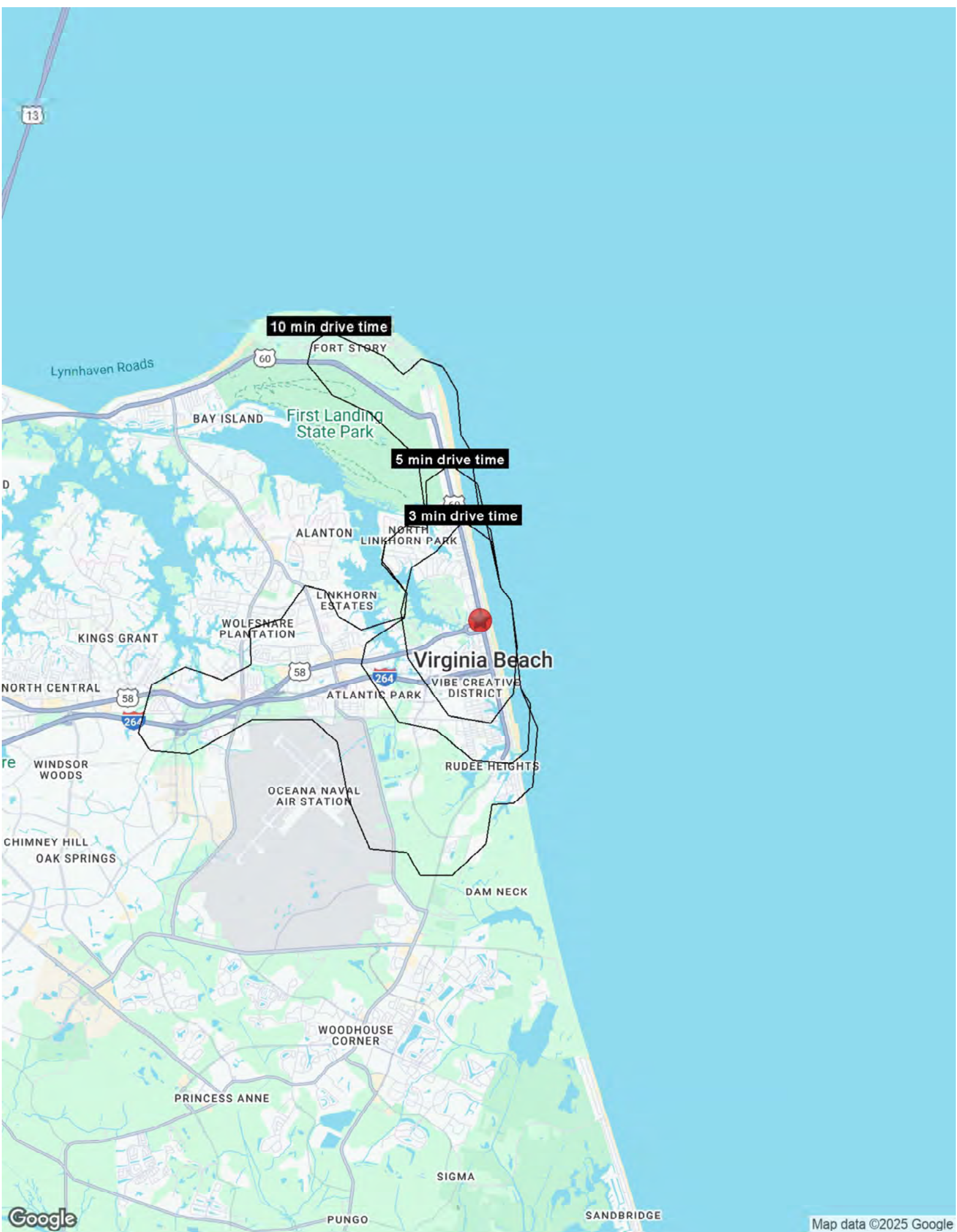


Retail Advisors, Inc.  
 Lat/Lon: 36.8606/-75.9803

<b>3200 Pacific Ave</b>	<b>3 min</b>	<b>5 min</b>	<b>10 min</b>
<b>Virginia Beach, VA 23451</b>	<b>drive time</b>	<b>drive time</b>	<b>drive time</b>
<b>Population</b>			
2025 Estimated Population	16,218	26,803	54,301
2030 Projected Population	16,995	27,493	54,543
2020 Census Population	14,567	24,781	52,276
2010 Census Population	13,482	23,494	51,729
Projected Annual Growth 2025 to 2030	1.0%	0.5%	-
Historical Annual Growth 2010 to 2025	1.4%	0.9%	0.3%
2025 Median Age	40.7	41.0	39.5
<b>Households</b>			
2025 Estimated Households	8,711	13,669	25,997
2030 Projected Households	9,240	14,211	26,465
2020 Census Households	7,409	12,063	24,075
2010 Census Households	6,685	11,171	23,167
Projected Annual Growth 2025 to 2030	1.2%	0.8%	0.4%
Historical Annual Growth 2010 to 2025	2.0%	1.5%	0.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.1%	75.1%	71.5%
2025 Estimated Black or African American	10.9%	12.0%	15.4%
2025 Estimated Asian or Pacific Islander	3.7%	3.3%	3.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2025 Estimated Other Races	9.9%	9.2%	9.1%
2025 Estimated Hispanic	9.4%	8.6%	8.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$133,263	\$146,415	\$136,361
2025 Estimated Median Household Income	\$96,851	\$108,729	\$100,166
2025 Estimated Per Capita Income	\$71,657	\$74,817	\$65,403
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.7%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.2%	3.3%
2025 Estimated High School Graduate	17.5%	17.2%	19.4%
2025 Estimated Some College	15.6%	16.6%	18.6%
2025 Estimated Associates Degree Only	9.4%	8.2%	8.9%
2025 Estimated Bachelors Degree Only	30.4%	31.4%	28.5%
2025 Estimated Graduate Degree	21.6%	21.8%	19.5%
<b>Business</b>			
2025 Estimated Total Businesses	1,348	1,885	3,750
2025 Estimated Total Employees	11,696	15,224	26,382
2025 Estimated Employee Population per Business	8.7	8.1	7.0
2025 Estimated Residential Population per Business	12.0	14.2	14.5

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10 min drive time

5 min drive time

3 min drive time

Virginia Beach