

**RARE OPPORTUNITY**

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# HISTORIC & WELL KNOWN 1950's DINER FOR SALE

*Only 2nd time on market in 65 years!!*

Large 2/3 Acre corner property on busy Warwick Boulevard (~27,000 daily cars)  
Adjacent to the popular Hilton Village residential area



**July 2025 Price Reduction! New Price: \$599,500**

Complete package INCLUDES: 2 buildings, 2 Land Parcels, Website Domain Name (BlueStarDiner.com) & City Approved Renovation Blueprints

Located in a Virginia Enterprise Zone (VEZ #3)



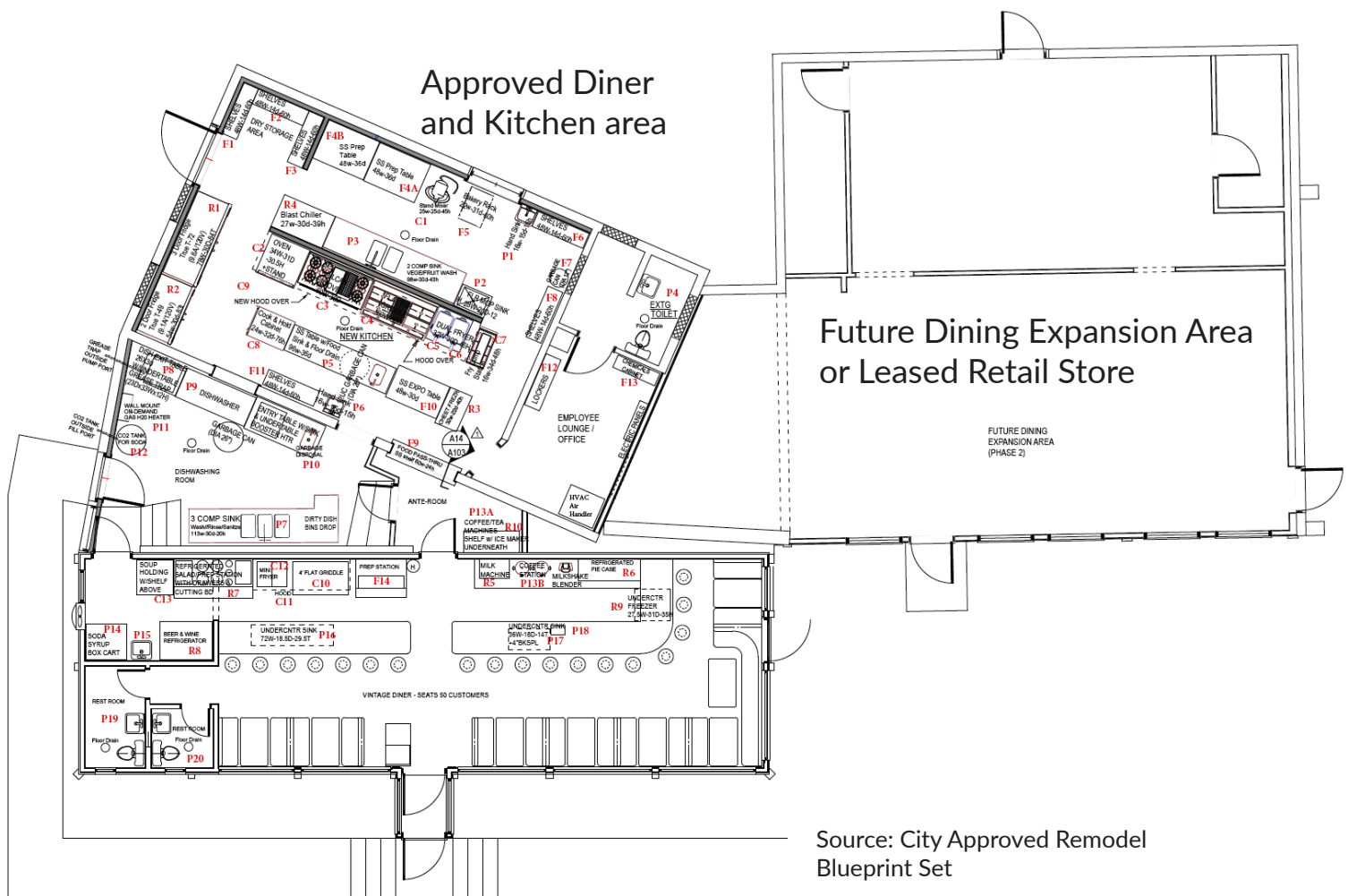
# Two Buildings

**TOTAL BUILDING AREA: 3,624 sq ft**

**Building 1:** 9955 Warwick Blvd, Newport News, VA 23601  
Diner plus restrooms and rear kitchen area (1,901 sq ft)

**Building 2:** 9957 Warwick Blvd, Newport News, VA 23601  
Retail shop / Future Dining Expansion Area (1,723 sq ft)

The properties are being offered and sold 'as is'.



Source: City Approved Remodel  
Blueprint Set

The diner is located in a [Virginia Enterprise Zone \(VEZ #3\)](#) and may be eligible for up to \$100,000 cash grants for rehabilitation and job creation projects in Virginia.



# Two Land Parcels

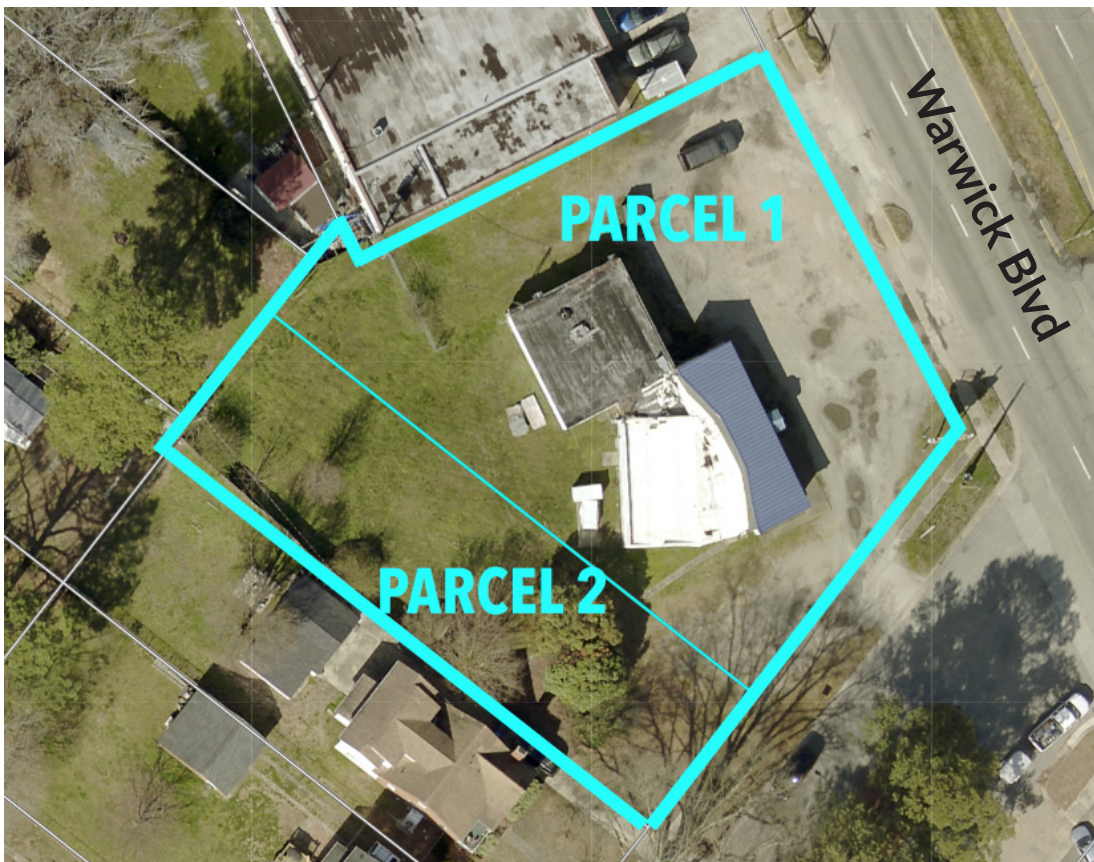


Two (2) Adjacent Land Parcels  
Premium large corner lot on popular Warwick Blvd

**TOTAL LAND AREA: 28,553 sq ft (0.6555 acres)**

**Parcel 1:** Land area: 19,553 sq ft (0.4489 acres)  
- Diner & front/side parking lots  
9955 Warwick Blvd, Newport News, VA 23601  
- Retail Store / Future Dining Expansion Area  
9957 Warwick Blvd, Newport News, VA 23601

**Parcel 2:** Land area: 9,000 sq ft (0.2066 acres)  
- Side/rear parking lots  
89 Rivermont Drive, Newport News VA 23601



Ideal Location  
High Visibility

~27,000 average  
weekday vehicles

~25,000 average daily  
vehicles including  
weekends

Source:  
[Virginia Dept of  
Transportation](https://www.virginia.gov/transportation)

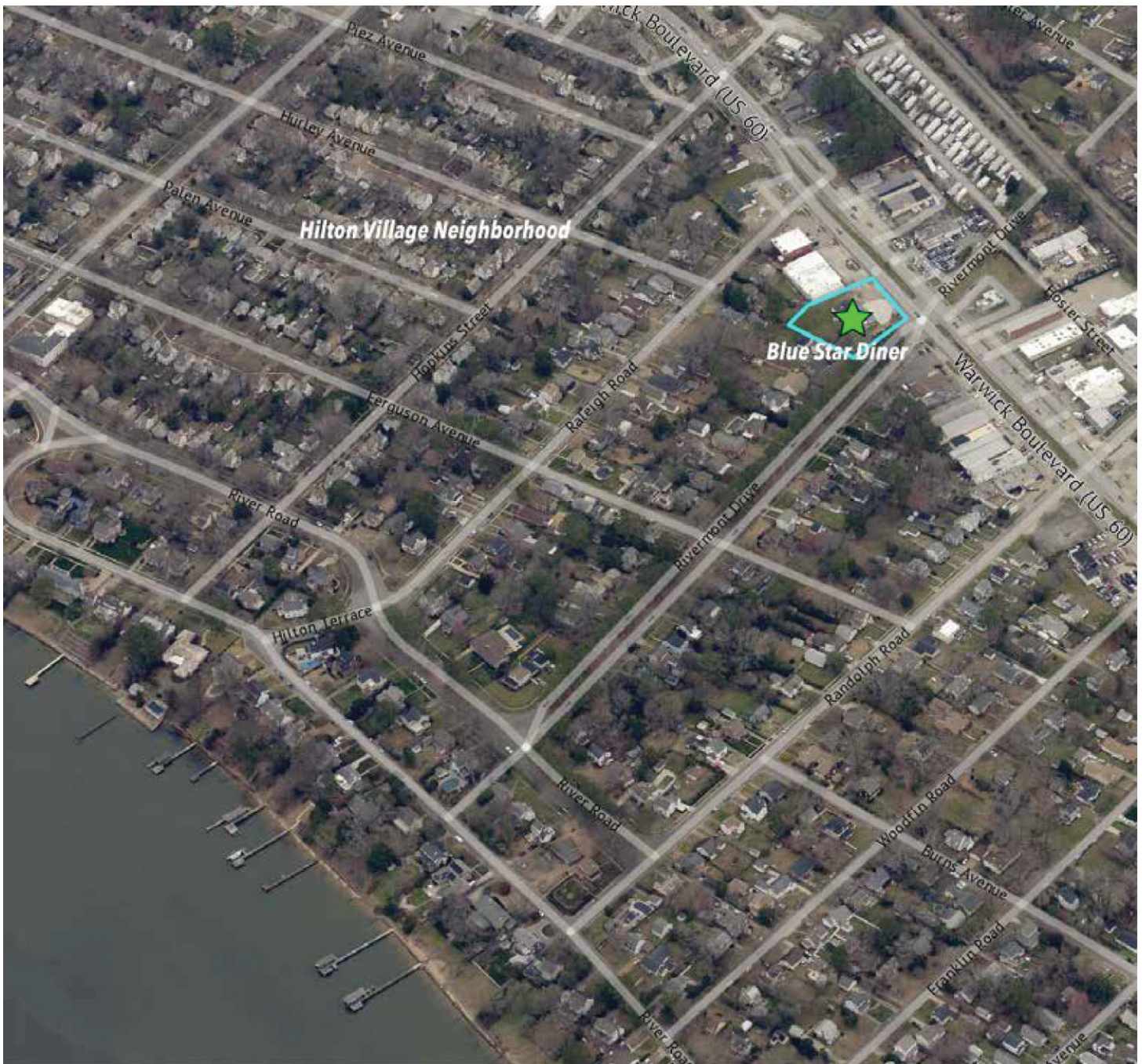
**Diner is located in a Virginia Enterprise Zone (VEZ #3)**

For information about potential benefits see: <https://www.dhcd.virginia.gov/vez>





# Aerial View





# GIS Map





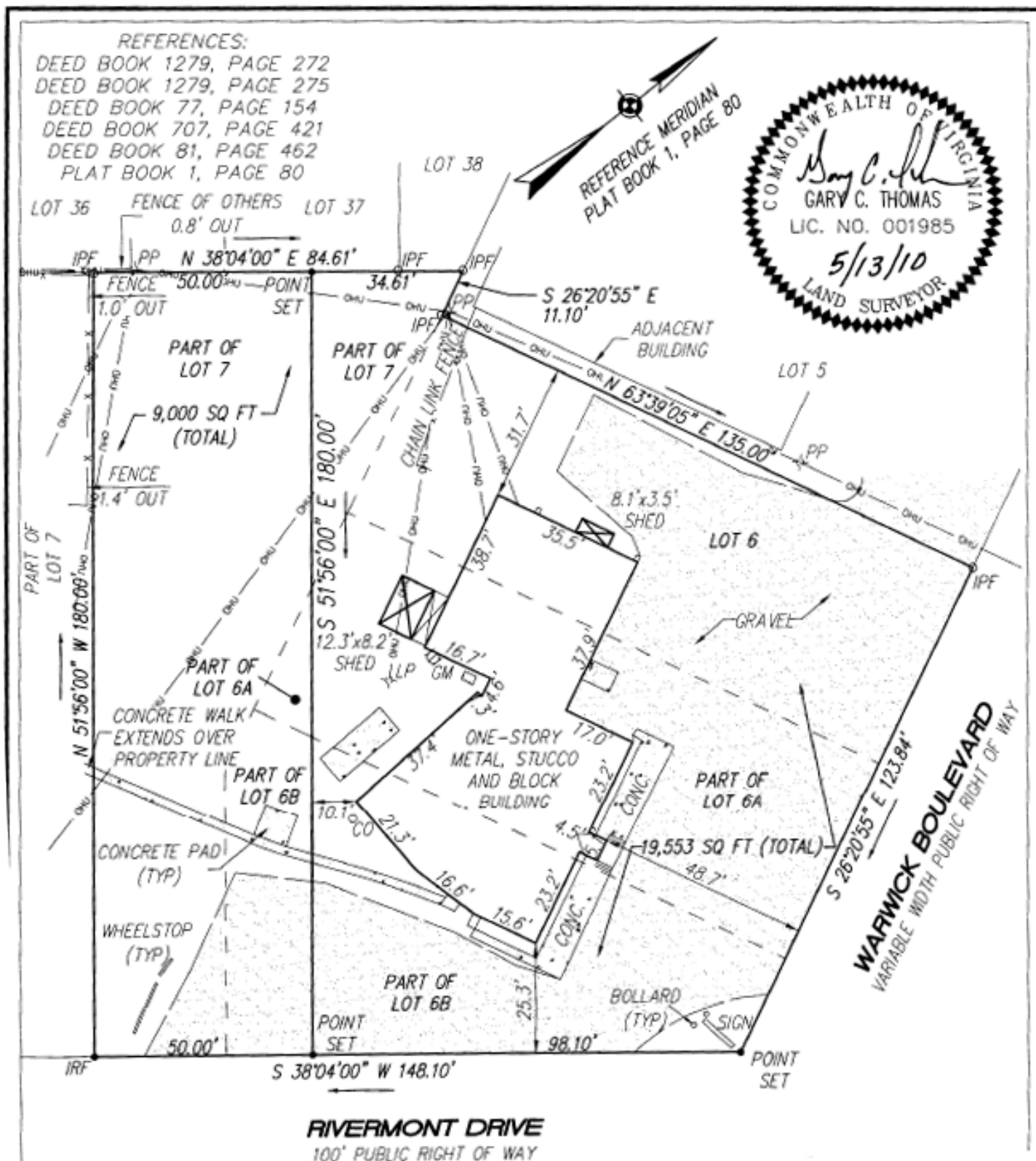


# Aerial View





# Property Survey







# Diner History

The Blue Star Diner® has been a very popular fixture in the Hilton Village area of Newport News, Virginia for more than 60 years.

Located on busy Warwick Boulevard and near large residential areas, it has always been a popular spot for breakfast, lunch, and dinner. The diner is 3 miles from the Newport News Shipbuilding facility and has always been a frequent gathering place for workers going to or from their shifts.

The original, classic American diner was built circa 1957 by the Manno Dining Car Company of New Jersey and moved to its present location from Woodstock, Virginia circa 1961.

The diner was placed in front of a pre-existing garage which became a supplemental rear kitchen. The area between the diner and the former garage was then joined (forming a “mid-kitchen” area). Circa 1978, a sloped metal roof was added above the diner’s original (barrel/curved) metal roof (which still exists intact underneath). The diner and rear kitchen space total 1,901 square feet.

Additionally, attached to the kitchen is believed to be a 1940’s / World War II Quonset hut, with supplemental roof and wood siding, and a cinderblock rectangular room added to the rear. This supplemental 1,723 sq foot area has typically been leased out for various retail uses, including most recently as an antique furniture store. That space is envisioned now as a retail space again, or as a potential future dining room expansion area. Because of the quonset hut structure, the space features a unique curved ceiling which presents many creative opportunities for exciting interior design.

The Virginia Department of Historic Resources has recommended that The Blue Star Diner® is eligible for nomination to both the National and State Historic Registers. If listed, future restoration work could then potentially be given tax credit advantages.



*circa 1970*



*Customers dining in 1982*

*Photo credits: Daily Press archive, 1982*



# Original Neon Sign



In the Diner's front parking lot along Warwick Boulevard is a dramatic, freestanding, double-sided pylon sign with electrified neon lettering. The sign also features a large neon star located at the top of the sign.

The sign is visible to traffic in both directions. While the neon glass tubing needs some repair currently, the sign is very repairable back to its original condition.



*Photo credit: Daily Press archive, Heather S. Hughes*



*Photo credit: Daily Press archive, Judith Lowery*



# Rented as a Movie Set

Columbia Pictures rented the The Blue Star Diner® to film scenes for the 1988 movie *Zelly and Me*. The drama film starred Isabella Rossellini, David Lynch, Glynis Johns, and Alexandra Johnes. It was written and directed by Tina Rathborne.

In years since, the diner has been used many times for car magazine photography and fashion photo shoots.

Movie highlight excerpts showing the exterior and interior scenes filmed at the diner can be found here:

<https://www.youtube.com/watch?v=VDN1jZnzUYU>



Photos taken by the Daily Press newspaper in 1987 during filming at the Diner.

Photo credits: Daily Press archive/  
Scott DeMuesy, July 17, 1987



# Historically Correct



*Present day*



The interior is historically correct for this vintage classic diner, a rare status nationwide.

*Circa 2010*



# Renovation Progress

In 2010, The Blue Star Diner® was purchased by Washington, DC area company Belleville Diners LLC. The company worked with a leading Newport News area architect to develop restoration blueprints which were approved by the City of Newport News and the Virginia Health Department. While a lot of on-site work has already been completed, there is still more to complete. Work under the Building Permit was inspected and approved during the process by the City.

The diner currently seats 50 customers, and concepts for an additional dining or event room in the attached building could serve 50-75 additional customers.

## **Highlights of key administrative work already performed by the current owner:**

### **Blueprints and Obtained Building Permit:**

Successful development and approval of renovation blueprints; approved by City of Newport News & Virginia Health Department. The next owner can continue using the same blueprints if desired, or the new owner can modify to their preferences. The approved blueprint files used for the Building Permit issued to Belleville Diners LLC will be provided to new owner. New owner will need to resubmit for permit under their own name.

### **Rights to 'Blue Star Diner' Name will Be Transferred to New Property Owner:**

The property owner will transfer all rights it has to the name 'Blue Star Diner' to the new property owner.

### **Website Domain Name [www.BlueStarDiner.com](http://www.BlueStarDiner.com):**

Ownership of the website domain name [www.BlueStarDiner.com](http://www.BlueStarDiner.com) will be transferred to the Buyer.

### **National Register of Historic Places & Virginia Landmarks Register paperwork started:**

Initial nomination package written and submitted to the Commonwealth of Virginia in pursuit of the honor of being listed on both the Virginia and National historic registers. The State Review Board concurred with the Virginia Department of Historic Resources in recommending nomination to the national and state historic registers. Additional paperwork is required for completion of the process by the next owner. Should the diner be listed, the next owner could potentially receive tax credit benefits.



# Summary of completed renovations



## **Kitchen Roof**

### **- Rebuilt Rear Kitchen Roof and Added New Parapet Wall (see photos on next page):**

- 1) new roof sheathing, new 8" of polyiso foam insulation per blueprints for >R38 energy efficiency, new PT top plates for cinderblock walls, new 60 mil heavy duty EPDM rubber roofing in white color.
- 2) Constructed new parapet wall (~3' tall) on new kitchen roof edge to visually shield future HVAC roof equipment.
- 3) Added new vinyl siding on new parapet wall.

## **Doors/Windows:**

- 4) Removed old wood roll-up garage door and in-filled with cinderblock
- 5) Installed new 4 ft wide metal door & door frame on kitchen wall
- 6) In-filled with cinderblock: 2 doors & 3 windows to maximize kitchen walls.
- 7) Replaced tempered front door glass
- 8) Replaced 3 large insulated glass windows (each window 7 ft wide x 3 ft tall) on diner
- 9) Added 7 mil protective film to the new annealed glass windows.
- 10) Removed small windows between buildings, in-filled with matching brick.

## **Structural:**

- 11) Replaced rotted ceiling joists and roof sheathing over kitchen.
- 12) Removed unstable interior brick partition wall, replaced with metal framed wall.

## **Visual:**

- 13) Added new stucco (efis) on Building #1 where garage door removed, color matched.
- 14) Painted the cinderblocks on rear and side of Buildings #1 and #2.
- 15) Painted the wood paneling on Building #2, removed signage from prior retail tenant.
- 16) New grass planted behind buildings and removed over grown brush.
- 17) Removed wood shed behind Building #1.

## **Plumbing:**

- 18) Replaced water main valve.
- 19) Cut-in concrete floor trenches for future kitchen pipes.
- 20) Removed old toilet and sink from employee restroom.
- 21) Removed old sinks & old water heater from kitchen.
- 22) Removed old plumbing plastic pipes.

## **Flooring:**

- 23) Repaired subfloor behind diner counter.

## **Kitchen:**

- 24) Removed of old kitchen plumbing and old exhaust hood.
- 25) Removed of old HVAC equipment.
- 26) Removed old walk-in refrigerator and compressor unit.
- 27) Removed all drywall from ceiling and walls in rear kitchen areas of Building #1.
- 28) Added metal framing per blueprints for rear kitchen area, employee lounge, and employee restroom.
- 29) Constructed new opening in cinderblock wall for new employee restroom and filled in prior door off kitchen.
- 30) Removed old flooring and adhesive in rear kitchen area. Pressure washed concrete.
- 31) Built food pass through window in cinderblock wall (with concrete lintel) between diner & kitchen.
- 32) Addition of concrete stairs & platform in rear kitchen to facilitate passing of food to waitresses in diner.



*Notice of Agency and Affiliation:*

*Belleville Premier Properties is a division of Belleville Diners LLC which is the owner of the property advertised in this brochure.*

*Disclaimers:*

*The information contained in this brochure has been obtained from sources deemed reliable by the Seller and is accurate to the best knowledge of the Seller, but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification by the Buyer. This offer is subject to errors and omissions or withdrawal without notice.*

*The Property advertised in this brochure is being sold AS-IS, without any warranty expressed or implied.*

*Financial pro forma (projections) are provided as a convenience to the Buyer and are based on financial assumptions or projections made by the Seller using information available to the Seller, and assumes a completed restoration project by the Buyer. Additional construction related expenses are not included in the pro forma as those will be at the discretion of the Buyer based on the plan desired. Buyer is advised to prepare their own analysis and develop their own pro forma. Seller cannot warrant the accuracy of the pro forma and the Buyer's actual financial performance obviously cannot be in any way guaranteed, predicted, or represented by the Seller.*