



# WEST BROAD *Village*

2400 - 2470 Old Brick Road, Glen Allen, VA

From 1,270 to 8,264 SF Available



Retail For Lease

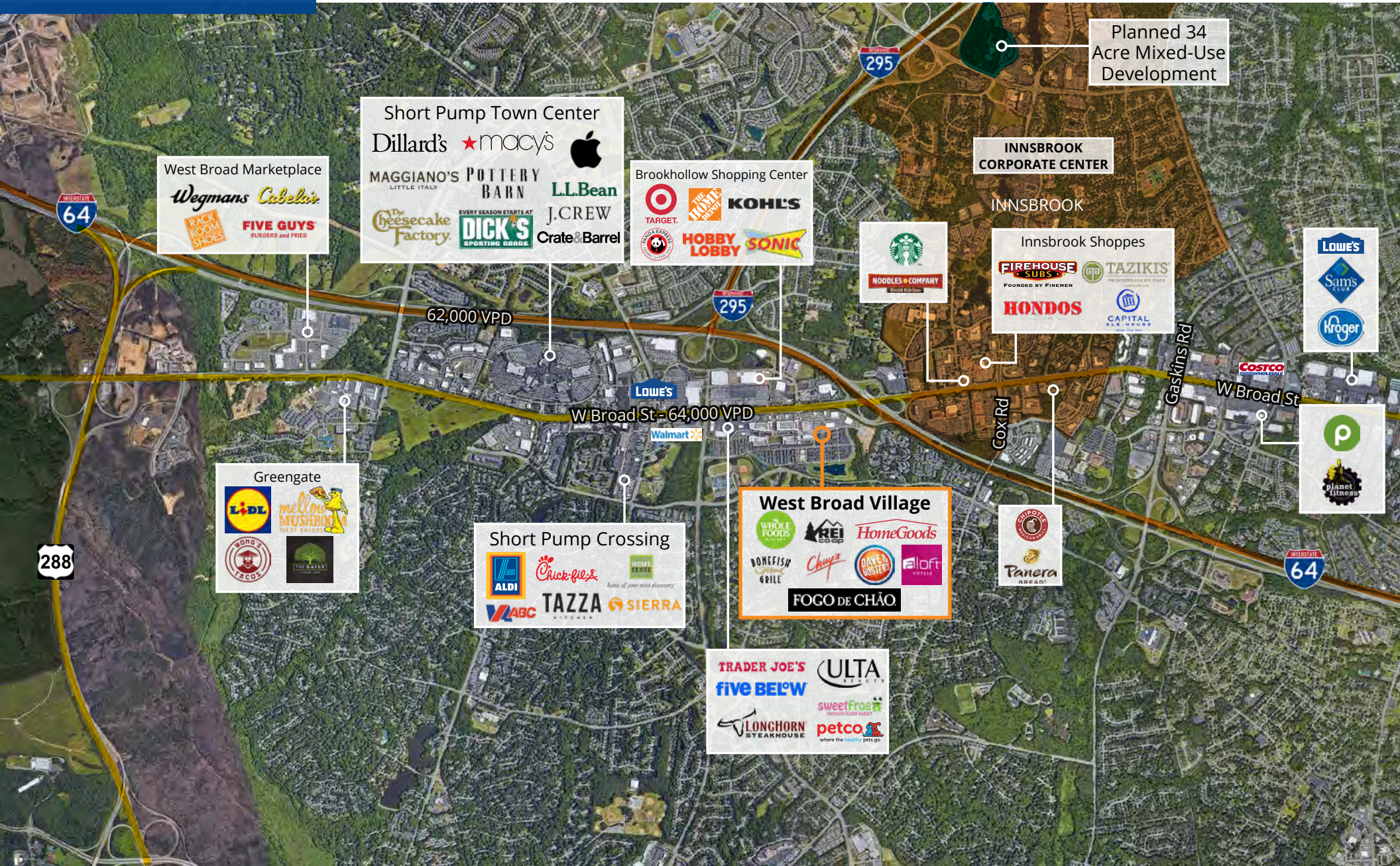
**Harrison Hall**  
Senior Vice President  
+1 804 814 5299  
harrison.hall@colliers.com

**Peter Vick**  
Senior Vice President  
+1 804 814 9977  
peter.vick@colliers.com

**Maddy Spear**  
Senior Associate  
+1 757 213 0061  
maddy.spear@colliers.com



# West Broad Village



## About the Property

**West Broad Village is a premier mixed-use development composed of 400,422 SF of retail, 100,000 SF office, 339 luxury apartments, 454 luxury townhomes and a 135-room Aloft hotel. Anchored by Whole Foods Market, HomeGoods, REI, Dave & Busters, ACAC, Golf Galaxy, Gather Coworking and South University.**

- 135-room Aloft Hotel on site
- Anchor tenants include Whole Foods, REI, ACAC, HomeGoods, Dave & Busters and Golf Galaxy
- Region's premier mixed-use destination
- Immediate access to I-64 & I-295
- Excellent ingress & egress from West Broad Street

### Offering Summary

|                |  |
|----------------|--|
| Total SF       | 400,422 SF   |
| Site Size      | 42.6 acres   |
| Parking Spaces | 2,446 free parking                                 |
| Parking Ratio  | 6.11/1,000 SF                                      |
| Timing         | Immediate Availability                             |
| Traffic Count  | 64,000 VPD on West Broad St.<br>62,000 VPD on I-64 |



Visit **Short Pump's**  
premier destination  
for entertainment  
and dining.



West Broad Village



West Broad Village



# West Broad Village

## Site Plan



| OWNED BY OTHERS       |           |
|-----------------------|-----------|
| The Flats             | 5,318 SF  |
| The Flats Mgmt Office | 2,092 SF  |
| BWBV Mgmt Office      | 1,100 SF  |
| Park Lane Tavern      | 7,944 SF  |
| Bomb Shell Salon      | 2,052 SF  |
| Arilang Sushi         | 1,667 SF  |
| New Medical Spa       | 2,021 SF  |
| Archi-Tec-Tonic       | 2,027 SF  |
| Burger Bach           | 3,785 SF  |
| ACAC Fitness          | 67,709 SF |
| A Loft Hotel          | 4 Levels  |
| Golf Galaxy           | 24,000 SF |

| SPACE                   | TENANTS            | SIZE      |
|-------------------------|--------------------|-----------|
| <b>AVAILABLE SPACES</b> |                    |           |
| 2200-B                  | Available          | 8,264 SF  |
| 2270-A                  | Available          | 3,491 SF  |
| 2270-B                  | Available          | 1,270 SF  |
| 4020-G                  | Available          | 4,622 SF  |
| 4021-W                  | Available          | 2,742 SF  |
| 11237                   | Available          | 6,330 SF  |
| <b>EXISTING TENANTS</b> |                    |           |
| 2010                    | HomeGoods          | 25,500 SF |
| 2014                    | California Closets | 3,000 SF  |
| 2020                    | REI                | 26,530 SF |
| 2151                    | South University   | 56,846 SF |
| 2200-A                  | Bank               | 7,356 SF  |
| 2226                    | Transitions        | 1,460 SF  |
| 2228                    | Ironworks          | 1,534 SF  |
| 2232                    | All Fired Up       | 2,706 SF  |

|             |                          |           |
|-------------|--------------------------|-----------|
| 2240-A      | Foxtail Coffee           | 1,234 SF  |
| 2240-B      | Lucky Road Run Shop      | 1,909 SF  |
| 2240-C      | 100% Chiropractic        | 2,294 SF  |
| 2240-D      | Sakhu Nails              | 1,463 SF  |
| 2400        | Gather                   | 17,908 SF |
| 2411 - 2417 | Outdoor Living Brands    | 10,112 SF |
| 2416        | Ray's Italian Ice        | 1,277 SF  |
| 2421        | Phenix Salon Suites      | 4,293 SF  |
| 2426        | Outdoor Living Brands    | 8,222 SF  |
| 2436        | Salty Paws               | 2,547 SF  |
| 2437        | Vogue Lashes & Spa       | 1,942 SF  |
| 2442        | Mona Lounge & Cigar Bar  | 5,311 SF  |
| 2443        | NES Cornhole Lounge      | 9,906 SF  |
| 2448        | Village Family Dentistry | 1,980 SF  |
| 2451        | MPM Tiki & Sports Bar    | 6,384 SF  |
| 2452        | Sea By Thai              | 2,650 SF  |
| 2501        | Children of America      | 15,000 SF |

|        |                              |           |
|--------|------------------------------|-----------|
| 25230  | RTR Law Group                | 3,044 SF  |
| 25200  | Management Office            | 13,650 SF |
| 4001-B | Dave&Buster's                | 16,000 SF |
| 4001-W | Scents of Serenity           | 3,859 SF  |
| 4026-W | Calico                       | 3,337 SF  |
| 4029-W | Bartizan                     | 3,087 SF  |
| 4030-G | Serotonin Centers            | 3,000 SF  |
| 4035-W | Bartizan                     | 2,511 SF  |
| 11131  | Diamonds Direct              | 5,797 SF  |
| 11151  | Langley Federal Credit Union | 4,500 SF  |
| 11173  | Whole Foods Market           | 60,150 SF |
| 11221  | FOGO DE CHÃO                 | 8,321 SF  |
| 11229  | Chuy's Mexican               | 7,600 SF  |
| 11251  | Bonefish Grill               | 5,581 SF  |
| 11263  | First National Bank          | 2,750 SF  |
| 11275  | Fords Garage                 | 6,576 SF  |

# West Broad Village



Short Pump Park

POCAHONTAS MIDDLE SCHOOL

West Broad Townhomes

West Broad Village

West Broad Townhomes

GOLF GALAXY

Townhomes at Wellie Hill Place

TAZZA KITCHEN

TRADER JOE'S

the flats at West Broad Village

South UNIVERSITY

HomeGoods

FOGO DE CHÃO

WHOLE FOODS MARKET

Langley

DIAMONDS DIRECT

REI COOP

Kroger

NISSAN

ULTA

LONGHORN RESTAURANT

DAVE & BUSTERS

JJ

Park Lane HOTELS

loft HOTELS

acac

Langley

DIAMONDS DIRECT

REI COOP

VCU Health

Hilton

Short PUMP TOWN CENTER

WALGREENS

REGAL CINEMAS

7-Eleven

TACO BELL

QUINCY

McDonald's

SONIC

TARGET

HOBBY LOBBY

THE HOME DEPOT

KOHL'S

BEST BUY

WORLD MARKET

TORCHYS TACOS

Fidelity

ecpi UNIVERSITY

Wegmans

64

250

West Broad St. - 64,000 VPD

250

64

64

64



# West Broad Village



Tonwhomes at Wellie Hill Place

West Broad Townhomes

West Broad Townhomes

GOLF GALAXY

HomeGoods

West Broad Village

- acac
- BURGER BACK, SHORT PUMP
- aloft HOTELS
- Park Lane
- Bowlhead

South UNIVERSITY

West Broad Village

- SCENTS OF SERENITY organic spa
- Transitions FLOAT STUDIO
- ale franky

West Broad Village

- calico
- g.
- DAVE & BUSTERS
- OUTDOOR LIVING BRANDS

REI COOP

DIAMONDS DIRECT

Langley

WHOLE FOODS MARKET

250

FOGO DE CHÃO

Chop's

Old Brick Road

Fidelity

TORCHY'S TACOS

Leaf Medical Cannabis

AVAILABLE

BONEFISH GRILL

First National Bank

the flats at West Broad Village

WORLD MARKET

BEST BUY

theVitamin Shoppe

JJ

CHOPT

TRADER JOE'S

MATTRESS Warehouse

petco

sweetFrog

Torja's GARAGE

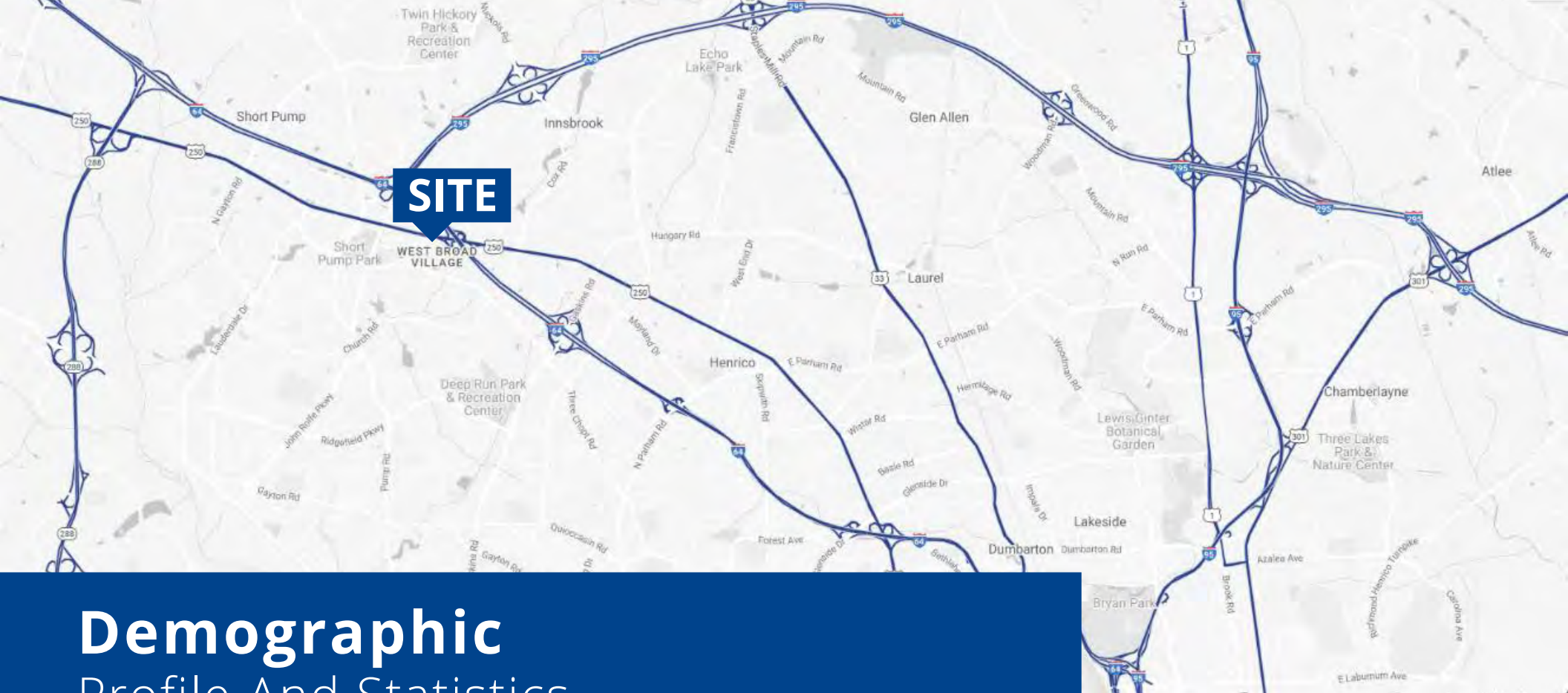
SONIC

KOHL'S

250

McDonald's

LONGHORN STEAKHOUSE



# Demographic Profile And Statistics

Source: Hydra 2023

| Radius                         | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------|-----------|-----------|-----------|
| Population                     | 10,765    | 88,381    | 166,788   |
| 2022 - 2027 Annual Rate (CAGR) | 0.08%     | 0.57%     | 0.32%     |
| Households                     | 3,921     | 34,496    | 66,175    |
| Median Age                     | 34.8      | 38.1      | 39.3      |
| Average HH Income              | \$175,616 | \$158,558 | \$147,341 |

# Richmond Retailers

### AVENLEA DEVELOPMENT


*Proposed Development*



Development Plans Include:

- 1,600 home mixed-use development
- 150,000 SF of commercial space

### VIRGINIA CENTER COMMONS




Redevelopment Plans Include:

- 215,000 SF indoor sports arena
- Six-story hotel
- 55 townhomes

### GREENCITY ECODISTRICT

*Proposed Development*



Development Plans Include:

- 17,000 seat arena
- 2,400 apartments
- 280,000 SF retail/amenity space
- 2 hotels

### SELECT AREA AMENITIES



### HANOVER SQUARE



### LIBBIE MILL



### WILLOW LAWN



### WESTCHESTER COMMONS




### SPRING ROCK GREEN MIXED-USE REDEVELOPMENT



### DIAMOND DISTRICT

*Proposed Redevelopment*



Redevelopment Plans Include:

- Redevelopment of 67 acres
- New 10,000-capacity stadium to replace The Diamond
- Will include additional mixed-use development to include a hotel and infrastructure upgrades

### STONEBRIDGE MIXED-USE DEVELOPMENT



### VCU ATHLETICS VILLAGE

*Proposed Development*



Development Plans Include:

- The development will include new facilities for tennis, soccer and outdoor track & field in addition to practice fields and an indoor multipurpose facility

### CHESTERFIELD TOWNE CENTER






2221 Edward Holland Drive  
Suite 600 | Richmond, VA  
P: +1 804 320 5500  
colliers.com

**Harrison Hall**  
Senior Vice President  
+1 804 814 5299  
harrison.hall@colliers.com

**Peter Vick**  
Senior Vice President  
+1 804 814 9977  
peter.vick@colliers.com

**Maddy Spear**  
Senior Associate  
+1 757 213 0061  
maddy.spear@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.