



# 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.



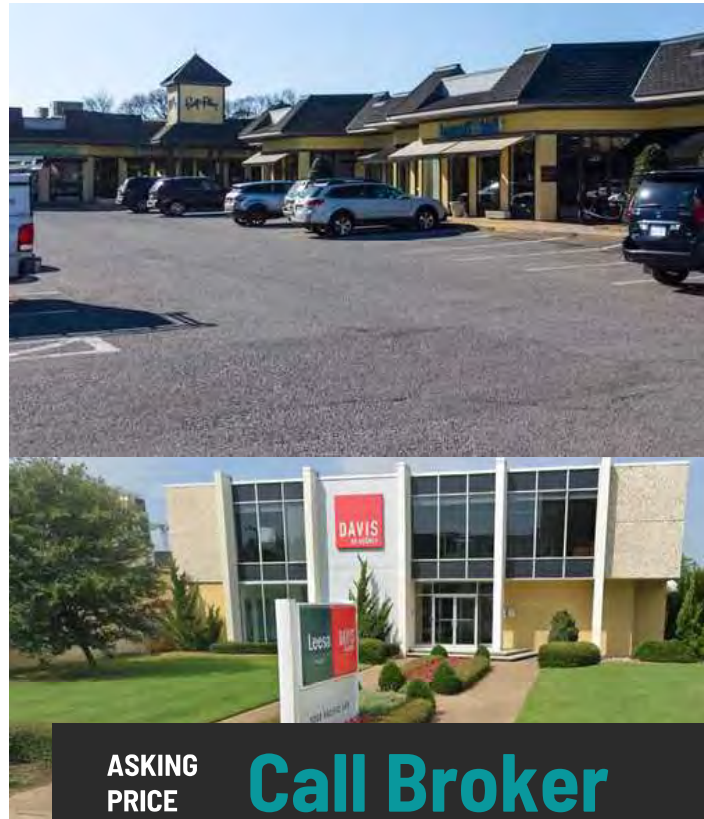
### **Traffic Counts**

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](http://www.retailadvisors.us)**





**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

	3 min.	5 min.	10 min.
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



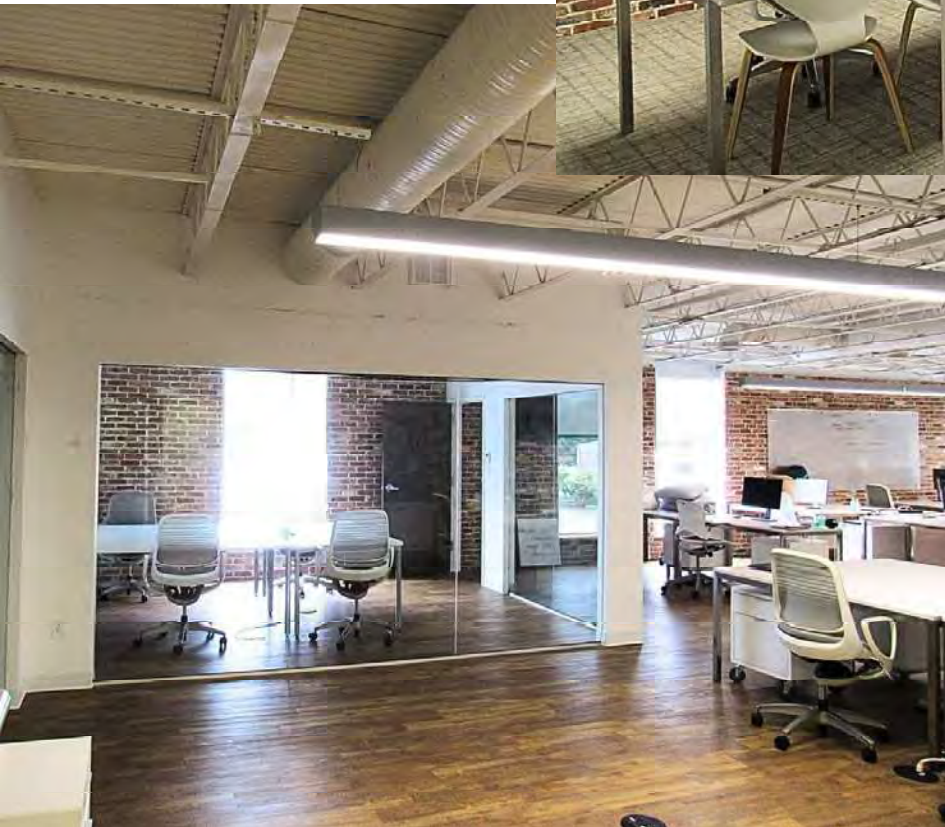
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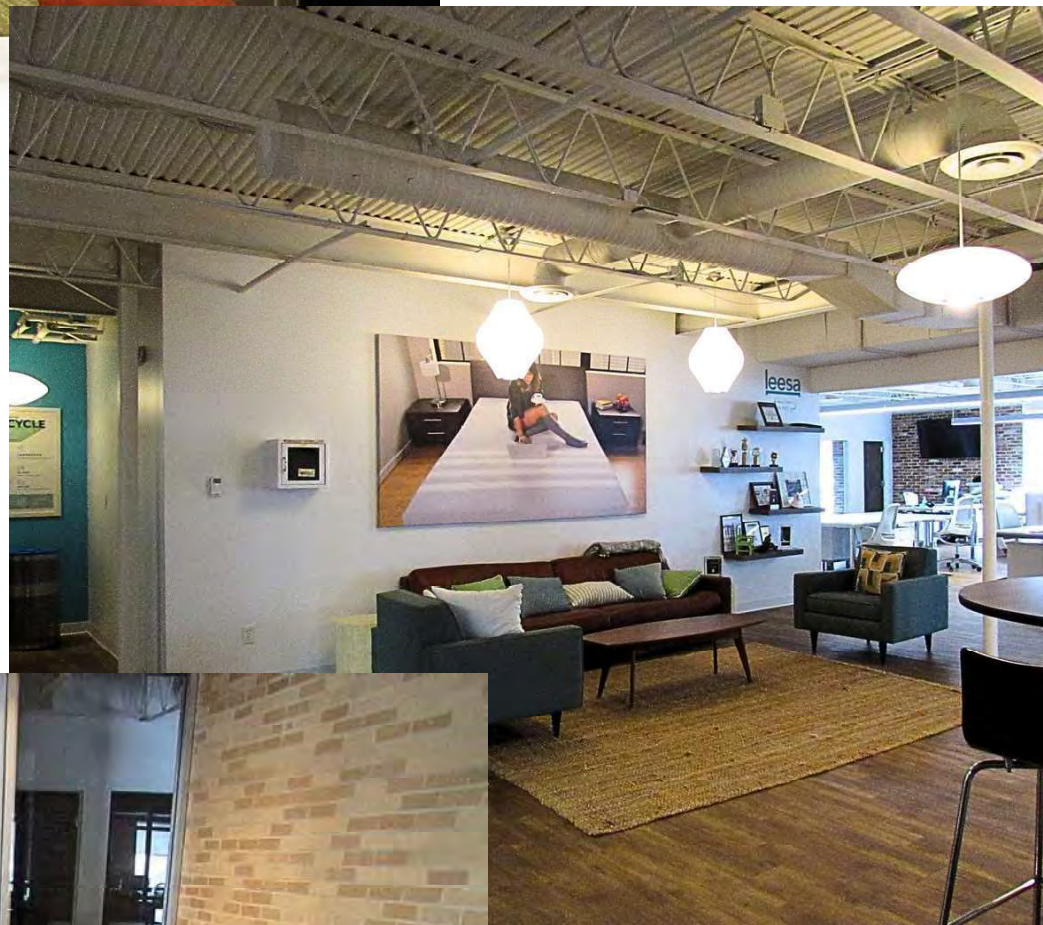




# 3200 Pacific Ave. Interior pictures









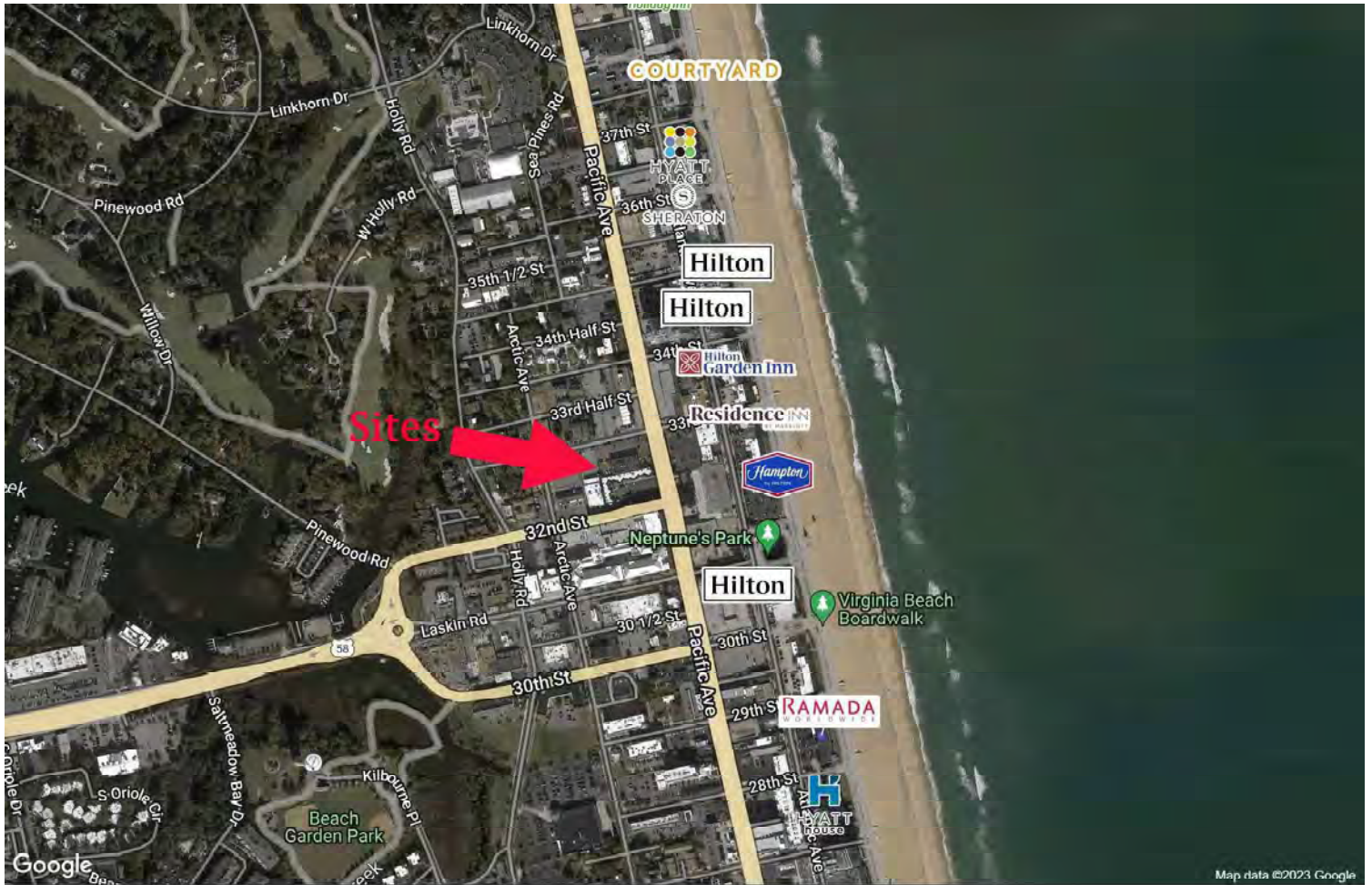


**3198 & 3200 Pacific Ave.**

**Virginia Beach, VA**

*May 2023*





## 3198 & 3200 Pacific Ave Virginia Beach, VA

May 2023





I, Thos M. Bonfont, a professional land surveyor do hereby certify that the source of title of The Dalis Foundation is by deed duly recorded in the Clerk's Office of Virginia Beach, Virginia in Case Book 1793, Page 81 & 82 and that this plat was made by me as the direction of the owner, and that this plat is entirely within the boundaries of land covered by the above mentioned deed, and that all lines as specified by the City of Virginia Beach, Va. Subdivision Regulations are actually in place or points marked thereon, and that their locations are correctly shown.

The platting or dedication of the following described land, SUBDIVISION OF PART of Block 104, Map No. 3 Extended, is in accordance with the terms of the deed of the undersigned and owner who certify that they are the fee simple owners and owner of said land, and that there are encumbrances on said property. The subdivision of the accounts for the width and extent shown on this plat. All easements are subject to rights of the City of Virginia Beach, Va. and are for underground drainage and underground utilities.

4/18/79  
 THE DALIS FOUNDATION  
 a Virginia Corporation  
 by Robert J. Dalis  
 President

STATE OF VIRGINIA  
 CITY OF VA BEACH, VA. Town  
Robert J. Dalis, Mayor, Dublin, Va. and for the City and State aforesaid, do hereby certify that Robert C. Sanderson Jr. December 1978 here acknowledged the same before me in my City and State aforesaid.  
 Given under my hand this 18th day of April, 1979.  
Robert J. Dalis  
 Mayor

My commission expires 7/6/81  
 The property described within the limits of this subdivision was conveyed to The Dalis Foundation from Earl Englander et al. by deed dated 31 March 1976 and recorded in deed book 1793, page 208-209 on 21 June 1978, in the Clerk's Office of the Circuit Court of Virginia Beach.

The undersigned certifies that the subdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land and is accordingly approved. He each approved the subdivision and signed his name to the Certificate of the Boundary, street or other line shown on this plat.

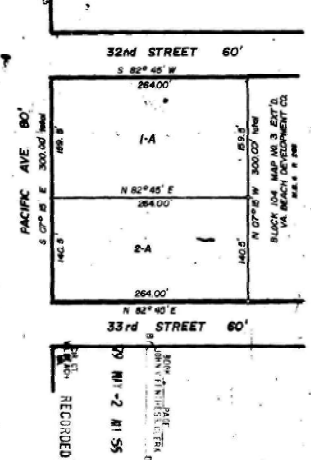
Approved: Robert J. Dalis 4-27-79  
 Mayor, Virginia Beach, Va.  
 Approved: C. O. Sanderson Jr. 4-30-79  
 Director of Public Works, Virginia Beach, Va.

In the Clerk's Office of the Circuit Court of Virginia Beach, Va. on the 18th day of April, 1979, this plat was received and admitted to record in Case Book 1793 at Page 81 & 82.

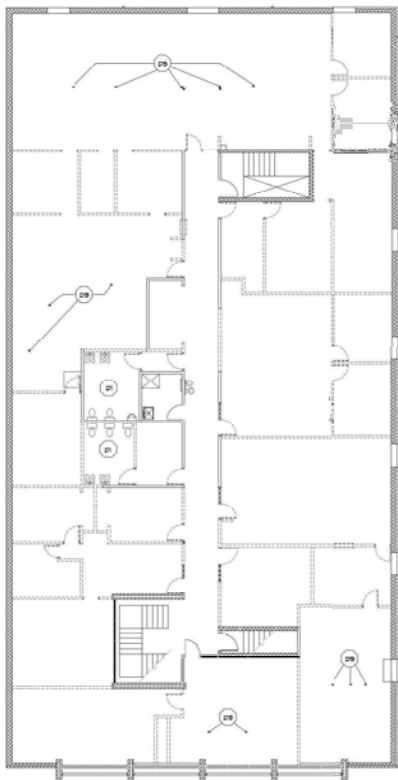
Witness my hand and seal this 18th day of April, 1979.  
Robert J. Dalis  
 Mayor  
**SUBDIVISION OF PROPERTY**  
 PART OF BLOCK 104 MAP NO. 3 EXTENDED  
 VA BEACH DEVELOPMENT CO.  
 M.B. & P. 208  
 VIRGINIA BEACH BOROUGH  
 VIRGINIA BEACH, VIRGINIA  
 SCALE 1" = 100' 6 DECEMBER 1978

BONFONT LAND SURVEYS  
 P.O. BOX 7081  
 VIRGINIA BEACH, VA. 23467  
 408-7948

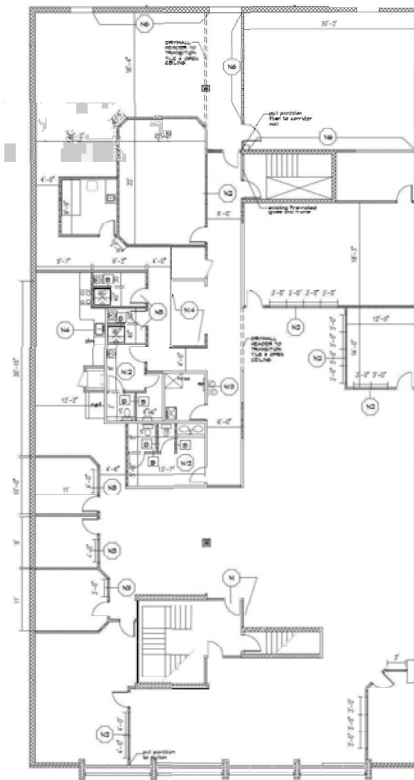
STATE OF VIRGINIA  
 CITY OF VA BEACH, VA. Town  
Robert J. Dalis, Mayor, Dublin, Va. and for the City and State aforesaid, do hereby certify that Robert C. Sanderson Jr. December 1978 here acknowledged the same before me in my City and State aforesaid.  
 Given under my hand this 18th day of April, 1979.  
Robert J. Dalis  
 Mayor



L-6 ON CARDS



DEMOLITION PLAN



NEW WORK PLAN

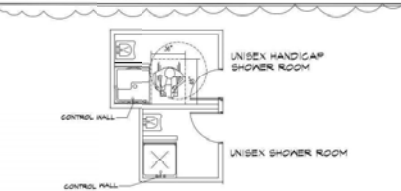
DEMOLITION NOTES:

- D1. REMOVE EXISTING PLUMBING FIXTURES AND CAP OFF PLUMBING AS NECESSARY FOR RESTROOM RENOVATION.
- D2. REMOVE EXISTING CEILING AND LIGHTS THROUGHOUT IN EXCEPTION OF NEW CORRIDOR CEILING AND (10) 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 THROUGH FLOOR RECEPTABLES AS INDICATED.

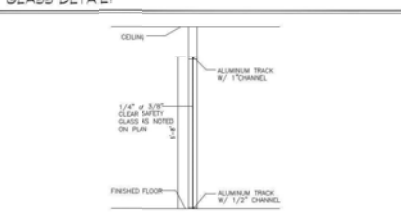
NEW WORK NOTES:

- N1. PROVIDE ALUMINUM STOREFRONT DOOR & (14) GLASS TO MATCH EXISTING & STAIRWELL.
- N2. PROVIDE 6'-0" CLEAR BUTT GLAZED (1/2" TEMPERED GLASS PANELS TO BE WRAPPED WITH DRYWALL.
- N3. PROVIDE 6'-0" CLEAR BUTT GLAZED (1/4" TEMPERED GLASS PANELS TO BE WRAPPED WITH DRYWALL.
- N4. KITCHEN NOTES:
  - LARGE KITCHEN SINK WITH GRANITE COUNTERTOP AND LAMINATE CUPB. & BASE CABINETRY. SINK COUNTERTOP TO BE INSTALLED 84" AFF. FOR AISLE (17'-000).
  - RESIDENTIAL STYLE RANGE AND COOK WITH RANGE HOOD, EXHAUST DUCK AND AUTOMATIC FIRE EXTINGUISHING SYSTEM TO BE PROVIDED.
  - PATTERN LINE FOR REFRIGERATOR.
  - DISHWASHER.
  - TENDRY TO PROVIDE APPLICATIONS, E.G. TO INSTALL.
- N5. PROVIDE (2) SHOWER ROOMS WITH TRANSPARENT, 1/2" TYPE SHOWER UNIT AND WALL MOUNTED HAND SINK.
- N6. PROVIDE HANGERS TO START @ AFF. AND EXTEND UP TO 10' ON WALLS INDICATED IN BATHROOM AREAS.
- N7. REPAINT ENTIRE SUITE AND UNDERBASE OF CEILING PINK.
- N8. PROVIDE FLOORCOVERINGS THROUGHOUT (SEE FINISH PAGE A-4).
- N9. PROVIDE 2' X 2' CEILING GRID & TILES WHERE INDICATED ON REFLECTED CEILING PLAN. PA. A-5. ALL OTHER AREAS TO HAVE NO CEILING OPEN TO DECK. SPRAY PAINT ENTIRE CEILING WHITE. PROVIDE SPRINKLER DUCTS THROUGHOUT OPEN CEILING.
- N10. PROVIDE NEW ELECTRICAL PER PARTITION LAYOUT AND OPEN PLAN.
- N11. REPAIR MECHANICAL ELECTRICAL AND PLUMBING AS REQUIRED BY CODE.
- N12. PROVIDE NEW ACCESSIBLE RESTROOMS.
  - EACH STALL TO HAVE WALL PANELS AND LOUVERED HOOD DOORS.
  - SINK VANITIES TO BE GRANITE WITH UNDERMOUNT SINK AND 8" APRON.
- N13. ACCESSIBLE DUAL-HIGH ELECTRIC WATER COOLER.
- N14. SEE ATTACHED ARCHITECTURAL & STRUCTURAL PLANS FOR ELEVATION ADDITION.

ENLARGED SHOWER DETAIL:



GLASS DETAIL:



SECTION @ OFFICE & CONFERENCE GLASS

SCALE: PLAN TO VERIFY WINDOW WIDTH AND PROVIDE BUTT GLAZING WITH JOINT AND CLEAR SILICONE CAULKING WHERE NEEDED.



LANDLORD DATE

TENANT DATE

Project No.	8500 MA
Date	12-2018
Scale	1/8"=1'-0"
Area	8,400 SF
Drawn	KP

MARK	DATE	INITIAL
1	2/20/19	KP
2	2/20/19	KP

BRAND JOURNEY/LEESA SLEEPS 8500 MA VIRGINIA BEACH, VIRGINIA	FRANCIS & REEVE INTERIORS 1476 LOTS DRIVE VIRGINIA BEACH, VIRGINIA
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A-1



## Summary Profile

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



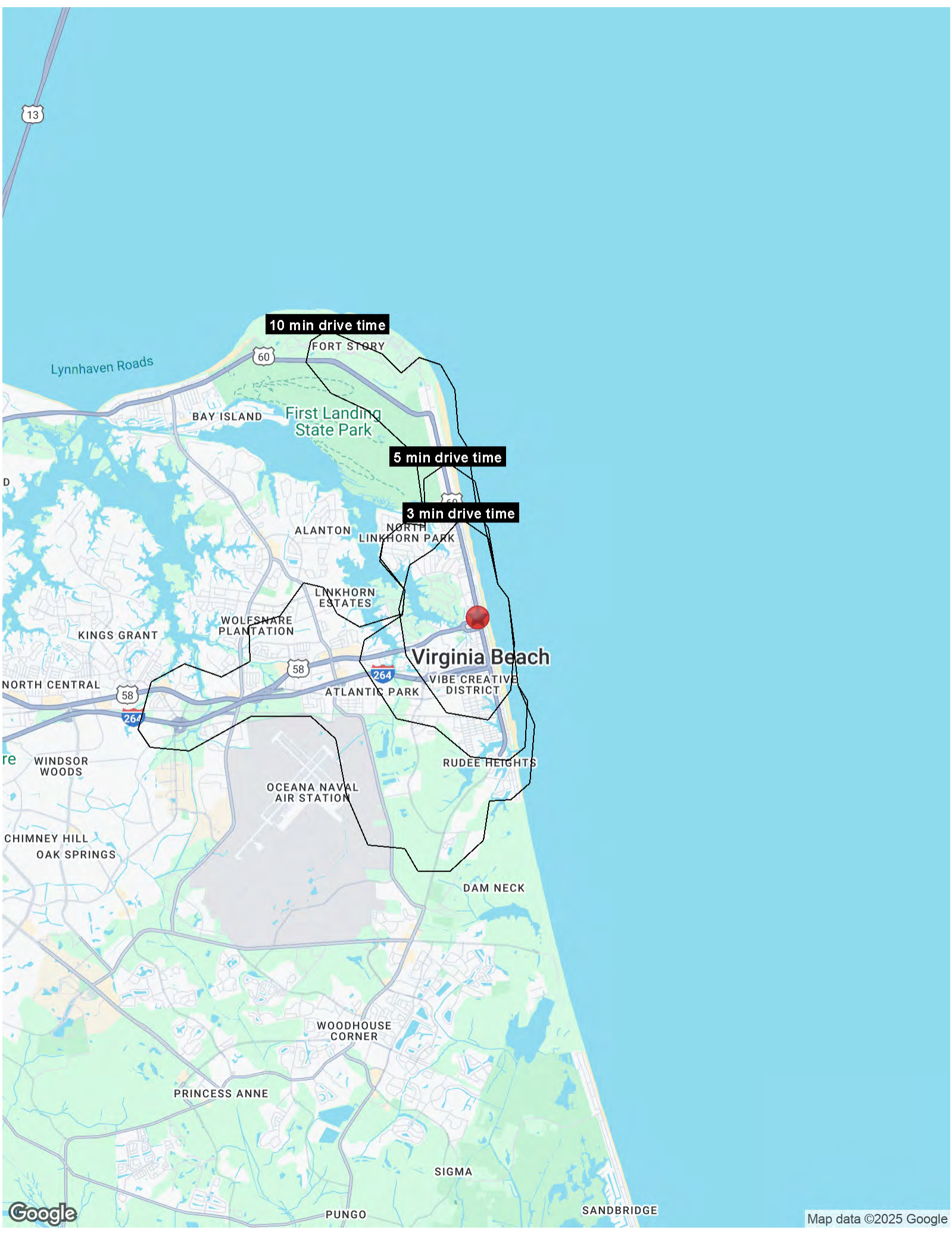
Retail Advisors, Inc.

Lat/Lon: 36.8606/-75.9803

3200 Pacific Ave Virginia Beach, VA 23451	3 min drive time	5 min drive time	10 min drive time
<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