

# Towne Center West

5005-5007 Victory Boulevard  
Yorktown, VA 23693



Broker Contact:  
Mark Pendleton  
(757) 486.1000 TTY 711



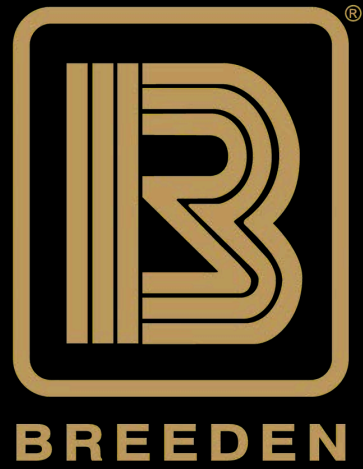




VCUHealth

VCUHealth





# Why Choose Towne Center West?

**122,000**

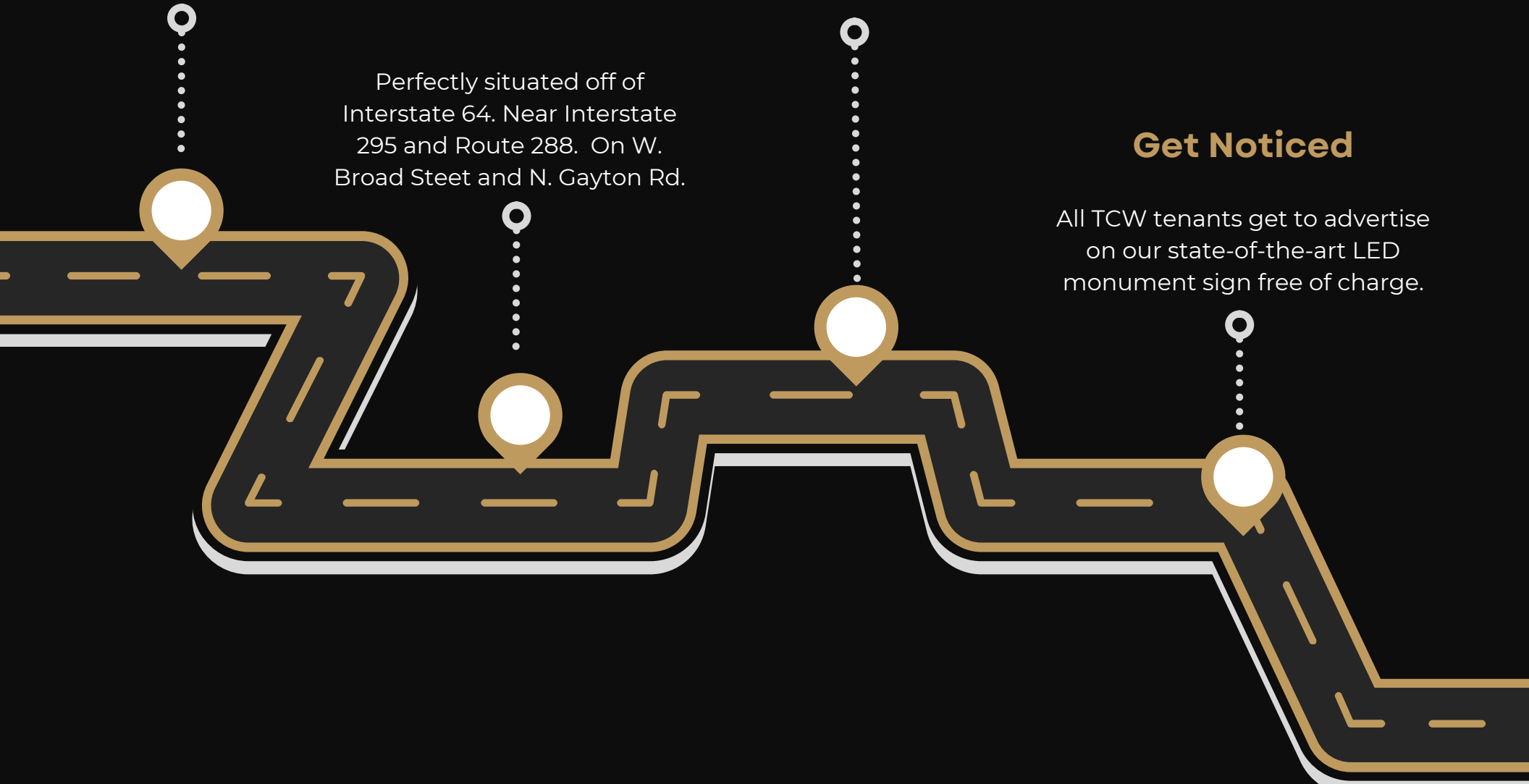
Over 122,000 potential customers reside within a 10-mile radius

Towne Center West (TCW) is strategically connected to the most successful mall in Richmond, VA. Short Pump Town Center is 1.3 million SF and features over 120 premier retail shops and restaurants.

Perfectly situated off of Interstate 64. Near Interstate 295 and Route 288. On W. Broad Steet and N. Gayton Rd.

## Get Noticed

All TCW tenants get to advertise on our state-of-the-art LED monument sign free of charge.





# Why Choose Towne Center West?

- ✓ The Richmond Hilton Conference Center & Spa offers 254 guest rooms, 25,000 SF of event space and capable of hosting 10-1300 people in the ballroom, Aura Spa & Salon and Shula's Steak House.
- ✓ Towne Center West benefits from the traffic created by the 82,000 SF American Family Fitness Center connected to TCW.
- ✓ From Reflections of West Creek Apartments over 1,000 residents have pedestrian connectivity via landscaped paths and foot bridges to TCW.
- ✓ An additional 420 luxury apartment homes are available at Marshall Springs at Gayton West and are within walking distance to TCW.
- ✓ Ethan Allen occupies a 23,980 SF high end furniture store on West Broad Street.
- ✓ Bright Horizons operates a 14,000 SF Daycare facility that is located directly behind Ethan Allen.
- ✓ Virginia Eye Institute occupies a 16,000 SF comprehensive eye-care center on West Broad Street.
- ✓ BJ's Brewhouse & Restaurant occupies a 7,658 SF high energy and fun casual restaurant.
- ✓ VCU Health System occupies a 110,000 SF Neuroscience and Orthopedic Wellness Center.
- ✓ The Gayton Road extension connecting to West Broad Street is located just to the West of TCW. This creates a major traffic pattern change for the residents North of Interstate 64.
- ✓ Towne Center West is 1.2 miles from the 3,500-acre West Creek Office Park which currently is home to Capital One, Car Max Corporate Office, and Performance Food Group. TCW is 5 minutes from Innsbrook, which is a 1,350-acre office park with over 25,000 employees.
- ✓ The average household income in the corridor surrounding Towne Center West is over \$121,000 annually.





PLAZA AZTECA  
MEXICAN RESTAURANT

OPEN

101

WHEELCHAIR  
ACCESSIBLE  
PARKING

FARMHOUSE DECOR

INVOICE





Center Location:  
200 Towne Center West Blvd.  
Henrico, VA 23233

Size:  
47,397 SF

Rental Rate:  
Contact Agent

Estimated CAM, Taxes & Insurance:  
\$6.20 SF

Space Available:  
Bldg 7 Suite 708 1,386 SF

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757-486-1000 TTY 711

## MAJOR TENANTS



## OUTPARCEL



Virginia Family Dentistry  
A TEAM APPROACH TO DENTAL CARE



ETHAN ALLEN





MARSHALL SPRINGS AT GAYTON WEST  
420 APARTMENTS

REFLECTIONS AT WEST CREEK  
422 APARTMENTS

Building 7

Building 6

Building 1

W BROAD ST

250








# Towne Center West

Towne Center West Blvd., Short Pump, VA 23233 · [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Building 1

12020 West Broad Street

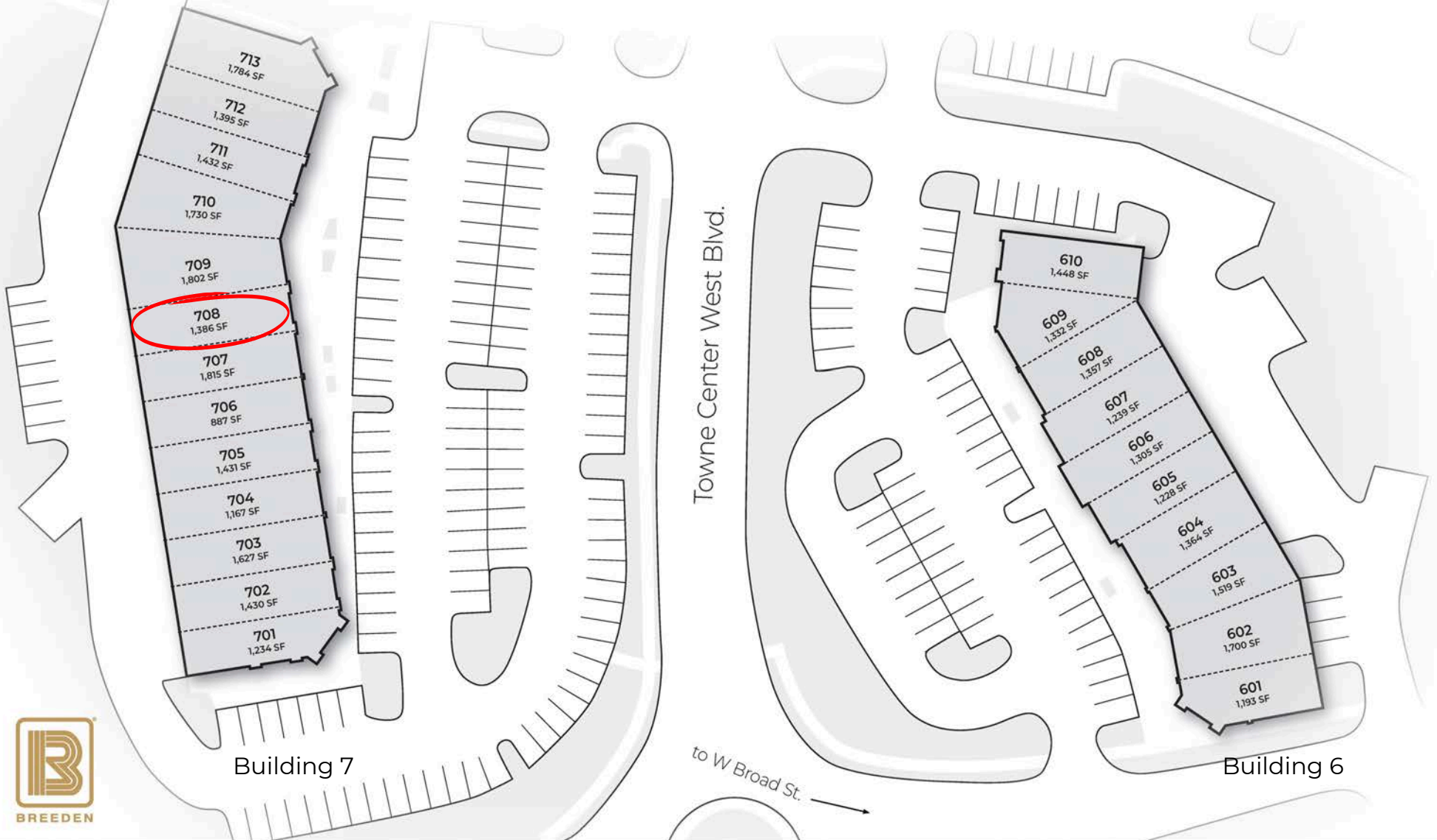
 <p><b>101</b> <b>6,507 SF</b></p>	 <p><b>102</b> <b>2,093 SF</b></p>	 <p><b>103 - 108</b> <b>6,004 SF</b></p>
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# Towne Center West

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# Towne Center West Tenants

## Building 1 12020 West Broad Street

Suite #	Tenant
101	Plaza Azteca
102	Huntington Learning Center
103	The Lazy Daisy

## Building 6 200 Towne Center West Blvd

Suite #	Tenant
601 -602	The Big Scoop
603	Form and Function Physical Therapy
604-605	Aegis Jiu Jitsu
606	VA Nails
607	Blake and Coe
608-608	The Honey Baked Ham Company
609	The Lazy Daisy
610	Couture Eyewear

## Building 7 200 Towne Center West Blvd

Suite #	Tenant
701 -702	Pho 1 Grill
703	Perlas Pizza
704	Edward Jones
705	Glo Med Spa
706	Medi Slim
707	Hungry Eyes Jamacian Grill
<b>708</b>	<b>Available 1,386 SF</b>
709	Short Pump Family Dentistry
710	Painting with a Twist
711-713	Alana Kai Salon

## Outparcel Tenants

Virginia Family Dentistry  
Virginia Eye Institute  
BJ's Restaurant & Brewhouse  
Hilton Hotel  
Ethan Allen  
Bright Horizons  
VA Oral & Facial Surgery  
Home 2 Suites by Hilton  
VCU Health Systems





## OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

### BREWHOUSE

#### **BELIEF**

We believe our success will always lie in our integrity.

#### **RELATIONSHIPS**

We believe every relationship is our most important one.

#### **ENTREPRENEURIAL**

We believe in inspiring creativity and innovation.

#### **EXPERTISE**

We believe in hiring and training the best.

#### **DILIGENCE**

We believe the smallest detail is of the greatest importance.

#### **ENTHUSIASM**

We believe in serving passionately and positively.

#### **NO EXCUSES**

We believe in finding solutions, not problems.



# WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).





# Towne Center West



NO PARKING  
IN DRIVEWAY  
FIRE LANE  
EXCEPT  
EMERGENCY



The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23452  
(757) 486.1000 TTY 711



[www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Towne Center West  
is proudly designed,  
developed & managed by

