

# Kingstowne Retail & Cinema

KINGSTOWNE, VIRGINIA



100% leased | 6.21 years of WALT | Dual Grocery Shadow-Anchored

**EXECUTIVE SUMMARY**

**AVISON  
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# The Opportunity

Avison Young's U.S. Capital Markets Group, the exclusive advisor to the Owner, is pleased to present the opportunity to acquire 5900 Kingstowne Village Parkway (the "Property"). **The Property contains 88,288 square feet (sf) of class A retail located at the center of the 1.5 million square foot (msf) Kingstowne Towne Center, the hub of Virginia's second largest planned urban development (PUD),** anchored by two dominant grocers: Giant and Safeway.

**The Property is 100%-leased with over six years of remaining WALT,** located in the heart of Kingstowne's unique and walkable town center campus. The combination of two grocery anchors on the adjacent parcels with a captive office tenant community has been the driving force for the Property's durable cash flow and sustained occupancy, which has remained nearly 100% leased for each of the past 10 years.

**Including the square footage of the Property, there is more than 600,000 sf of grocery-anchored retail in the Kingstowne Towne Center in addition to two class A office towers.** The Property serves as the entertainment hub for the entire Kingstowne PUD and office tenant community.

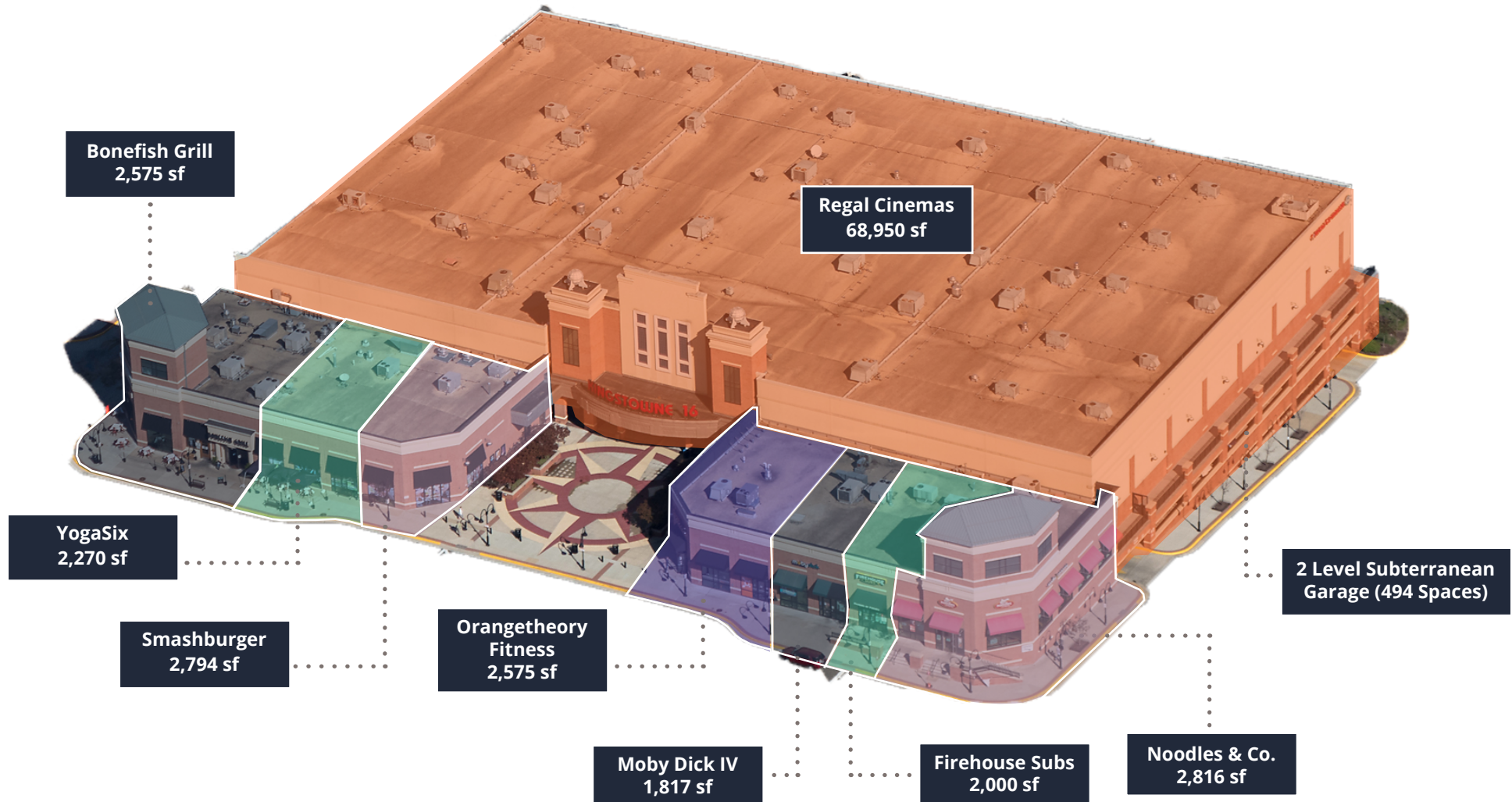
There are currently 646 class A multifamily units in the final phases of pre-development on the 4.66 acres of surface parking directly in front of the Property. This project will fully activate the western portion of the Towne Center, **to the benefit of the Property's next Owner, who will not incur any costs but will enjoy a fully revitalized pedestrian plaza as part of the developer's plan for the site.**

## PROPERTY SUMMARY

Address	5900 Kingstowne Village Parkway
Type	Retail
Submarket	Springfield/Burke
Rentable Area	88,288 sf
Leased	100%
Weight Average Lease Term	6.21 years
Parking Ratio	6.4/1,000
Stories	1
Year Built	2006
Zoning	PDC



# Property Snapshot



**87.5%**  
CREDIT OR  
NATIONAL TENANTS

**16-Screen**  
THEATER ANCHOR

**100%**  
LEASED

**6.21**  
YEARS OF WALT

# Second Most Visited Shopping Center in Virginia

The 600,000 sf of Kingstowne retail draws a remarkably loyal customer base, averaging 8.8 visits per shopper annually, with 88–92% of all visits generated by repeat customers.

## PEDESTRIAN PLAZA & PUBLIC SPACE UPGRADES

Investment by owners of the multifamily property will provide a state-of-the-art plaza directly outside the property, connecting the core of Kingstowne Towne Center's retail, office buildings, and future residential into one cohesive, walkable district.



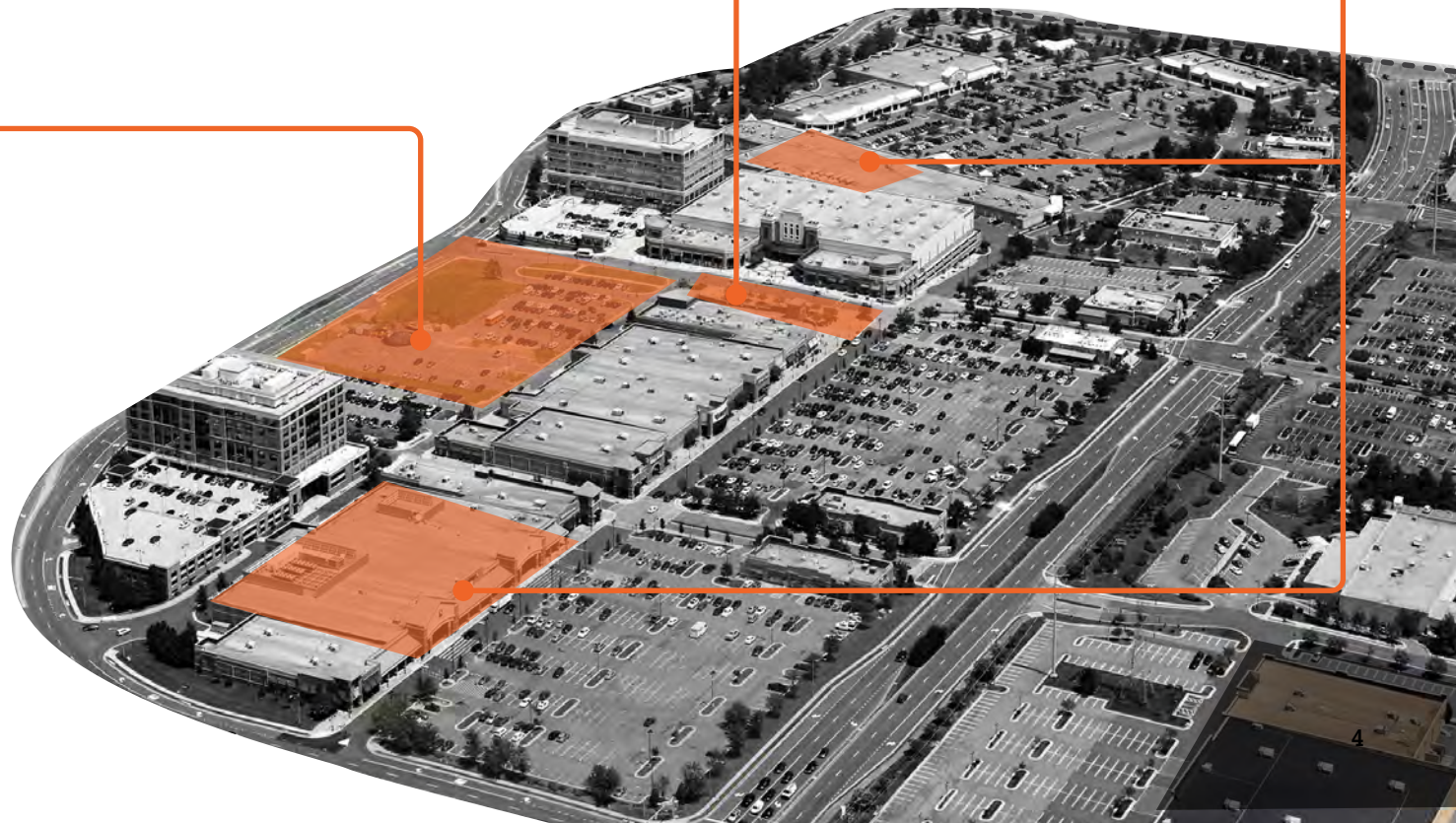
## 646 CLASS A MULTIFAMILY UNITS COMING SOON

Halle's 646-unit Class A multifamily project will break ground shortly, bringing new rooftops and added foot traffic to the Towne Center.



## DUAL GROCERY ANCHORED

Grocery-anchors Safeway & Giant (adjacent to the Property) are important magnets for foot traffic and cross-shopping.





## 600,000 SF OF GROCERY-ANCHORED RETAIL

Kingstowne Towne Center sits at the heart of a 600k SF grocery-anchored destination with walkable, diverse retail offerings.

### Fitness Drivers

Orangetheory: Founded in 2010, with 1,200+ locations globally, ranked #85 on Entrepreneur's 2023 Top 500 Franchises, and the #1 out of 40 Orangetheory locations in Virginia by visitation (Placer.ai)

YogaSix: Largest franchised yoga brand worldwide with 170+ studios open and 550+ licensed; ranked Fastest-Growing Franchise in 2022.

### Restaurant Strength

Bonefish Grill's endcap location provides excellent visibility and accessibility. A balanced quick-service and full-service mix drives both daytime and evening traffic, highlighted by Bonefish ranking as the #1 most visited location in Virginia and Smashburger also holding the #1 spot statewide for visitation (Placer.ai).

### Entertainment Anchor

16-screen RPX-enhanced Regal with lease extended through 2033.

Historically ranked among the top-performing theaters in the DC-VA-MD corridor; fully upgraded in 2019.

**If you would like more information on this offering please get in touch.**

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