



1201 N ARTHUR

ASHE BOULEVARD

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A
C
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13,000 SF
GROUND FLOOR
RETAIL AVAILABLE

PROPERTY OVERVIEW

BIG changes are on the way for Arthur Ashe Boulevard!

The Ace will soon be rising seven stories above Arthur Ashe Blvd. Its 295 apartments will be home to over 500 residents. 13,000 SF of retail space to serve both the residents and the neighborhood is planned across The Ace's Arthur Ashe Blvd frontage.

- **1,200 - 13,000 SF of retail space available**
- Two end-cap spaces with outdoor seating available
- 255' frontage on Arthur Ashe Blvd
- Seeking retail, restaurants, cafés, and fitness users
- 26,000 VPD on Arthur Ashe Blvd
- Q2 2025 Delivery
- On-site professional management
- Developed by: Level 2 Development and SJG Properties

The Ace will provide restaurants and retailers with traditional retail exposure plus a location fronting one of the busiest streets in the city along with on-site residents and thousands of customers within walking distance.

Nearly 3,000 new apartments are under construction or in planning, resulting in close to 5,000 new residents over the next three years.



Walkability

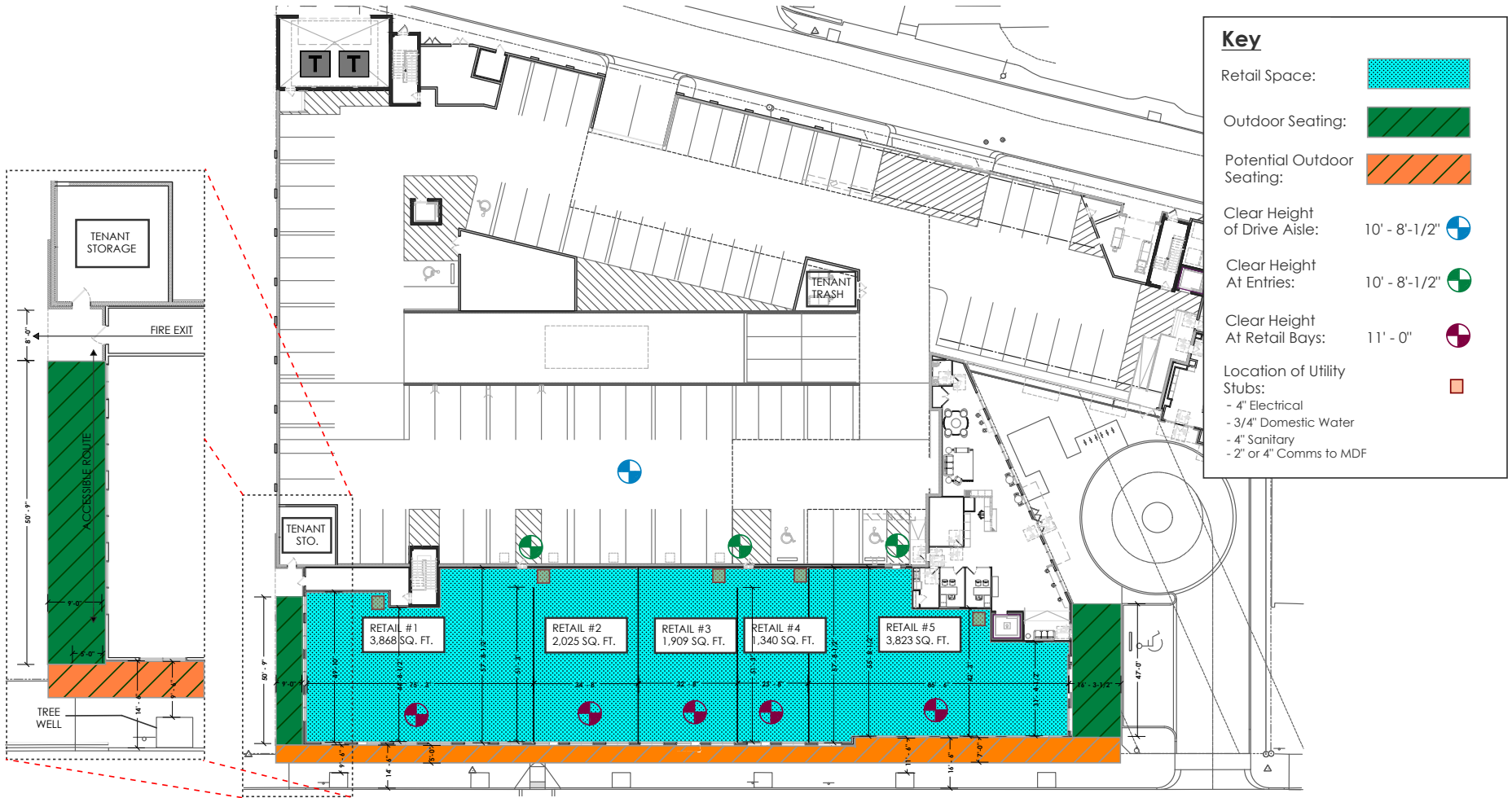
87



Bikeability

87

SITE PLAN





DEMOGRAPHIC PROFILE AND STATISTICS

Radius	Population	Average HH Income	Growth (2023-2028)	Households	Median Age
5 Minutes	39,908	\$104,637	1.65%	21,002	31.9
10 Minutes	181,504	\$94,224	0.68%	86,444	34.3
15 Minutes	427,064	\$98,347	0.65%	187,942	36.8

Many restaurants with a strong bar presence are experiencing sales volumes exceeding \$1,000 psf

1201 N Arthur Ashe Blvd

LOCAL RETAIL



Legend

- SITE
- Apartments
- Restaurants
- Entertainment
- Groceries

THE DIAMOND

SPORTS BACKERS STADIUM

RVA PERFORMANCE TRAINING

SITE

BON SECOURS TRAINING CENTER

VCU | 35,000 STUDENTS
1.9 MILES FROM SITE

CHILDREN'S MUSEUM OF RVA

SCIENCE MUSEUM OF VA

THE BROADBERRY

ALDI

EN SU BOCA

STARBUCKS

THE SCOUT SCOTT'S ADDITION

VOGUE FLOWERS

VIV AT SCOTT'S COLLECTION

FAT DRAGON CHINESE

LUNCH SUPPER

CABO FISH TACO

THREE NOTCH'D

KISMET MODERN INDIAN RVA

BINGO BEER

PETER CHANG

DIANELLO'S PIZZA

HOFHEIMER VENUE

PETER CHANG

THE SUMMIT AT SCOTT'S ADDITION

BLANCHARD'S COFFEE

MCLEANS

THE NEST APARTMENTS

THE ICON

DON'T LOOK BACK

LEMON CUISINE

GEM AT SCOTT'S COLLECTION

MOORE STREET CAFE

BOULEVARD BURGER & BREW

GELATI CELESTI

MOVIELAND AT BOULEVARD SQUARE

THE ALTAMONT

THE PRESERVE SCOTT'S ADDITION

WOOD & IRON

SCOTT'S VIEW

TAZZA KITCHEN

STELLA'S

WASEN BREWING CO

GRIT COFFEE

OTIS

SCOTT'S EDGE

THE VEIL BREWING

SYMBOL SCOTT'S ADDITION

BRENNER PASS

AMBIENCE LOFTS

1 SCOTT'S COLLECTION

OSPREY LOFTS

THE LOFTS @ 1723

PINKY'S

LUCKY AF ASIAN FUSION

THE PRESERVE SCOTT'S ADDITION

SLINGSHOT

MACTAVISH FLATS

3600 W BROAD APARTMENTS

THE PRESERVE SCOTT'S ADDITION

THE VEIL BREWING

THE VEIL BREWING

LOCAL RETAIL



LOCAL AREA



Restaurants

Fat Dragon
Don't Look Back
Peter Chang
Moore Street Café
McLean's
Fighting Fish
Hofheimer Roof Top
Nokoribi
Lamplighter Coffee
Elsa Café & Market
Pinky's
ZZQ
Perch
En Su Boca
Lunch & Supper
Longoven
Tazza Kitchen
Brenner Pass
Smoke RVA BBQ
Stella's Market
Boulevard Burger & Brew
Wood & Iron
Sushi AF
Cabo Fish Taco



Attractions

The Broadberry
The Circuit Arcade
Richmond Triangle Players
TopGolf
The Diamond
Bowtie Cinemas
The Science Museum
River City Roll



Schools

Virginia Commonwealth University
Virginia Union University
University of Richmond



Shopping

Class & Trash
Paisley & Jade
Vogue Flower Market
High Point Barbershop & Shave
Parlor



Bars

Blue Bee
Ardent Craft Ales
Three Notch'd
Strangeways Brewing
Väsen Brewing Company
Veil Brewing
Buskey Cider
The Hof Garden
Isley Brewing
Bingo Beer Co
Black Heath Meadery
Starr Hill Brewery
Reservoir Distillery
Hardwood Brewery
The Main Line Brewery
Brambley Park Bar/Winery



Hotels

Quirk
The Graduate

The Jefferson
Linden Row Inn
Downtown Marriot
Hilton Richmond Downtown



Groceries

Aldi
Kroger
Stella's Grocery
Whole Foods



Apartments

Scott's Edge
Otis
Scott's View
The Preserve
3600 West Broad
The Icon
The Nest
The Summit
The Altamont
GEM at Scott's Collection
VIV at Scott's Collection
The Lofts @1723
Symbol
Ambience Lofts
Osprey Lofts
1 Scott's Addition
Courtyard Lofts
The Scout
INK at Scott's Collection
Scott's View



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