

# OFFICE OFFERING MEMORANDUM

## 3 N LOMBARDY STREET

3 NORTH LOMBARDY STREET, RICHMOND, VA 23220



## OFFERING MEMORANDUM

### PRESENTED BY:

### NETWORKS COMMERCIAL REAL ESTATE

5006 Monument Avenue, Suite C  
Richmond, VA 23230



Relationships. Resources. Results.

### JIM TUCKER, CCIM

Investment Broker/Marketing Strategist  
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# PROPERTY INFORMATION

PROPERTY SUMMARY  
PROPERTY PHOTOS

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# PROPERTY SUMMARY

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## Property Summary

Price:	\$1,250,000
Building SF:	2,171
Price / SF:	575.77
Rentable SF:	2,171
Occupancy:	0
Lot Size:	5,022 sq. ft. (0.12 acres)
Year Built:	1886
Building Class:	C
Parking:	8
Parking Ratio:	3.74

## Property Overview

Historic significance of the building use over the last 140 years it has been standing.

Amazing modernization of the interior of the building at a cost exceeding \$250,000.

Offstreet parking for 8+ vehicles.

Flexible use opportunity

All FF&E included in the sale

## Location Overview

3 N Lombardy is located in what is considered "The Near West End" of Richmond and commonly referred to as "The Fan" and also the VCU college neighborhood. Proximity to downtown, the VCU campus, VCU Hospital, the Capital and large employers just across the James River have made this area a preferred bedroom community for professionals, professors, medical workers and students. Therefore, it is not surprising that a wide variety of restaurants and other entertainment venues abound in the surrounding neighborhoods.

# PROPERTY PHOTOS

3 NORTH LOMBARDY STREET | RICHMOND, VA 23220

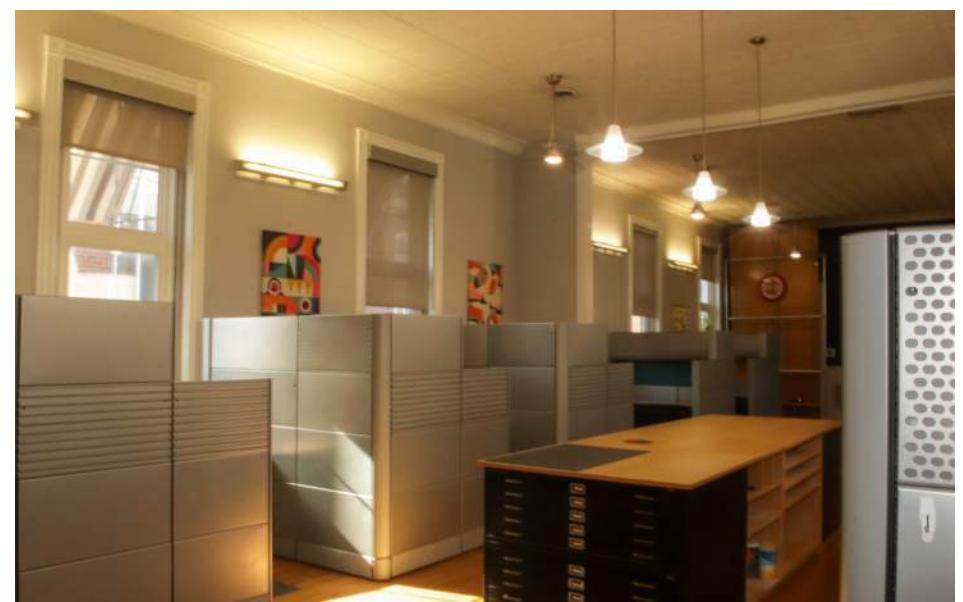
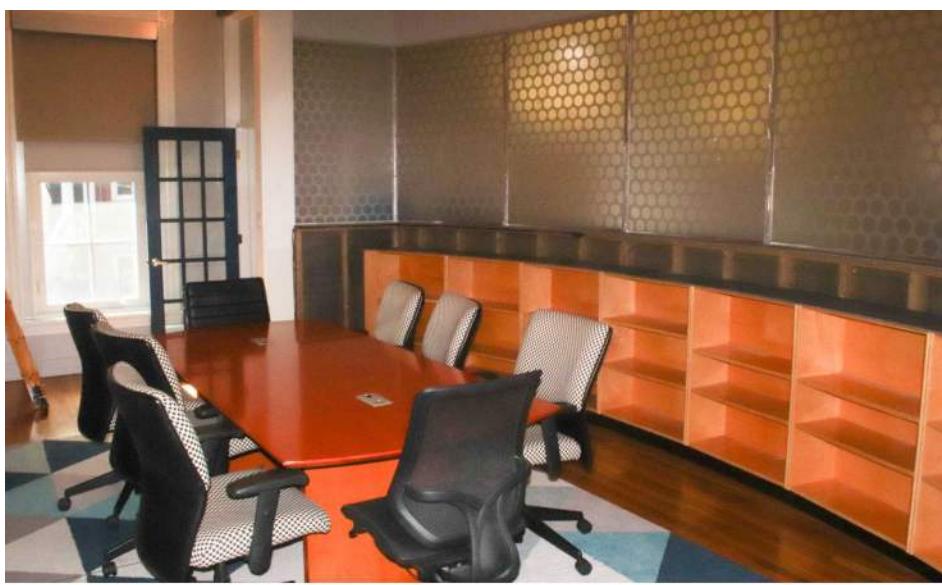
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# PROPERTY PHOTOS

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# LOCATION INFORMATION

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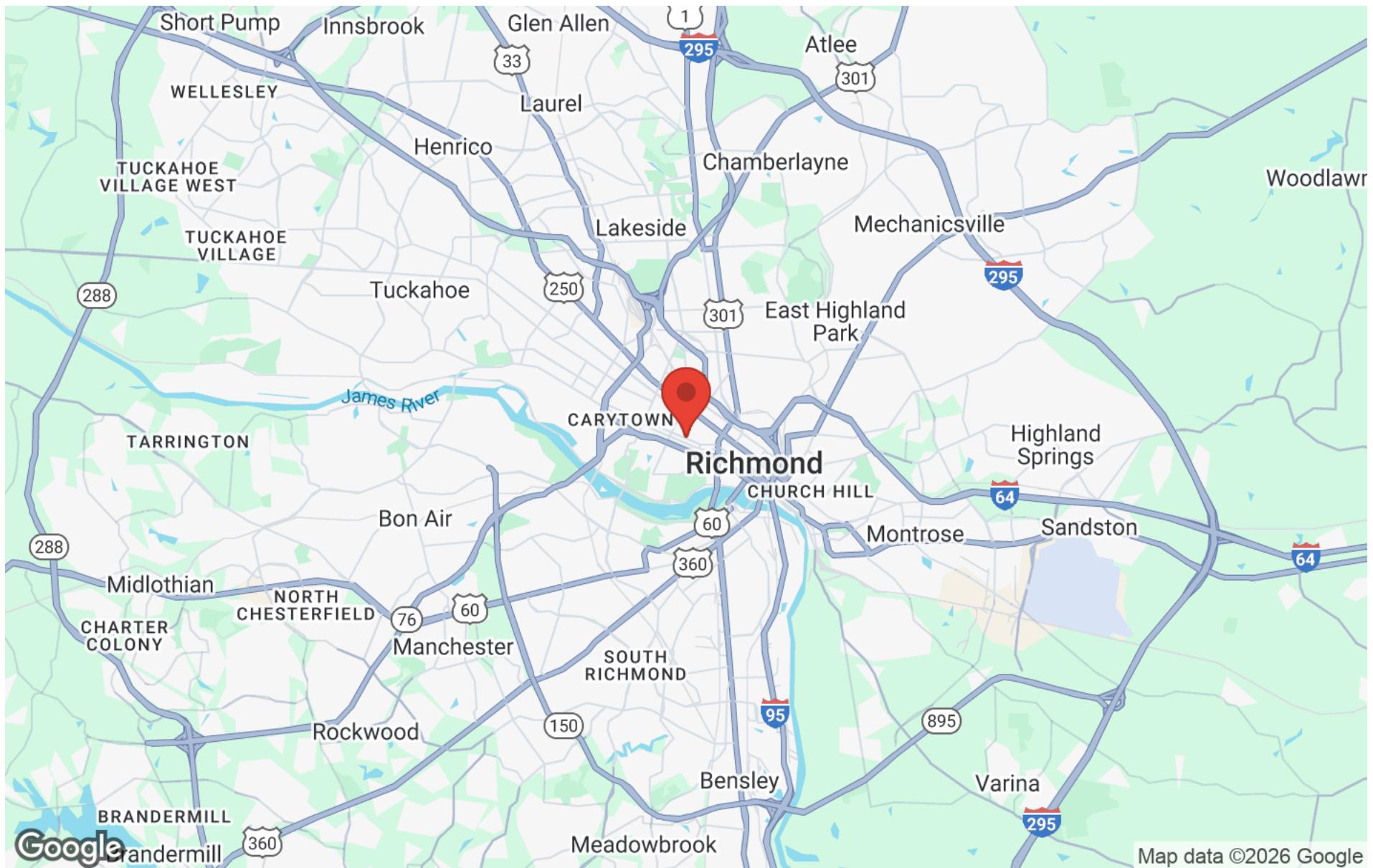
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## REGIONAL MAP

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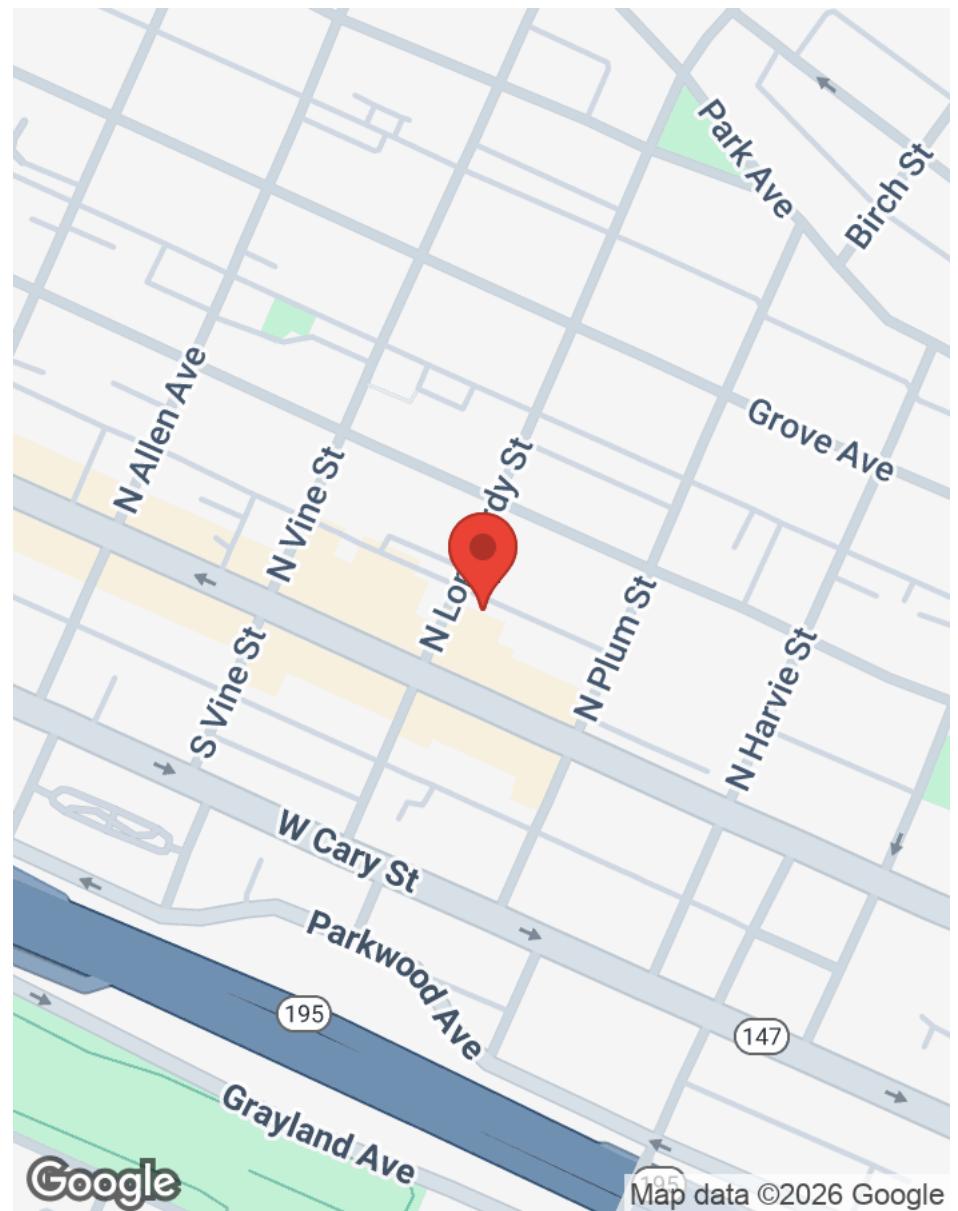
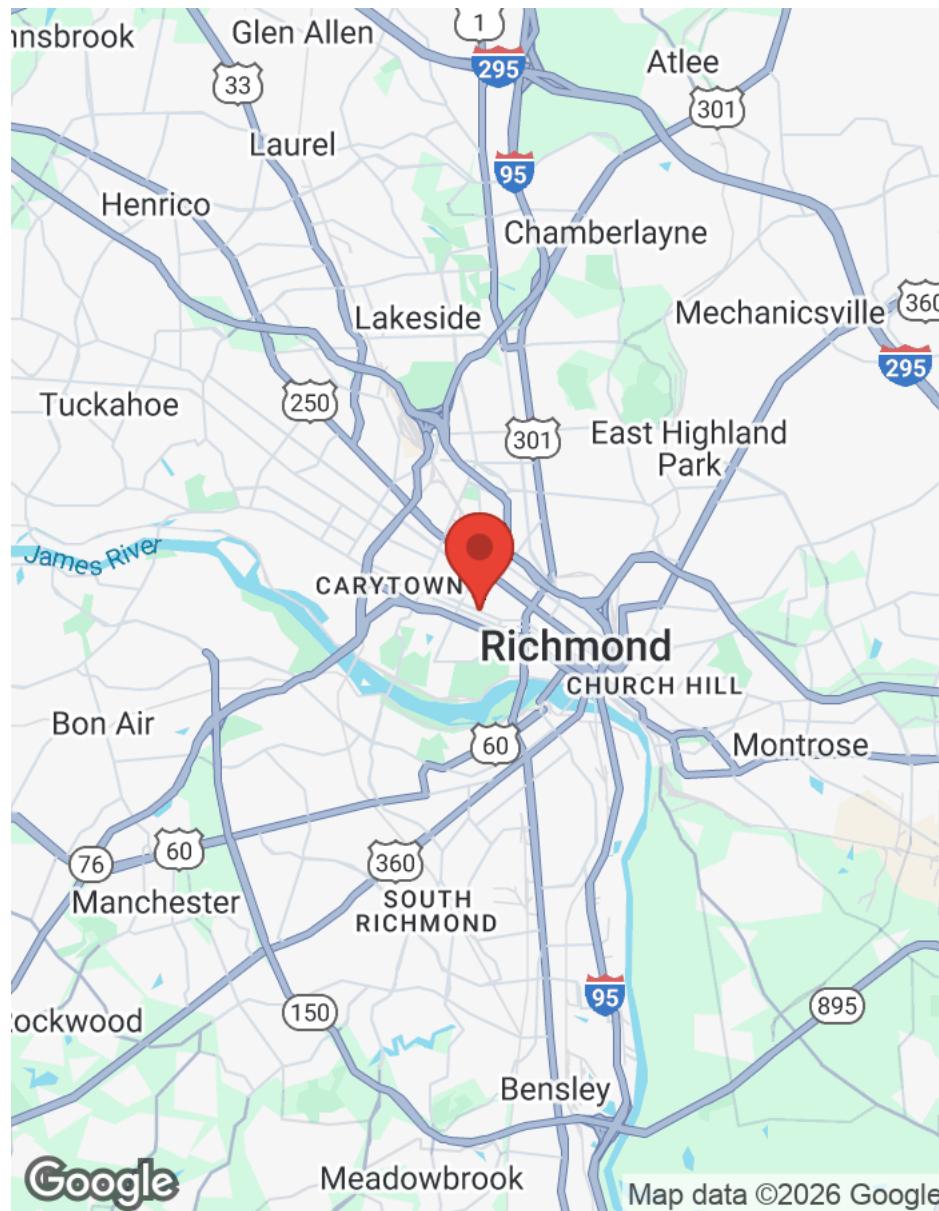
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## LOCATION MAPS

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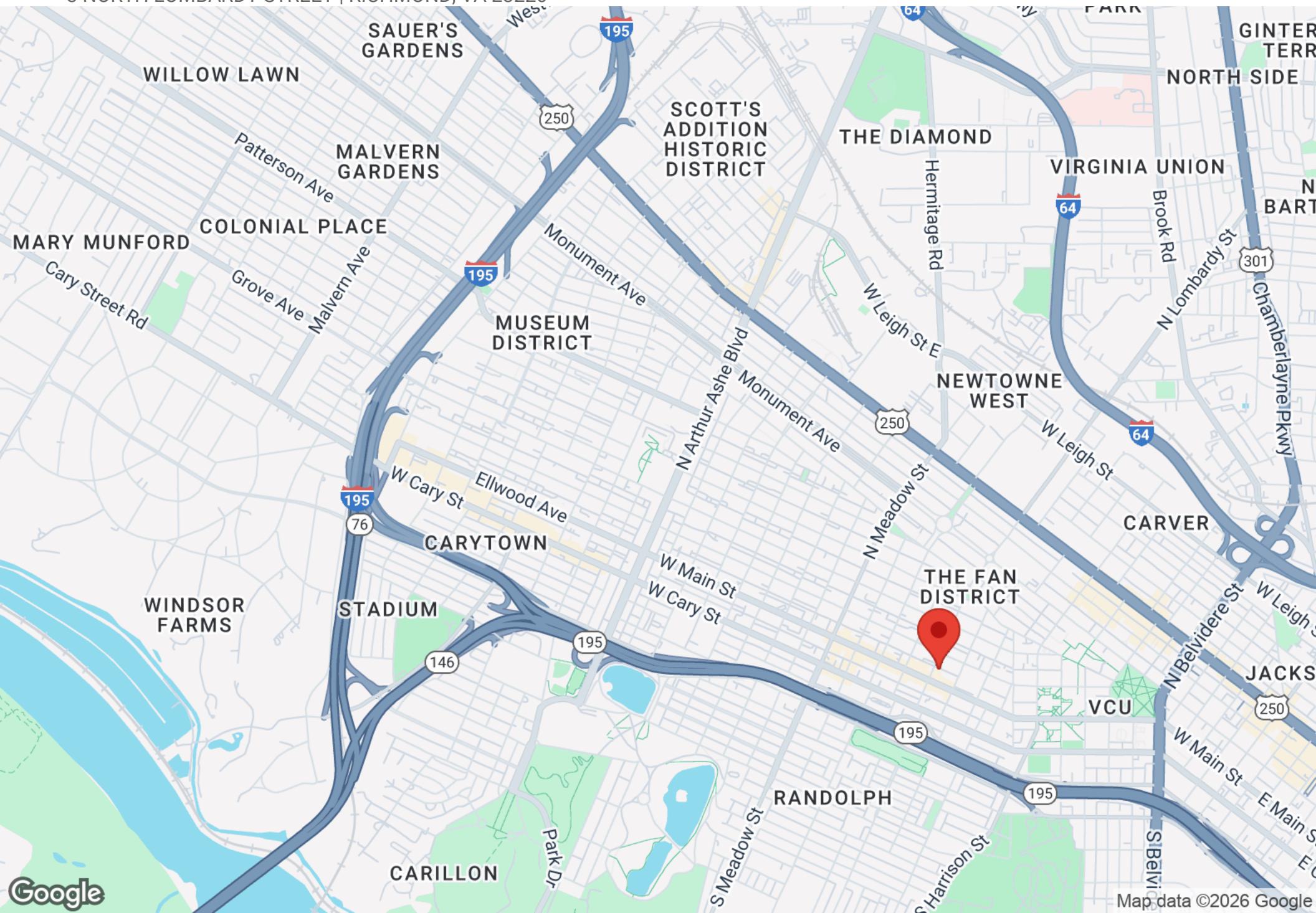
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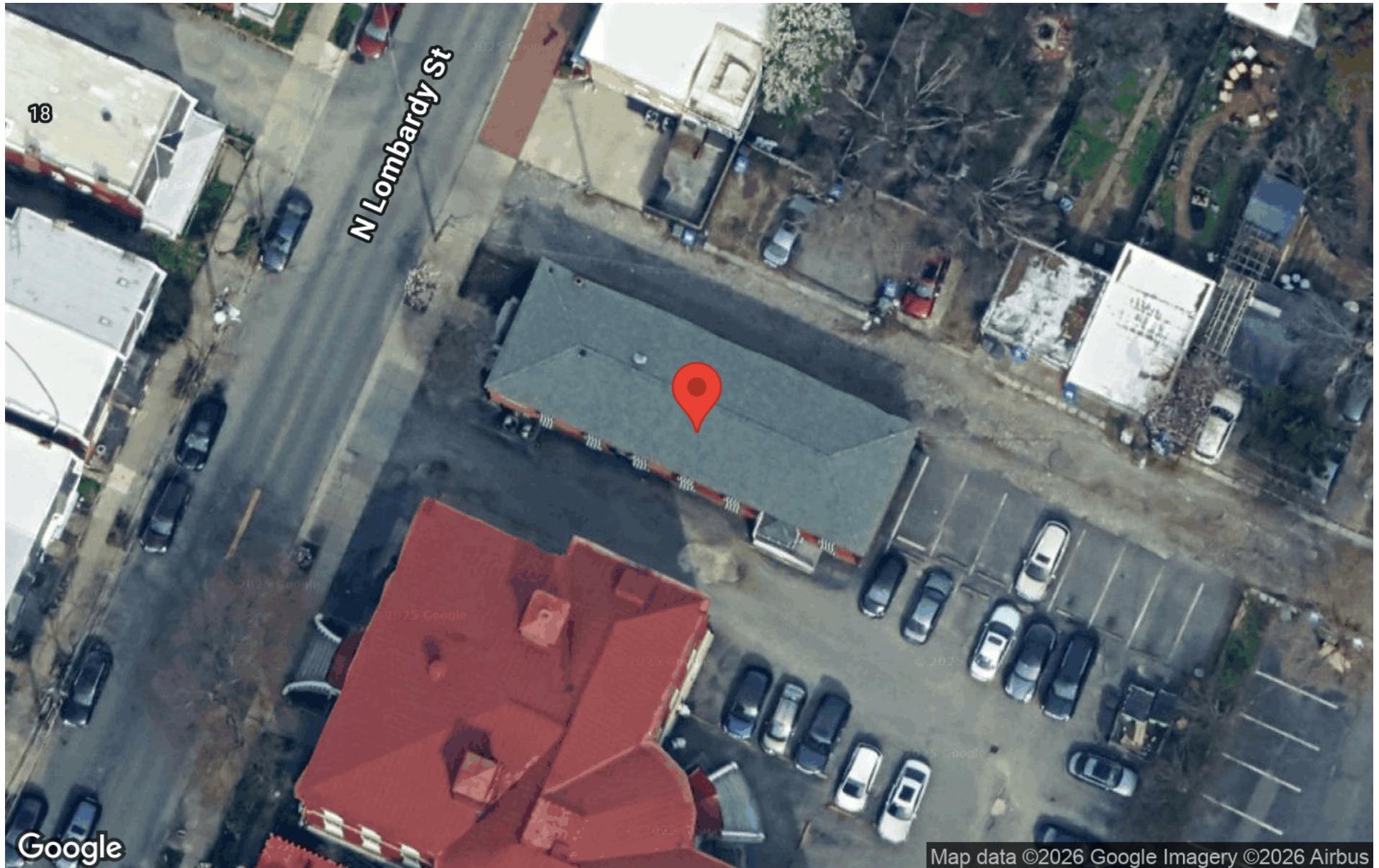
## BUSINESS MAP

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## AERIAL MAP

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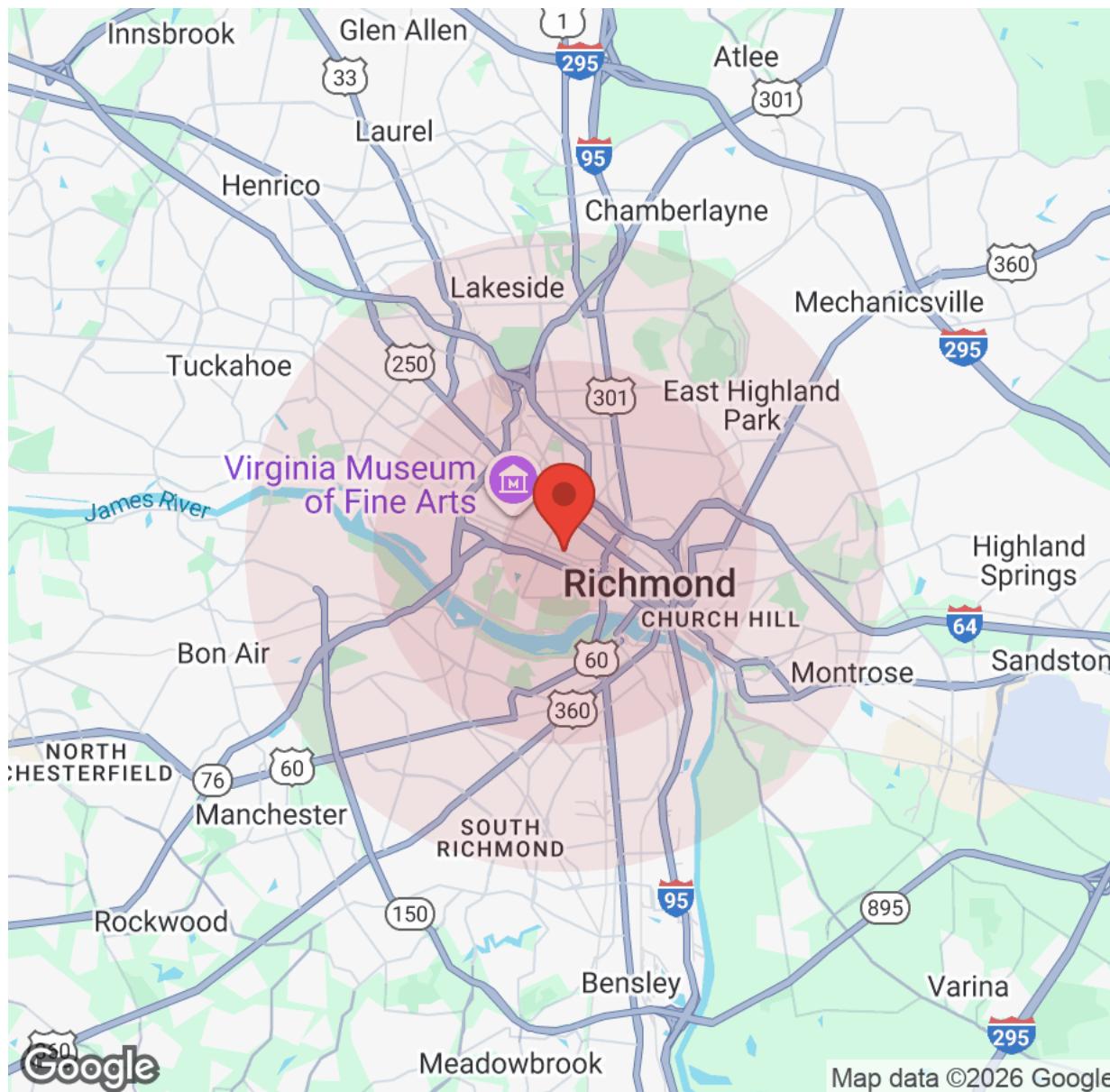
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# DEMOCRAPHICS

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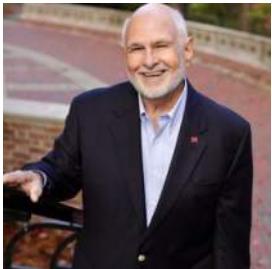
	Population	1 Mile	3 Miles	5 Miles
Male	20,115	73,800	137,799	
Female	14,557	71,310	139,581	
Total Population	34,672	145,110	277,380	
Age		1 Mile	3 Miles	5 Miles
Ages 0-14	2,398	17,604	41,265	
Ages 15-24	11,435	22,318	37,966	
Ages 25-54	14,751	70,942	125,672	
Ages 55-64	2,555	14,568	30,318	
Ages 65+	3,533	19,677	42,159	
Race		1 Mile	3 Miles	5 Miles
White	19,704	71,365	117,554	
Black	8,841	55,098	119,579	
Am In/AK Nat	21	145	333	
Hawaiian	7	29	55	
Hispanic	2,663	9,432	24,715	
Asian	2,396	4,818	7,822	
Multi-Racial	1,023	3,962	6,824	
Other	14	247	527	
Income		1 Mile	3 Miles	5 Miles
Median	\$67,905	\$71,341	\$69,794	
< \$15,000	2,416	8,580	14,509	
\$15,000-\$24,999	1,174	4,873	8,935	
\$25,000-\$34,999	1,148	5,185	9,402	
\$35,000-\$49,999	1,287	7,724	14,314	
\$50,000-\$74,999	2,190	11,481	21,283	
\$75,000-\$99,999	1,654	9,559	17,904	
\$100,000-\$149,999	2,089	10,084	18,356	
\$150,000-\$199,999	1,208	6,168	9,633	
> \$200,000	2,101	8,857	14,244	
Housing		1 Mile	3 Miles	5 Miles
Total Units	16,631	78,915	140,537	
Occupied	15,269	72,512	128,581	
Owner Occupied	4,555	25,105	52,387	
Renter Occupied	10,714	47,407	76,194	
Vacant	1,362	6,403	11,956	

# PROFESSIONAL BIO

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Jim Tucker, CCIM, is a commercial real estate broker who transforms real estate problems into money-solutions so his clients can stop writing checks and start cashing them.

"I love bringing game-changing methods that achieve startling results. Mostly, I engage marketing strategies and resources that help people to take action." Here's an outline of how that happens...

- S.W.O.T. analysis for a big-picture understanding.
- Strategic planning to achieve a time-bound outcome.
- Engage target market with proven resources.
- Negotiate agreement among all stakeholders.
- Manage the process to successful closure.

As founder and principal broker at NetWorks Commercial Real Estate, a national firm headquartered in Richmond, VA. NetWorks relies on a network of brokerage and principal relationships, including a database of over 5,000 proven 'players' along with the over 15,000+ members of the CCIM Institute. Tucker specializes in investment-grade office & industrial properties, shopping centers and retail development opportunities in the Mid-Atlantic and has over 35 years of corporate, development, syndication, brokerage and consulting experience. He is an active licensed broker in Virginia with career credits as savings & loan executive, senior vice president for a NYSE development company and many years of successful advisory and brokerage experience, Jim brings focus to client objectives and assignments that has been described as relentless in pursuit of one thing – RESULTS.

Tucker is widely respected for developing investment strategies that identify exit alternatives prior to acquisition and is known for his careful underwriting of properties prior to taking them to the market. Client testimonials consistently mention Tucker's intellectual enthusiasm, creative solutions and relentless pursuit of client objectives.

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