



1070 VIRGINIA CENTER PARKWAY

Unanchored Strip Center Opportunity
with Diverse Tenant Roster | Richmond, VA



CUSHMAN &
WAKEFIELD

THALHIMER

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to exclusively offer for sale 1070 Virginia Center Parkway (the “Property”), a fully leased, triple net strip center boasting a proven operating history and a WALT of 5.0 years. Strategically situated along the bustling Brook Road (Route 1), a mere 0.5 miles from the heavily traversed I-95 & I-295 interchange, the Property offers unparalleled convenience and exposure.

Featuring a diverse tenant mix including nationally recognized brands such as Chipotle, MattressFirm, and SportsClips, the Property thrives within the vibrant Virginia Center Station retail development. Tenants benefit from generous pylon signage and multiple points of ingress and egress, capturing the attention of over 35,000 passing cars daily.

Moreover, the Property enjoys robust market fundamentals and proximity to major retail traffic generators within the Virginia Center Trade area, including Publix, Ross Dress for Less, Best Buy, Michael’s, and Dick’s Sporting Goods. This prime location ensures sustained foot traffic and consumer interest, enhancing the investment’s long-term viability. The property enjoys exceptional market demographics, boasting an average household income exceeding \$116,000 and nearly 28% of the population holding Bachelor’s degrees within a three-mile radius.

Notably, the Property is strategically positioned just one mile from the Henrico Sports & Events Center—a \$50 million state-of-the-art complex currently under development between a public/private partnership with Henrico County. The asset also sits adjacent to the ongoing redevelopment of the former Virginia Center Commons Mall, a transformative mixed-use development breathing new life into the immediate trade area. In addition, a seven-acre office park site nearby is slated for redevelopment into a five-story, 279-unit apartment building.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Residential Population	5,943	42,416	120,678
2023 Daytime Population	9,822	43,342	119,059
2023 Average HHI	\$98,585	\$116,186	\$111,041
5-Yr. Annual Population Growth (2017-2022)	0.21%	0.62%	0.24%
2023 Average Home Value	\$411,411	\$366,108	\$372,626
Median Age	38.4	41.2	40.7
% of Population with Bachelor’s Degree	26.9%	27.8%	28.2%

ADDRESS

1070 Virginia Center Parkway
Richmond, VA 23059

OCCUPANCY

100%

TOTAL GLA

23,920

SITE SIZE

±4.89 acres

YEAR BUILT

2006

SIGNIFICANT TENANCY SF

Mattress Firm	6,200 SF
Snipe’s USA	5,920 SF
Q Barbeque	4,000 SF

WEIGHTED AVERAGE LEASE TERM

5.0 Years

PARKING

91 spaces (3.8 spaces per 1,000 SF)

YEAR 1 NOI

\$473,615

INVESTMENT HIGHLIGHTS



Fully leased, triple net strip center with proven operating history and WALT of 5.0 years



Conveniently located along major internal artery Brook Road (Route 1) just 0.5 miles from the heavily traveled I-95 & I-295 interchange



Diverse tenant mix featuring national operators such as Chipotle, MattressFirm, and SportsClips



Situated within the larger Virginia Center Station retail development, offering tenants generous pylon signage as well as multiple points of ingress and egress with exposure to over 34,000 passing cars per day



Benefits from historically solid market fundamentals and proximity to big box retail traffic generators with the Virginia Center Trade area such as Publix, Ross Dress for Less, Best Buy, Michael's and Dick's Sporting Goods



Only a mile away from the recently opened Henrico Sports & Events Center—currently under development between a public/private partnership with Henrico County—and the ongoing mixed-use redevelopment of the rest of the former Virginia Center Commons Mall



Weighted average tenure of 8.1 years among the top four largest tenants



VIRGINIA CENTER TECHNOLOGY PARK
128,005 RBA



1070 VIRGINIA CENTER PARKWAY
MATTRESS FIRM
snipes®
SportClips HAIRGUES
marco's PIZZA
QUICKWAY CHIPOTLE
JAPANESE W BACCHI

1090 VIRGINIA CENTER PARKWAY
FANTASTIC SAM'S CUT & COLOR
BUFFALO WILD WINGS
SUBWAY

1080 VIRGINIA CENTER PARKWAY
PITSA
HANDSTONE
DOMOISHI



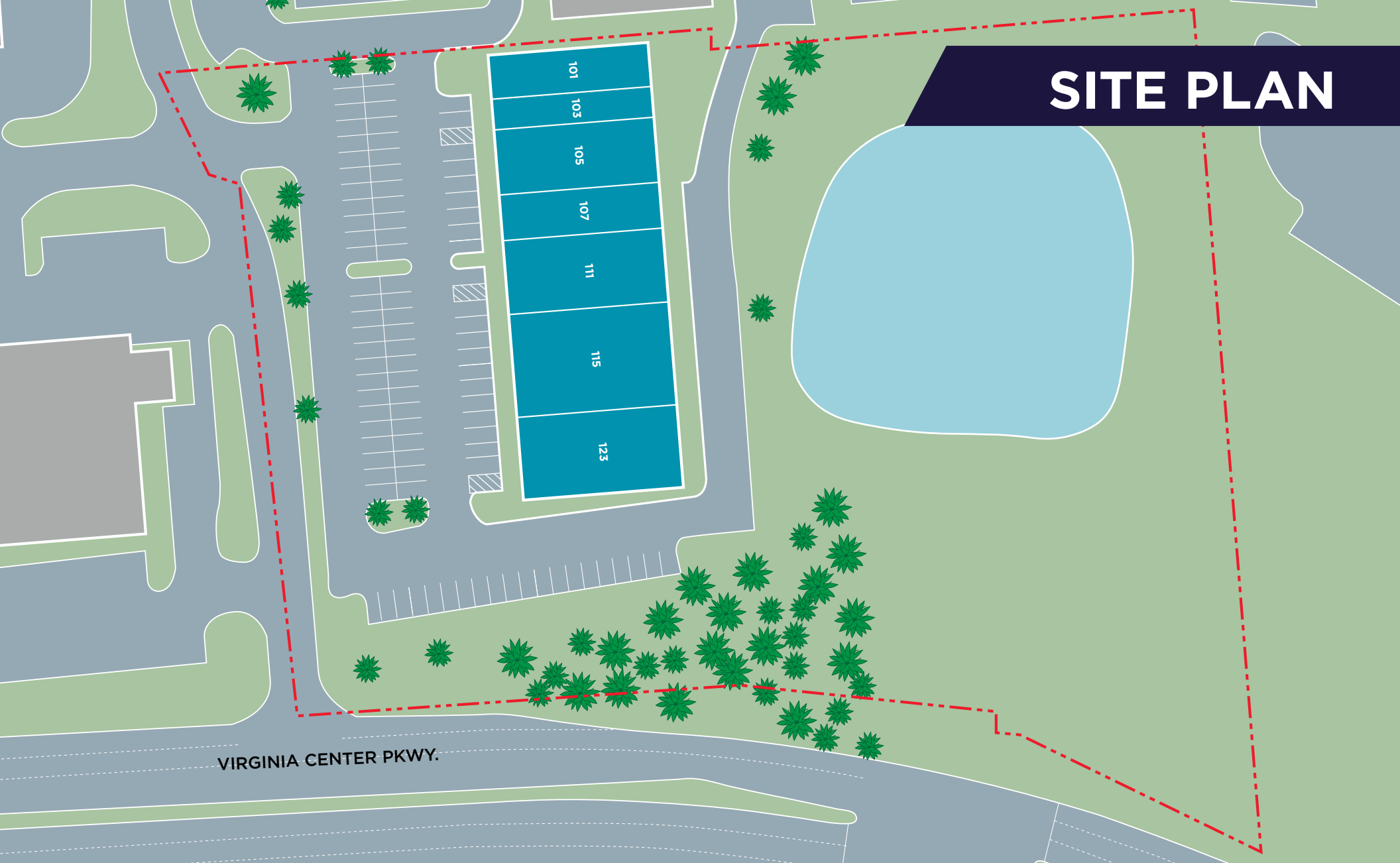
9853 BROOK ROAD
PAPA JOHN'S
T-Mobile
PALM BEACH TAN

WELLS FARGO



BROOK ROAD
34,000 VPD

SITE PLAN



VIRGINIA CENTER PKWY.

Suite	Tenant	SF	Expiration
101	Chipotle Mexican Grill	2,500	10/31/2031
103	Sports Clips	1,700	8/31/2026
105	Marco's Pizza	1,600	10/31/2031
107	Quickway Hibachi	2,000	3/31/2035

Suite	Tenant	SF	Expiration
111	Mattress Firm	6,200	5/31/2027
115	Snipes USA	5,920	8/31/2033
123	Q Barbeque	4,000	11/30/2027



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