



Retail Opportunity

Colliers

CONTACT US

George Fox

Executive Vice President
Retail Services
+1 757 651 9380
George.Fox@colliers.com

Steve Weinstein

Associate
Retail Services
+1 757 262 7424
steve.weinstein@colliers.com

Colliers

150 West Main Street
Suite 1100
Norfolk, VA 23510
Main: +1 757 490 3300
colliers.com

1245 Cedar Road, Chesapeake, VA 23322

Las Gaviotas Shopping Center

Premier Shopping Destination

Las Gaviotas is a recently renovated neighborhood shopping center, encompassing 90,505 square feet, and anchored by a long-standing Food Lion with a substantial lease term and growing sales. The center also features Fitness 19 alongside a diverse mix of popular restaurants and essential retail providers, catering to some of the highest average household income areas in Hampton Roads.

Availability

- Suite C2: 1,750 SF

Las Gaviotas Shopping Center

Property Overview

| | |
|---------------------|-------------|
| SF Available | 1,750 SF |
| Lease Rate | Negotiable |
| Lot Size | 11.37 Acres |
| Total RBA | 90,505 SF |
| Year Built | 1987 |
| Renovated | 2008 |
| Zoning | B2 |



Highlights



Anchored by Food Lion



1,750 SF endcap space available



Recent upgrades include new pylon, new parking lot, and lighting

Join These Retailers



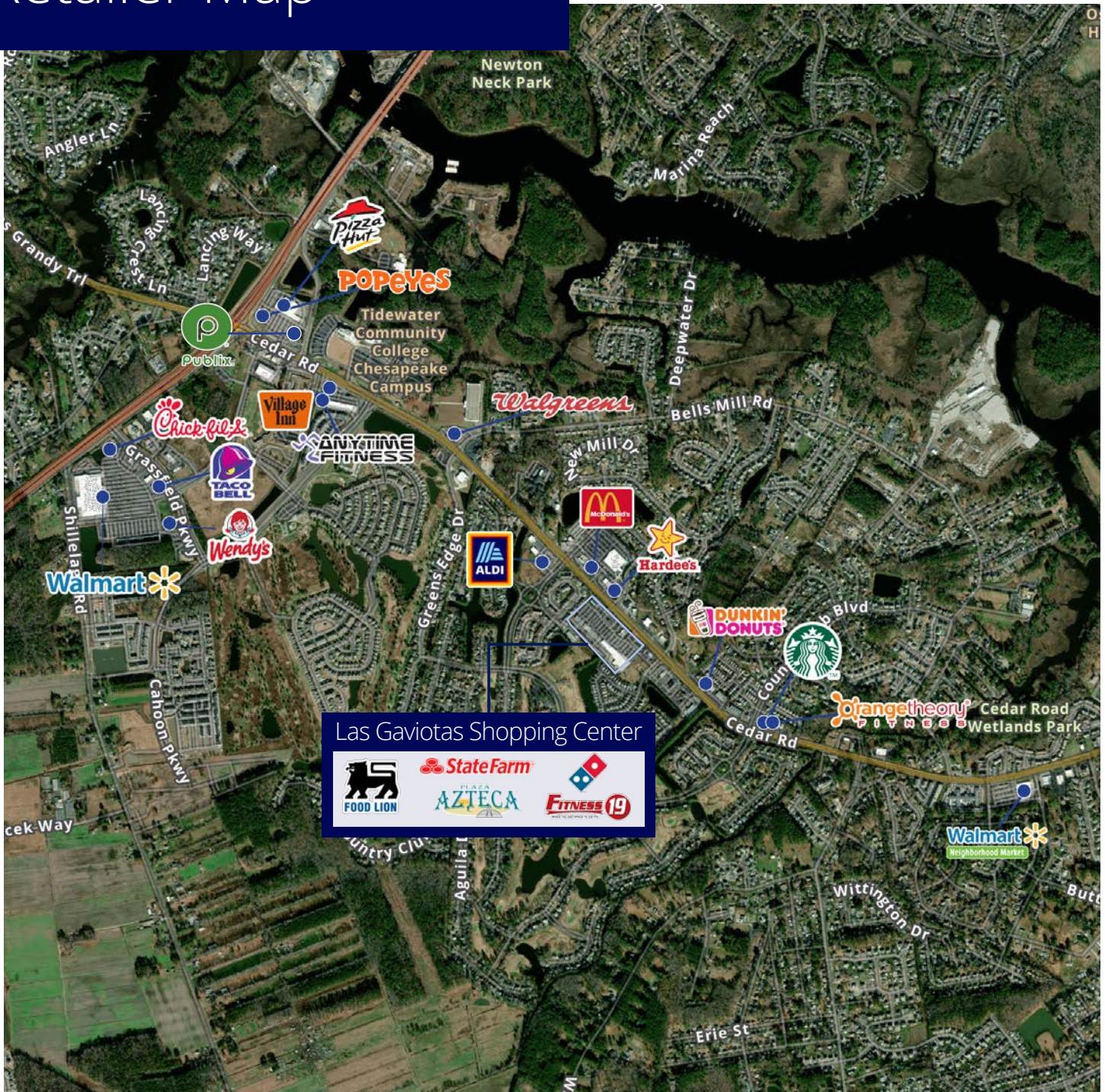
Site Plan



Shopping Center Tenants & Availability

| | | | | | |
|----|----------------------------|-----------|-----|-----------------------|-----------|
| A | Food Lion | 30,280 SF | M | Enterprise Rent-A-Car | 1,800 SF |
| B1 | Express Wholesale Cabinets | 4,235 SF | 101 | Domino's Pizza | 1,500 SF |
| B2 | VA Taekwondo | 4,235 SF | 102 | Nails First | 1,500 SF |
| C | Cedar Chiropractic | 1,600 SF | 103 | Mikado Japanese | 2,100 SF |
| D | Peake Tavern | 4,800 SF | 104 | Skrimp Shack | 2,100 SF |
| G | Mail Werx | 1,400 SF | 105 | Goldfish Swim School | 8,000 SF |
| H | Mr. Tobacco & Vape | 1,400 SF | 108 | Plaza Azteca | 5,700 SF |
| I | Fortune Inn | 1,400 SF | 111 | Sundae Scoop | 1,500 SF |
| J | State Farm | 1,200 SF | AB | Fitness 19 | 10,804 SF |
| K | Epix Hair Studio | 1,200 SF | C2 | AVAILABLE | 1,750 SF |
| L | Dr. Denbar Dentistry | 1,800 SF | | | |

Retailer Map



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| 2024 Total Households | 3,424 | 18,914 | 45,842 |
| 2024 Total Population | 9,595 | 52,229 | 125,977 |
| 2024 Average Household Income | \$150,460 | \$134,788 | \$125,722 |



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