



# 1201 N ARTHUR

## ASHE BOULEVARD





# PROPERTY OVERVIEW

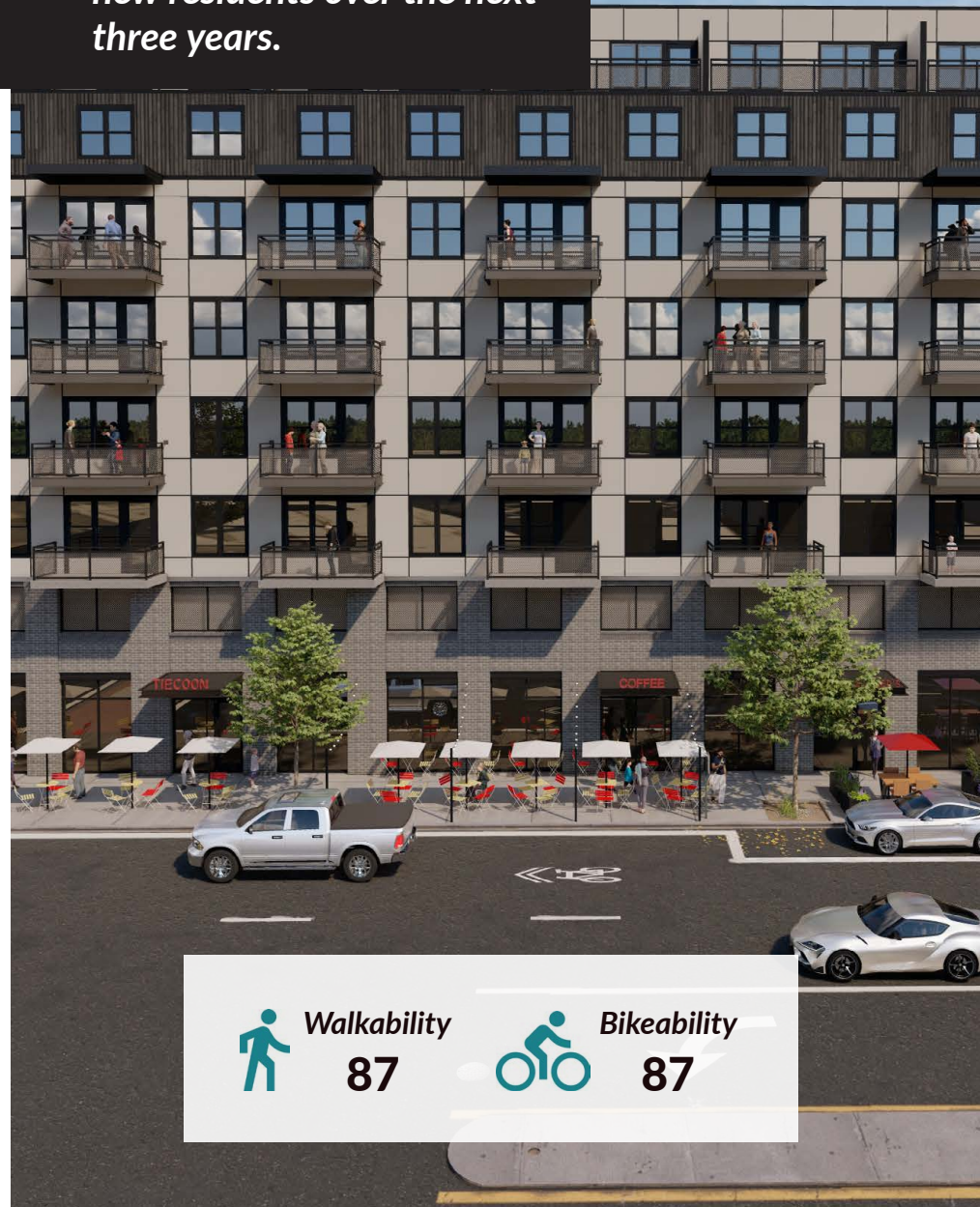
## BIG changes are on the way for Arthur Ashe Boulevard!

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

- **7,000 SF of retail space available**
- One end-cap space with 500 SF of 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

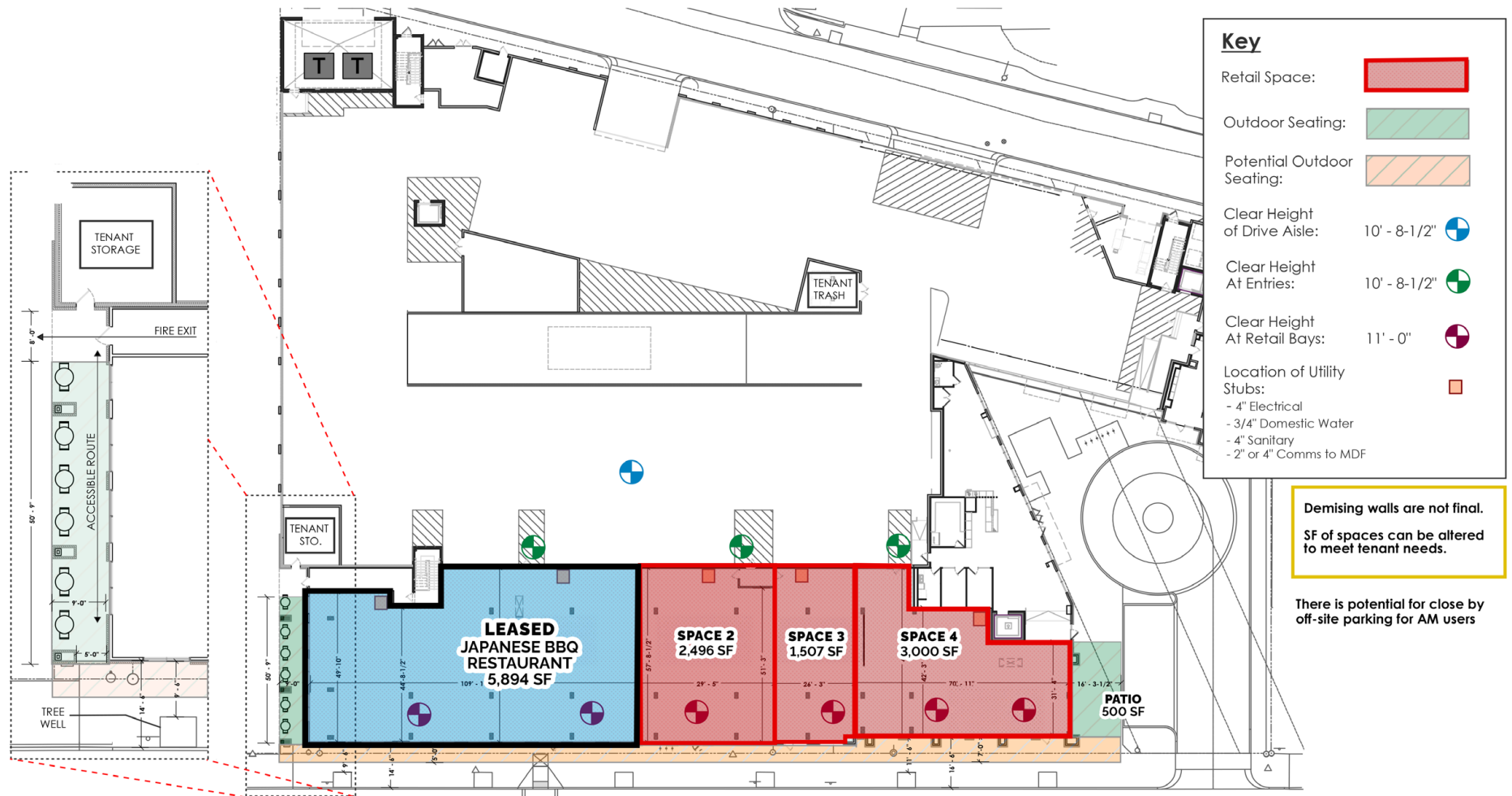
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Bikeability

87

# SITE PLAN



N ARTHUR ASHE BLVD






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





 SITE

■ Apartments

## Restaurants

Entertainment

 Groceries



# 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  
Lucky AF  
Cabo Fish Taco  
Cochiloco  
Slack tide Fish Co.



## ATTRACTIONS

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



## SHOPPING

Class & Trash  
Paisley & Jade  
Vogue Flower Market  
High Point Barbershop & Shave  
Parlor  
Shop Made in VA



## BARs

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



## HOTELS

Quirk  
The Graduate  
The Jefferson  
Linden Row Inn  
Downtown Marriot  
Hilton Richmond Downtown



## GROCERIES

Aldi  
Kroger  
Stella's Grocery  
Whole Foods  
Yellow Umbrella



## SCHOOLS

Virginia Commonwealth University  
Virginia Union University  
University of Richmond



## 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



Read Goode  
Executive Vice President  
rgoode@divaris.com  
804.335.0554

Rachel James  
Associate  
rachel.james@divaris.com  
540.322.6627

