



Retail Advisors
Assembling the Retail World

RARE OCEANFRONT VACANT LAND FOR SALE

**3233 Pacific Avenue,
Virginia Beach, VA 23451**

Property Features:



Excellent Location

Easy access and great visibility from Pacific Avenue.



Traffic Counts

Pacific Ave. 22,040 VPD (2025)



Area Tenancy

Hilton Oceanfront Resort, 31 Ocean, Shopping/Dining, Atlantic Surf Park & more!



ASKING
PRICE

Call Broker

**0.73 AC located on
the corner of
Pacific Avenue &
33rd Street at the
VA Beach
Oceanfront**

FOR SALE



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





**3233 PACIFIC AVENUE,
VIRGINIA BEACH,
VA 23451**

Situated in the heart of Virginia Beach's Ocean front resort business district, this **31,622 sqft. (0.73 acre) parcel**, offers panoramic visibility to the oceanfront.

Zoning: OR (Oceanfront Resort)

 Demographic Summary		<u>3 min.</u>	<u>5 min.</u>	<u>10 min.</u>
	2025 Estimated Population:	12,050	26,087	52,381
	2025 Est. Median HH Income:	\$98,402	\$108,152	\$100,116
	2025 Est. Total Employees:	10,461	15,054	25,961



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3233 Pacific Ave

Virginia Beach, VA 23451

September 2025

Retail Advisors
Redefining the Retail World



Google

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3233 Pacific Ave

Virginia Beach, VA 23451

September 2025

Retail Advisors
Accelerating the Retail World

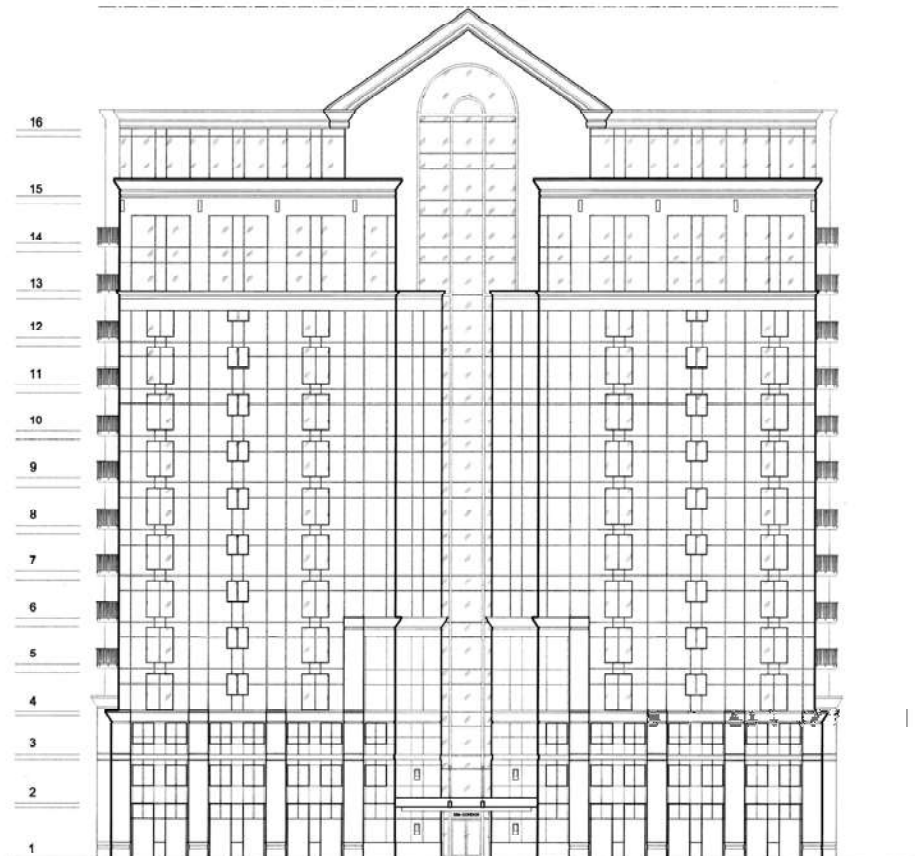
Site →

Google

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ELEVATION 1

SCALE 1/16" = 1'-0"

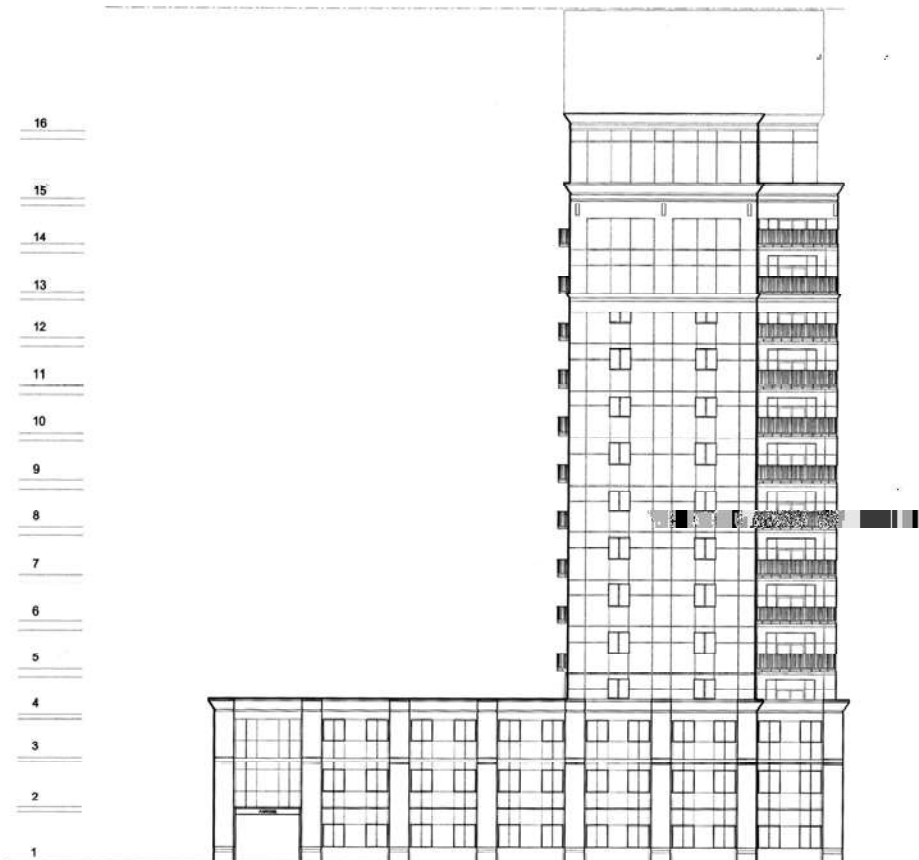
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VIRGINIA BEACH

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ELEVATION 2

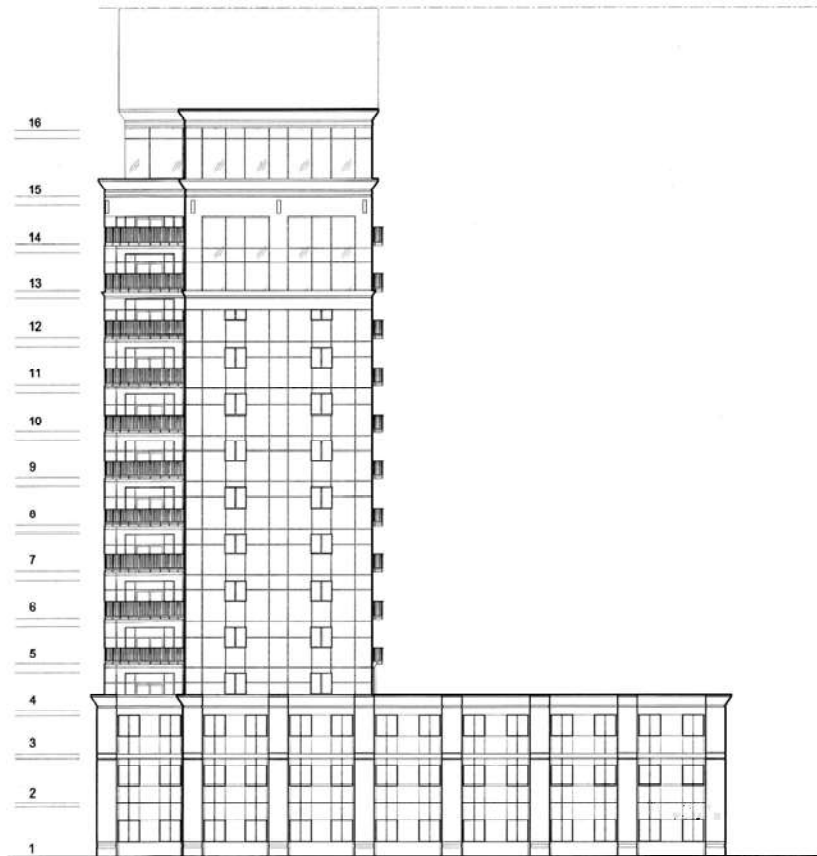
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ELEVATION 4

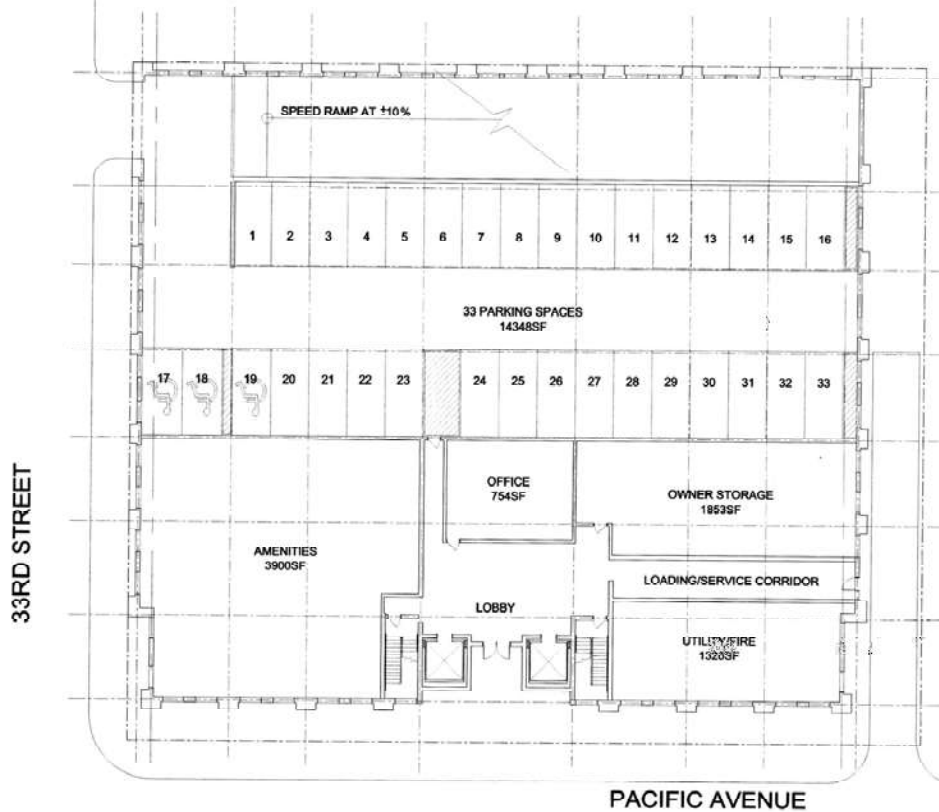
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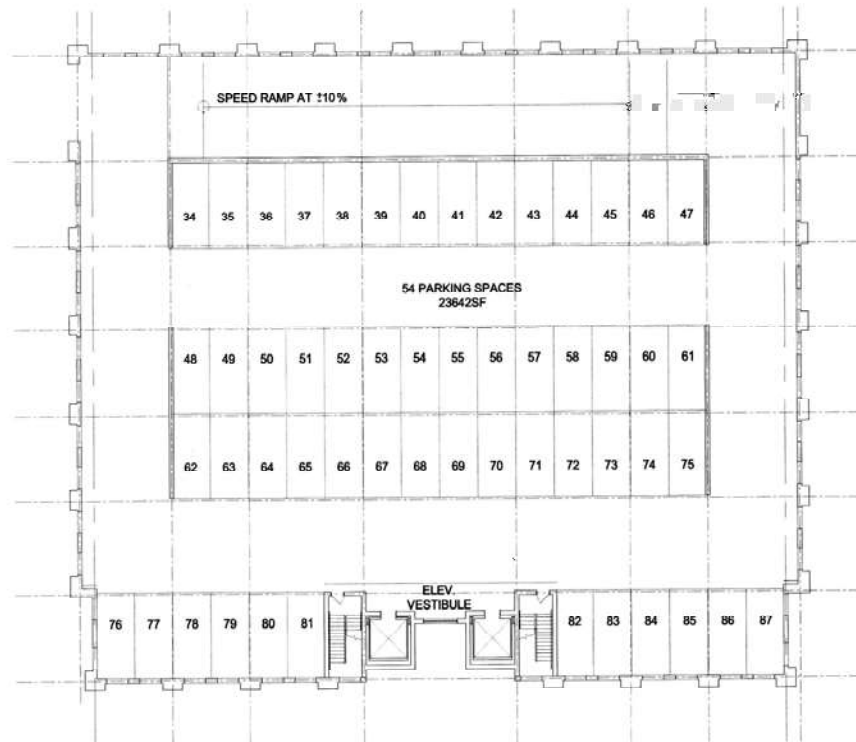

FIRST FLOOR PLAN
 SCALE 1/16" = 1'-0"

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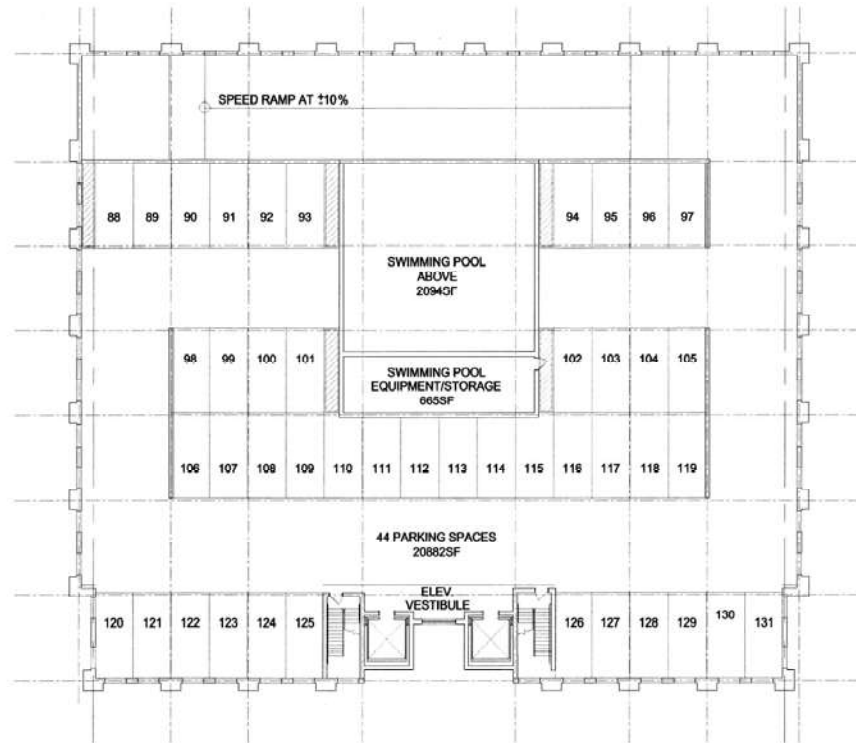


 **SECOND FLOOR PLAN**
SCALE 1/16" = 1'-0"

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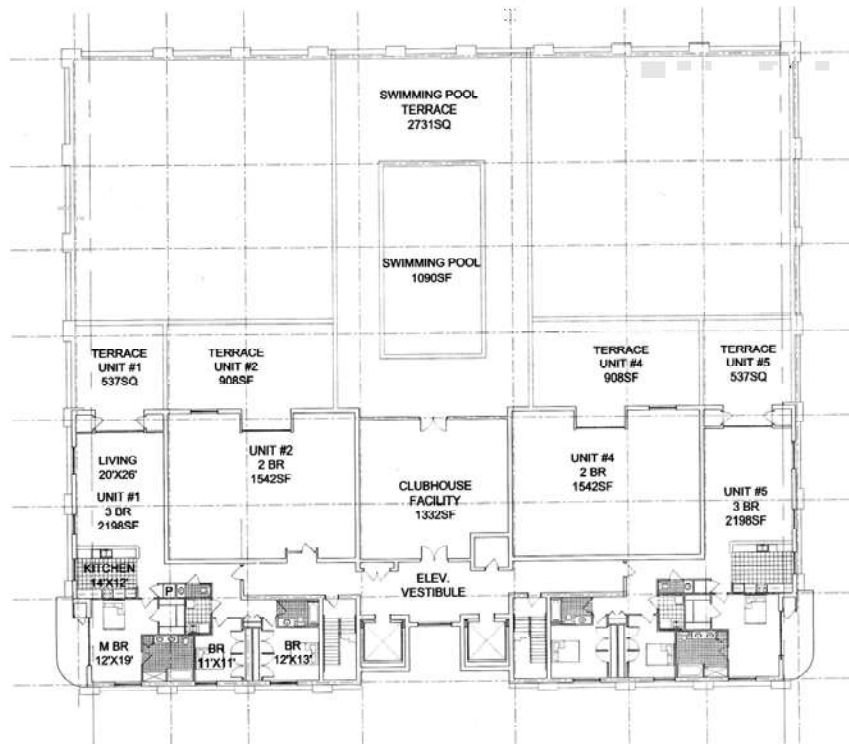



THIRD FLOOR PLAN
 SCALE 1/16" = 1'-0"

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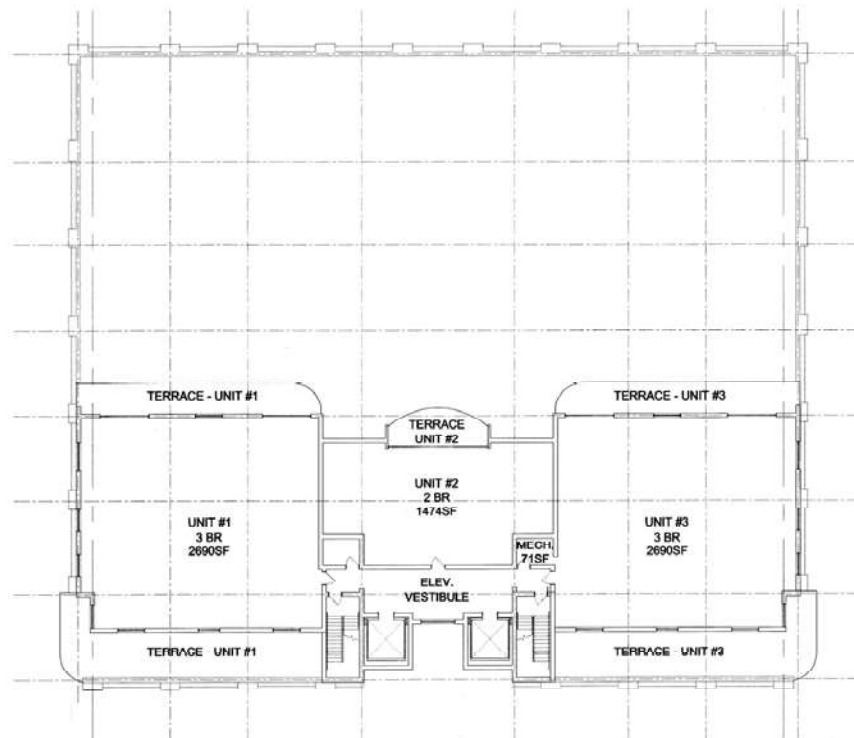


FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"

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PENTHOUSE FLOOR PLAN

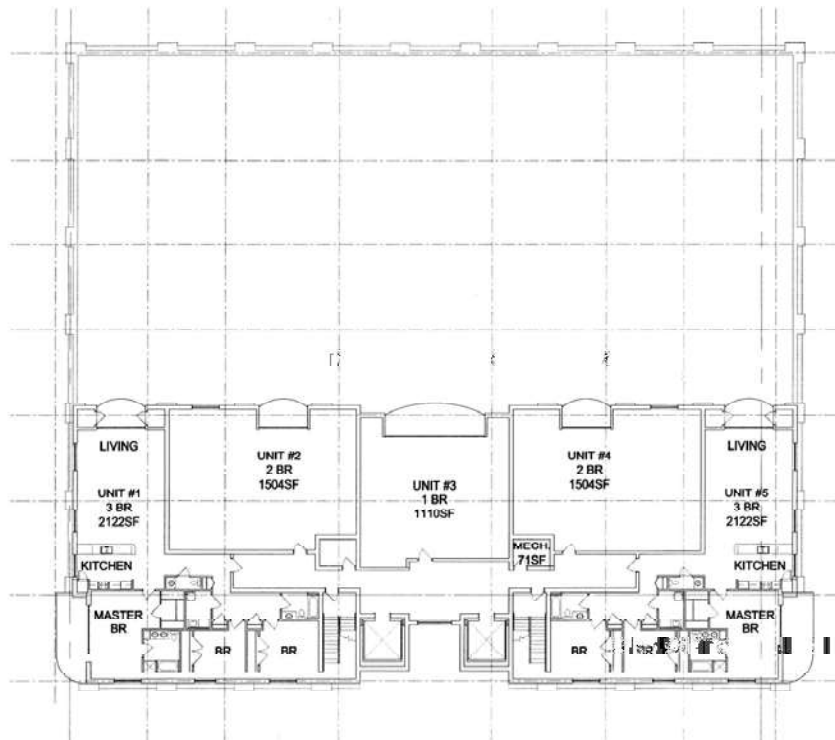
SCALE 1/16" = 1'-0"

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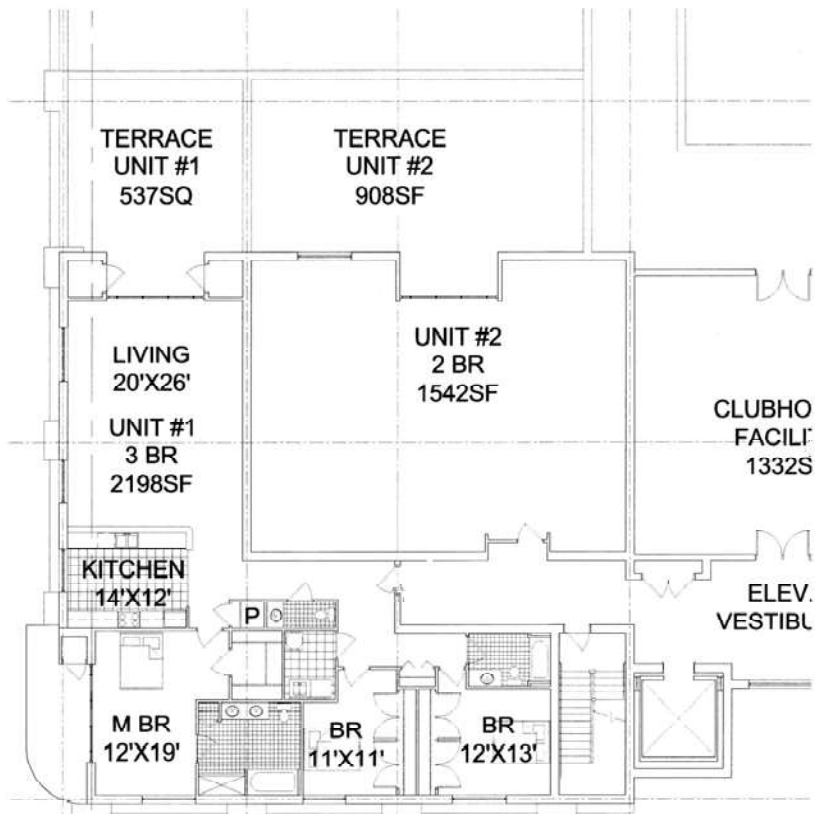



TYPICAL FLOOR PLAN
 SCALE 1/16" = 1'-0"

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.
Lat/Lon: 36.861/-75.9789

3233 Pacific Ave Virginia Beach, VA 23451	3 min drive time	5 min drive time	10 min drive time
Population			
2025 Estimated Population	12,050	26,087	52,381
2030 Projected Population	12,918	26,770	52,658
2020 Census Population	10,322	24,118	50,197
2010 Census Population	9,573	22,837	49,577
Projected Annual Growth 2025 to 2030	1.4%	0.5%	0.1%
Historical Annual Growth 2010 to 2025	1.7%	0.9%	0.4%
2025 Median Age	42.8	40.8	39.7
Households			
2025 Estimated Households	6,665	13,342	25,220
2030 Projected Households	7,226	13,877	25,695
2020 Census Households	5,408	11,755	23,275
2010 Census Households	4,889	10,873	22,373
Projected Annual Growth 2025 to 2030	1.7%	0.8%	0.4%
Historical Annual Growth 2010 to 2025	2.4%	1.5%	0.8%
Race and Ethnicity			
2025 Estimated White	78.0%	74.7%	71.7%
2025 Estimated Black or African American	10.0%	12.2%	15.3%
2025 Estimated Asian or Pacific Islander	3.9%	3.3%	3.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	7.6%	9.3%	9.1%
2025 Estimated Hispanic	6.8%	8.7%	8.3%
Income			
2025 Estimated Average Household Income	\$137,238	\$144,754	\$136,614
2025 Estimated Median Household Income	\$98,402	\$108,152	\$100,116
2025 Estimated Per Capita Income	\$76,000	\$74,186	\$65,943
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.7%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.3%	3.3%
2025 Estimated High School Graduate	18.1%	17.2%	19.2%
2025 Estimated Some College	15.0%	16.7%	18.4%
2025 Estimated Associates Degree Only	8.5%	8.2%	8.8%
2025 Estimated Bachelors Degree Only	31.6%	31.4%	28.7%
2025 Estimated Graduate Degree	22.6%	21.6%	19.8%
Business			
2025 Estimated Total Businesses	1,180	1,852	3,675
2025 Estimated Total Employees	10,461	15,054	25,961
2025 Estimated Employee Population per Business	8.9	8.1	7.1
2025 Estimated Residential Population per Business	10.2	14.1	14.3

