

1901

EAST OCEAN
VIEW AVENUE
NORFOLK, VA

TURN KEY BREWERY & EVENT SPACE



Colliers

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EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

Colliers is pleased to present the opportunity to acquire 1901 E Ocean View Avenue (the “Property”). The Property presents a unique opportunity to acquire a fully built-out brewery facility in a high-visibility coastal corridor of Norfolk, VA. Located just one block from the Chesapeake Bay and surrounded by a growing mix of residential, commercial, and hospitality development. The Property provides a strategic location with strong demographic momentum, flexible layout options, and the rare advantage of existing production-ready infrastructure.

PROPERTY SUMMARY

| | |
|-----------------|--------------------------------------|
| ADDRESS | 1901 E. Ocean View Ave., Norfolk, VA |
| SQUARE FOOTAGE | 7,020 SF |
| PARCEL SIZE | .96 AC |
| BUILT/RENOVATED | 2006/2019 |
| PARKING | 34 Spaces |
| ZONING | C-2 |
| OWNERSHIP | Fee Simple |





FLEXIBLE USE POTENTIAL

- FF&E conveys
- Turn-key ready
- Suitable for brewery, taproom, restaurant, distillery, or creative commercial reuse with open floor plans and industrial-style finishes



HIGH-END FINISHES & RECENT CAPEX

- Formerly a bank, the Property provides many high-end finishes and build-out elements consistent with the growing affluent demographics
- All new HVAC in 2023 (two 3 ton RTUs, & one 7.5 ton RTU)



EXCELLENT RETAIL FUNDAMENTALS AND DEMOGRAPHICS

- Growing and affluent trade-area with over 150,000 people living within 5 miles of the property, earning over \$95,000/yr
- Located within 3-miles of Naval Station Norfolk, the largest naval base in the world, with ~149k military personnel and civilian contractors.
- Located within 3-miles of East Beach, the 100 acre \$450M award winning 700 unit residential development



PRIME COASTAL LOCATION

- One block from the Chesapeake Bay in the Ocean View corridor, offering strong visibility and steady residential and visitor traffic

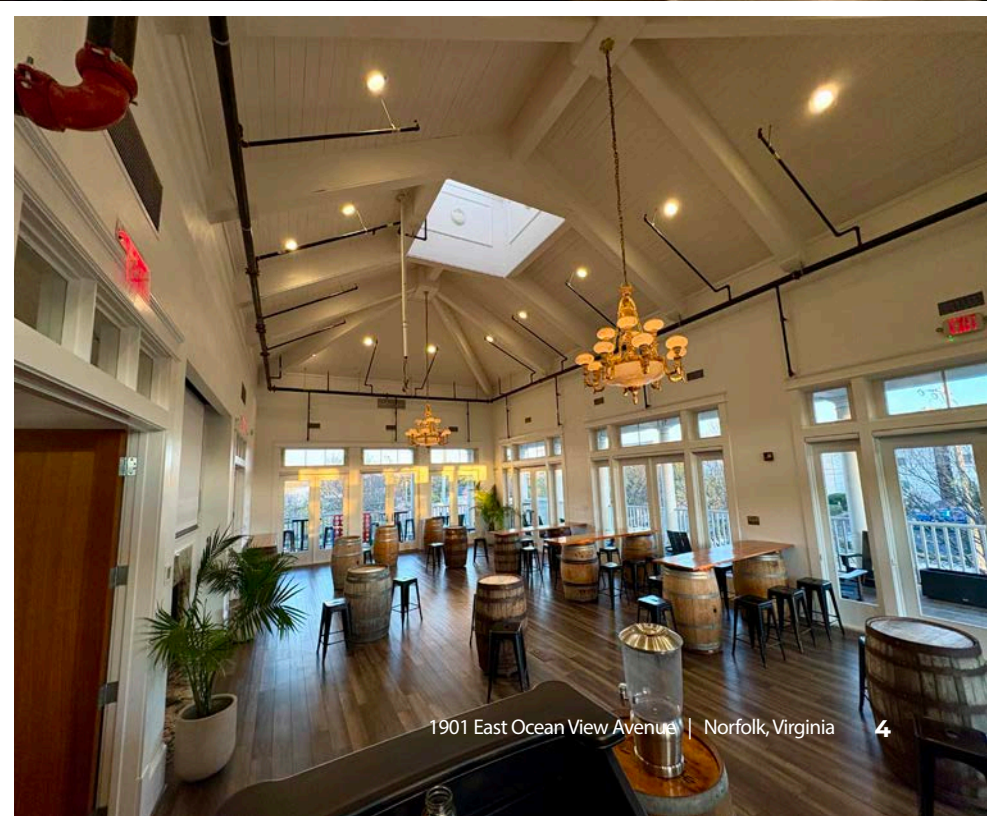


OFFERING DETAILS

1901 E OCEAN VIEW AVE
NORFOLK, VA 23503

| PRICE | Contact Agent |
|----------|---------------|
| GLA SF | 7,020 |
| ZONING | C-2 |
| LOT SIZE | +/- .96 acres |





Why *Hampton Roads*

Hampton Roads - officially referred to as the Virginia Beach-Norfolk-Newport News Metropolitan Statistical Area (MSA) - is located at the geographic center of the East Coast, approximately 75 miles southeast of Richmond, Virginia (the State capitol), 170 miles southeast of Washington, D.C. and 110 miles northeast of Raleigh, North Carolina.

The Hampton Roads area is well-known for its long rich history including the settler's first landing on American soil at Jamestown in 1607. Jamestown is located in the northern portion of Hampton Roads and is a major tourist attraction along with nearby Yorktown and Williamsburg

which have rich histories as well. The Hampton Roads area is the 37th largest Metropolitan Statistical Area ("MSA") in the nation with a population of approximately 1.8 million. Hampton Roads is the eighth largest metro area in the Southeast United States.

Businesses are attracted to Hampton Roads for a number of factors including a relatively low cost of living, high quality of life, and a well-educated and ample labor force. Major companies recently expanded into Hampton Roads include MSI, Lowe's, LS Greenlink, and Dominion Energy

1.8M

RESIDENTS IN
HAMPTON ROADS

82K

ACTIVE DUTY
MILITARY
PERSONNEL

108M

VISITORS SPENDING
\$30.3 BILLION

#1

TOP STATE
BUSINESS CLIMATE

~ SITE SELECTION MAGAZINE

HOME TO
20% OF
VIRGINIA'S
POPULATION



Tourism

Tourism on a regional, natural, and international level is another major driver of the Hampton Roads economy and includes beaches, state parks, and other natural resources as well as internationally-known historic sites in addition to museums, theme parks, sports, festivals, conventions, and shopping

Specific major attractions include:

- Virginia Beach Oceanfront and Boardwalk
- Historic triangle of Colonial Williamsburg, Jamestown, and Yorktown.
- Virginia Aquarium
- Busch Gardens Williamsburg
- Water Country USA



\$5.1 BILLION
IN ANNUAL VISITOR SPENDING

45,000 +
JOBS SUPPORTED BY TOURISM

Military & Defense

Hampton Roads has the largest concentration of military personnel in the U.S. outside of the Pentagon in Washington, D.C. There are 18 military installations in the region with Army, Navy, Air Force, Marine, Coast Guard, and Joint Service Commands. The region is also headquarters for NATO's Allied Command Transformation, which is also the only NATO headquarters located on U.S. soil.

\$125 Billion Economic Impact



465,000
ACTIVE DUTY MILITARY,
FAMILY MEMBERS &
RETIREES

150,000
MILITARY & FEDERAL
CIVILIAN PERSONNEL
PLOYED ON BASES

146,000
ACTIVE DUTY MILITARY
AND RESERVE

Airports

Norfolk International Airport (ORF) and Newport News/Williamsburg Airports (PHF) support eight commercial airlines, providing approximately 65 flights per day to international gateway cities.

#4

BUSIEST AIRPORT
in Virginia

Norfolk International Airport (ORF)

Welcomed 4.86 million passengers in 2024. A 8% increase over 2023. (2023 saw 4.55M passengers)

\$650M

EXPANSION
PROJECT UNDERWAY

Newport News/Williamsburg Airport

Four flights a day with connecting service to hundreds of cities worldwide



Roadways

Hampton Roads is within a day's drive from 130 million consumers. The State of Virginia has the third largest state-maintained transportation network, including interstate routes I-95, I-81, I-64, I-85, I-77, and I-66

Port of Virginia

The Port of Virginia's wider shipping channel is now open for two-way passage of ultra-large container vessels (ULCV), reducing the amount of time one of the large vessels spends on berth by up to 15 percent.

Colliers Virginia

“All major shipping lines call on the Port of Virginia enabling direct access to over 80 ports and 200 countries worldwide”

- The Hampton Roads Economic Development Alliance

\$63B

IN GROSS STATE
PRODUCT

Market Overview

Higher Education

The Hampton Roads region has 33 local universities, colleges, and trade schools that train and prepare our future workforce. These institutions cover a wide knowledge base, ranging from William & Mary, one of the top public schools in the country, to

the Apprentice School, which trains hundreds of shipbuilders each year. In total, over 100,000 students are enrolled in our local postsecondary education system, learning and developing competitive skill sets to help them excel in our key industry sectors.



Over 100K+ Enrolled in 33 Local Universities, Community Colleges, & Trade Schools



23,743 Students



10,250 Students



9,744 Students



5,786 Students



4,559 Students



4,749 Students



1,474 Students



1,805 Students



15,912 Students



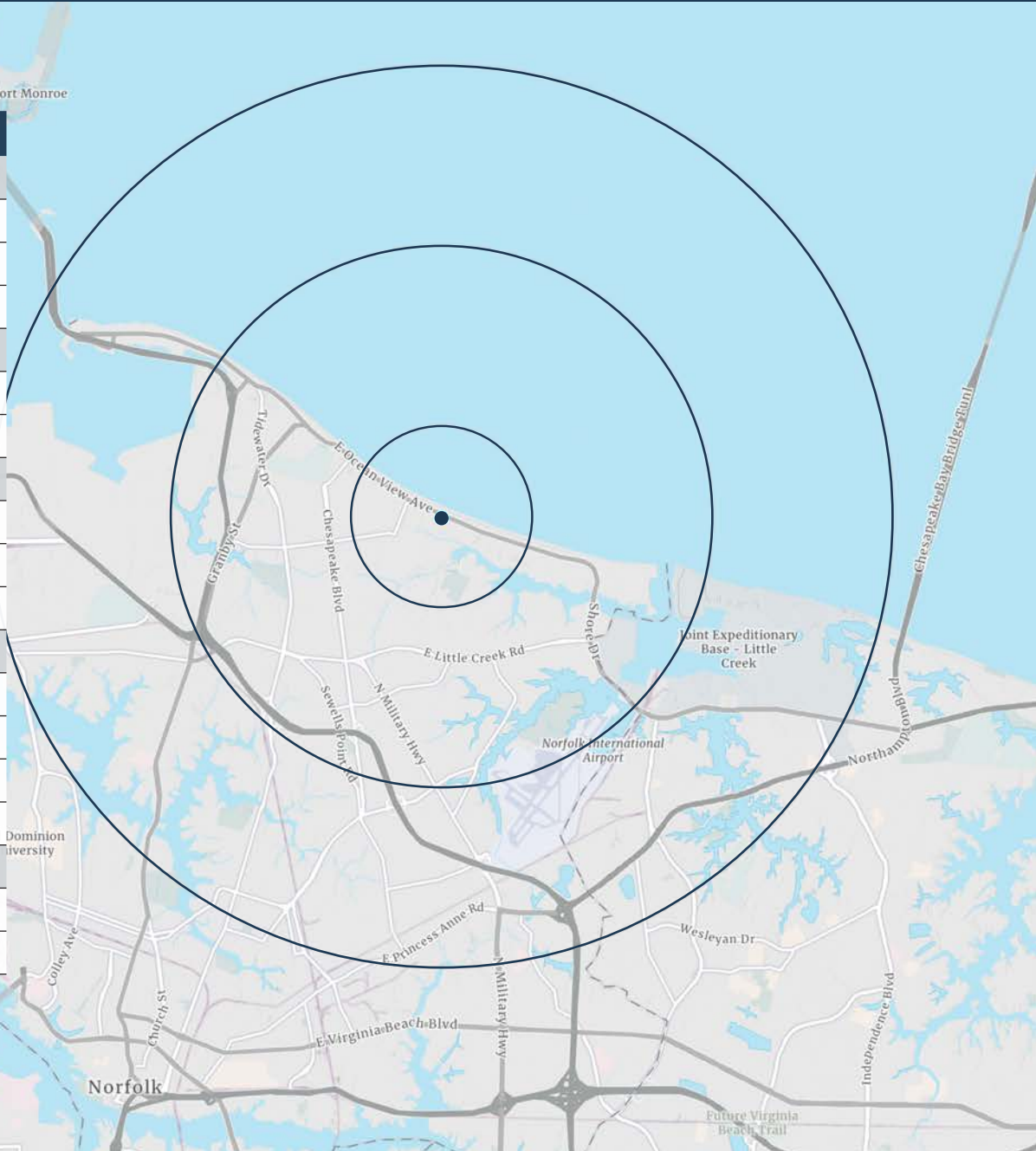
9,012 Students



1,650 Students

DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|---------------------------|----------|----------|----------|
| Population | | | |
| 2025 Total Population | 9,562 | 70,938 | 153,172 |
| 2030 Total Population | 9,202 | 69,352 | 149,866 |
| 2025 Median Age | 37.6 | 36.2 | 33.8 |
| Households | | | |
| 2025 Households | 2,079 | 14,121 | 32,154 |
| 2030 Households | 4,269 | 30,918 | 61,571 |
| 2025 Income | | | |
| Average HH Income | \$91,673 | \$93,072 | \$95,162 |
| Median HH Income | \$68,662 | \$66,336 | \$68,541 |
| Per Capita Income | \$41,933 | \$40,579 | \$39,477 |
| 2025 Housing Units | | | |
| Total Housing Units | 4,873 | 33,100 | 65,315 |
| Owner Occupied Units | 2,116 | 14,146 | 28,349 |
| Renter Occupied Units | 2,272 | 16,567 | 32,455 |
| Vacant Units | 495 | 2,374 | 4,498 |
| 2025 Employment | | | |
| # of Employees | 352 | 13,336 | 40,459 |
| # of Businesses | 50 | 1,277 | 3,264 |



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