

New Retail Available in The ViBE Creative District

19TH STREET & PARKS AVENUE

FOR LEASE



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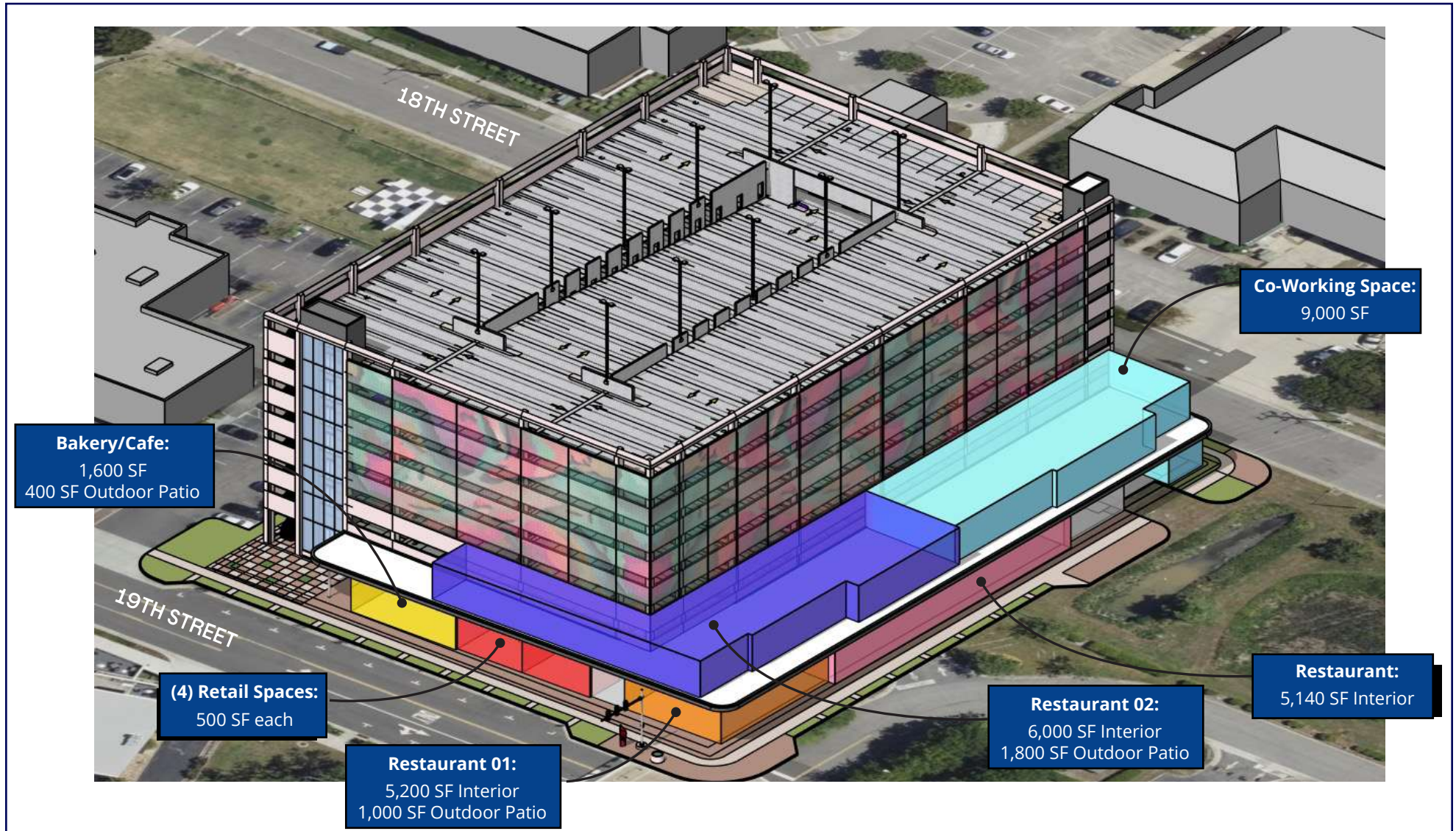
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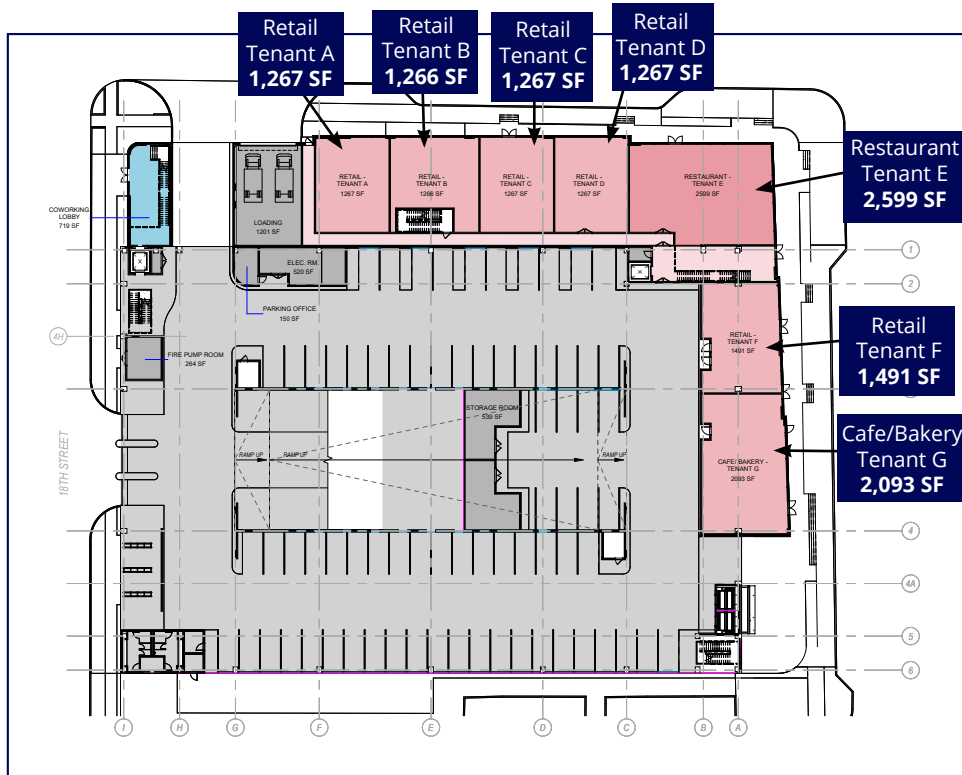
Property Highlights

- ±18,000 SF of new first-generation retail space for lease in the heart of The ViBE Creative District attached to public parking garage
 - Potential to condominiumize retail space for individual sale
 - First and second floor opportunities available
 - Delivery Mid-2028
- Opportunity for retail, dining, service, and experiential concepts
- Designed to support national and local businesses seeking a premier location within the ViBE Creative District
 - Featuring public spaces like event plazas, outdoor activations, murals, and community programming
- Walking distance to the Virginia Beach Sports Center and Convention Center, two major destinations that drive year-round visitation to the district
 - Built-in customer base from visitors, residents, sports families, and convention attendees, generating strong foot traffic for tenants
- Virginia Beach attracts 14.1 million visitors annually
- Direct access to a new 1,010-space parking garage for customers and employees
- Lease rate: contact agents

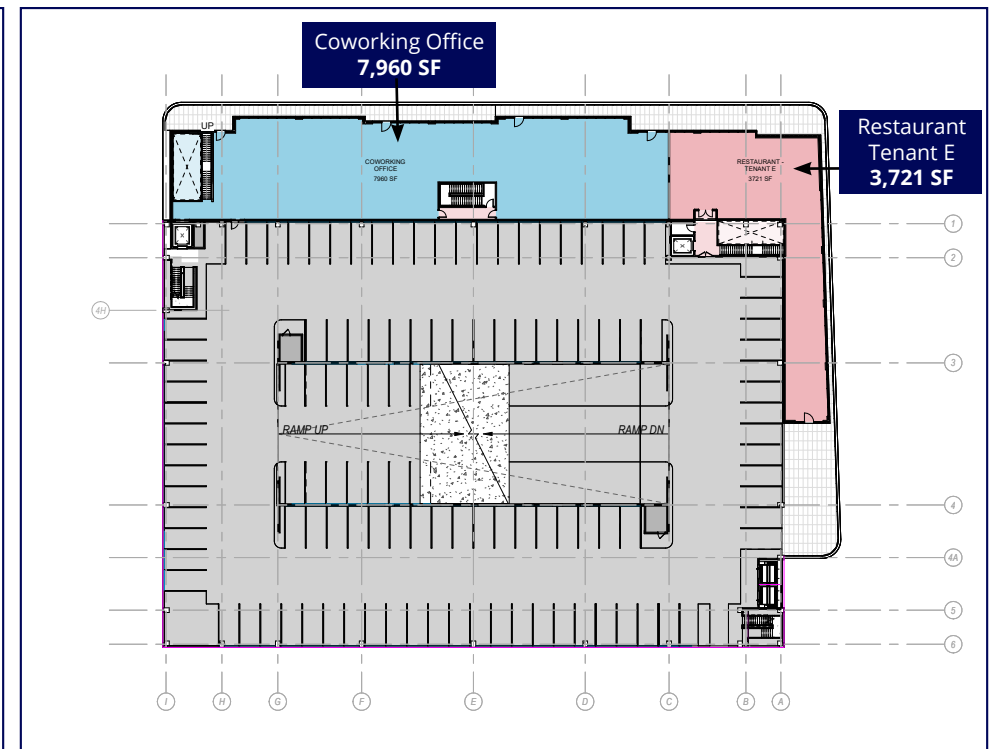
Retail SF Diagram



19th Street Garage - Retail Variation #1

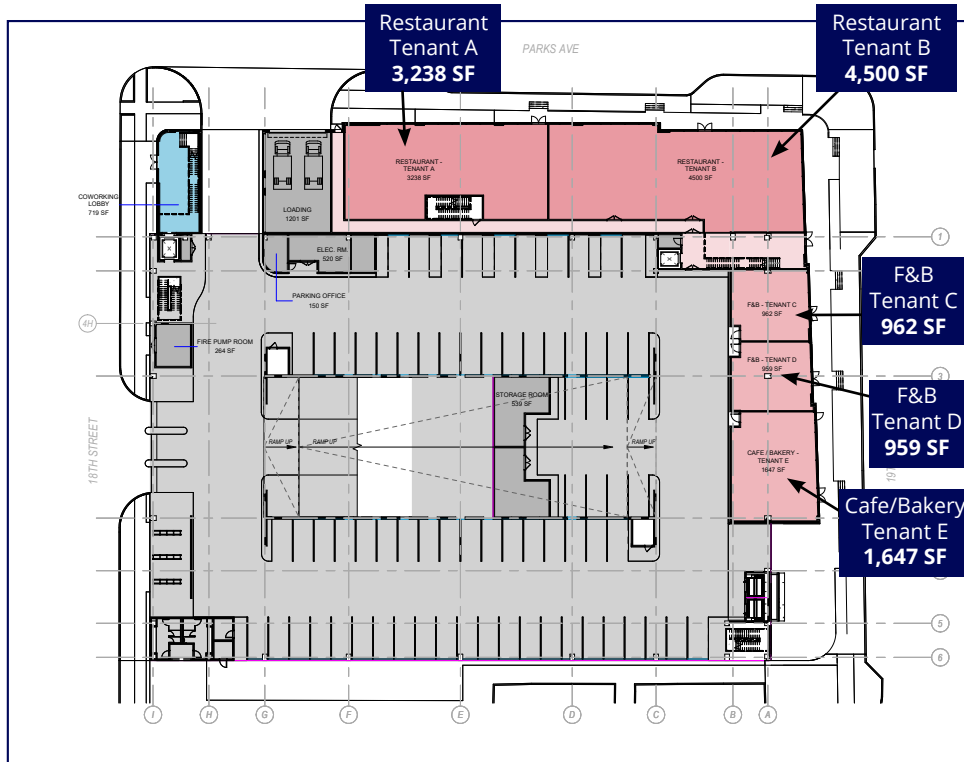


Level 1

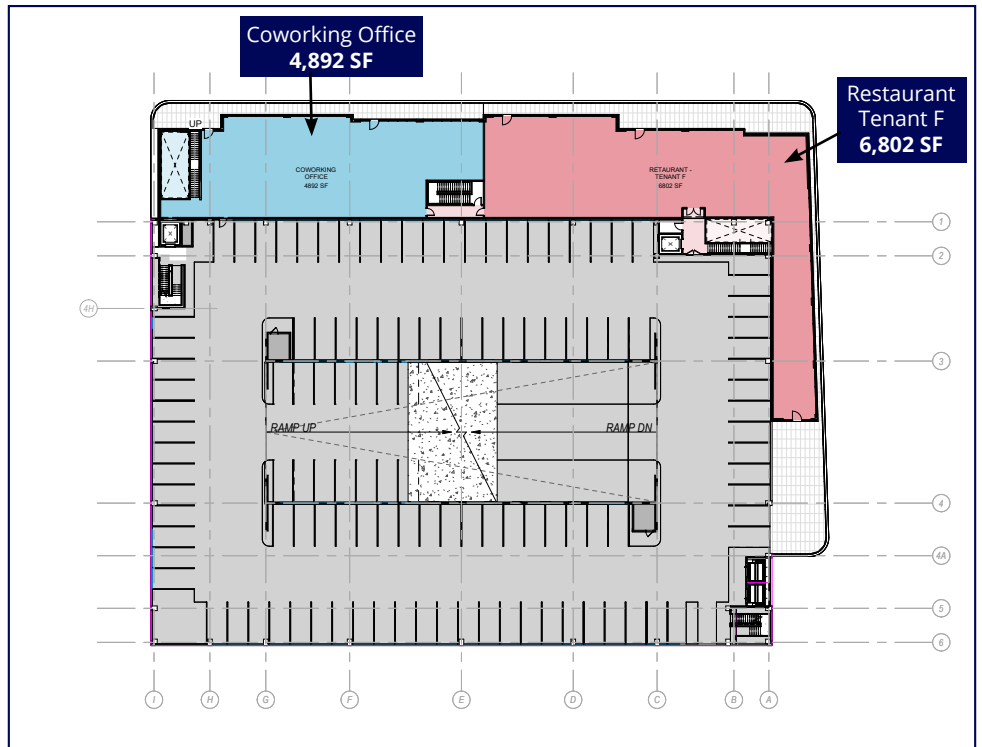


Level 2

19th Street Garage - Retail Variation #2



Level 1



Level 2

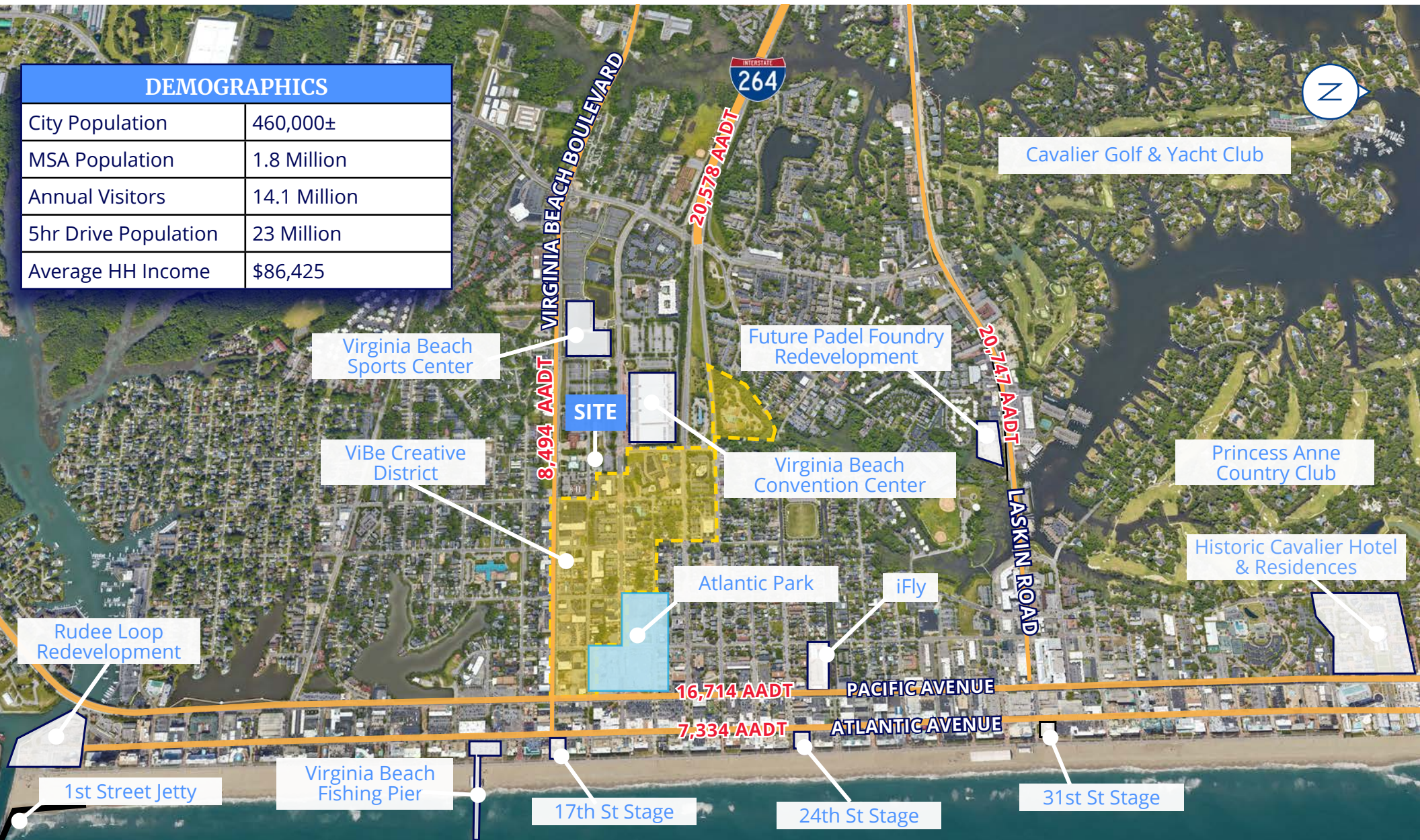
Site Context

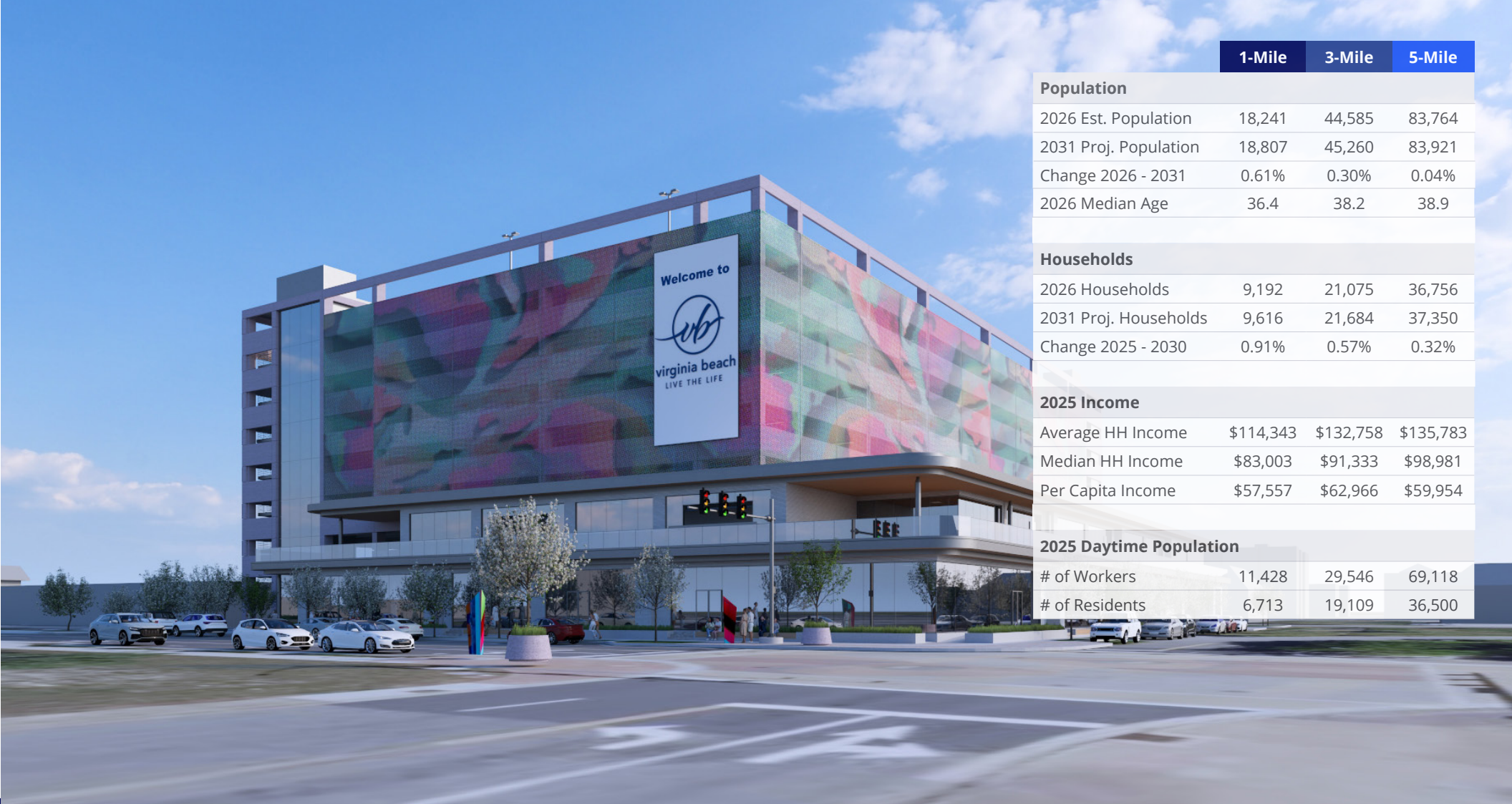


Virginia Beach Oceanfront | \$3.9B Economic Impact

DEMOGRAPHICS

City Population	460,000±
MSA Population	1.8 Million
Annual Visitors	14.1 Million
5hr Drive Population	23 Million
Average HH Income	\$86,425





	1-Mile	3-Mile	5-Mile
Population			
2026 Est. Population	18,241	44,585	83,764
2031 Proj. Population	18,807	45,260	83,921
Change 2026 - 2031	0.61%	0.30%	0.04%
2026 Median Age	36.4	38.2	38.9
Households			
2026 Households	9,192	21,075	36,756
2031 Proj. Households	9,616	21,684	37,350
Change 2025 - 2030	0.91%	0.57%	0.32%
2025 Income			
Average HH Income	\$114,343	\$132,758	\$135,783
Median HH Income	\$83,003	\$91,333	\$98,981
Per Capita Income	\$57,557	\$62,966	\$59,954
2025 Daytime Population			
# of Workers	11,428	29,546	69,118
# of Residents	6,713	19,109	36,500

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