



For Lease
1860 Laskin Road | Virginia Beach, VA

La Promenade



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Property Overview

La Promenade is a premier open-air lifestyle center located in the heart of Virginia Beach's affluent Hilltop district—one of the city's most vibrant and established retail corridors. Surrounded by high-income neighborhoods and just minutes from the oceanfront, Hilltop is easily accessible via major roads and public transit, drawing both local residents and tourists alike. The broader Hilltop area includes interconnected centers—Hilltop North, East, and West—with more than 120 shops, restaurants, and services.

Catering to a discerning clientele, La Promenade offers a curated mix of national retailers, boutique shops, and upscale dining establishments. Its refined atmosphere and strategic positioning within this dynamic submarket make it a preferred destination for both everyday needs and special occasions.

Key Features

- **Strategic Location:** Situated along Laskin Road, La Promenade benefits from high visibility and accessibility, drawing consistent foot traffic from both locals and tourists.
- **Diverse Tenant Mix:** Hosts a blend of renowned national brands and beloved local businesses, creating a vibrant shopping and dining experience.
- **Ample Parking:** Provides generous parking accommodations to ensure a hassle-free visit for all patrons.
- **Elegant Ambiance:** Landscaped walkways and thoughtfully designed storefronts contribute to an inviting atmosphere that encourages longer visits and repeat customers.



The Hilltop area stands as one of Virginia Beach's most dynamic retail corridors, characterized by its high-income residential neighborhoods and proximity to the oceanfront. The submarket encompasses several interconnected shopping centers, including Hilltop North, East, and West, collectively offering over 120 shops, services, and eateries.

- Hilltop is the dominant commercial corridor in the submarket and Virginia Beach area
- To the East of La Promenade is the Virginia Beach Oceanfront, which is a major attraction and vital economic driver for the city
- Growing and affluent trade-area with over 152,000 people living within 5 miles of the property, earning over \$140,000/yr





Property Highlights

- +/-65,280 sf shopping center
- Three points of entrance
- 5 minutes to Virginia Beach Oceanfront (3.3 miles)
- Easy access to Interstate 264 (0.5 miles)
- 30,000 ADT on First Colonial Road
- Located in the Hilltop Submarket of Virginia Beach
- 377 parking spaces

www.lapromenadeshoppes.com

Demographics

	1-Mile	3-Miles	5-Miles
Population	13,994	63,835	152,027
Average HH Income	\$95,801	\$117,820	\$123,185
Daytime Population	13,195	85,923	167,373

Basic Lease Rate

Contact listing agent.

Operating Costs & Taxes

Contact listing agent.



Submarket Retailers

Food

- Starbucks
- Aldo's
- Taste
- Five Guys
- Mizunos
- Nothing Bundt Cakes
- Panera
- Gourmet Gang
- Chipotle

Grocers

- Trader Joes
- Whole Foods
- The Fresh Market
- Kroger
- Harris Teeter
- Walmart
- Food Lion

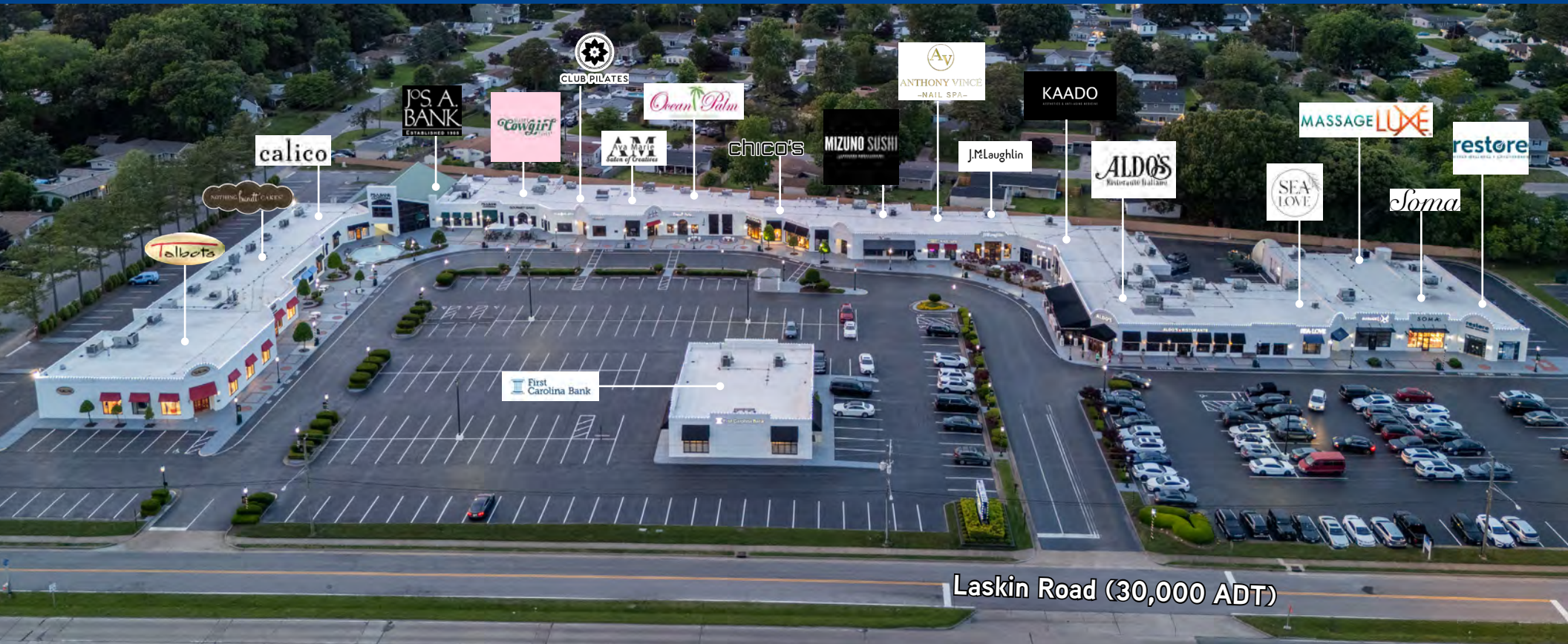
Shopping

- Target
- Ethan Allen
- Kirkland's
- Athleta
- Ulta
- Talbot's
- Jos.A.Banks
- Ocean Palm
- Calico
- J.McLaughlin



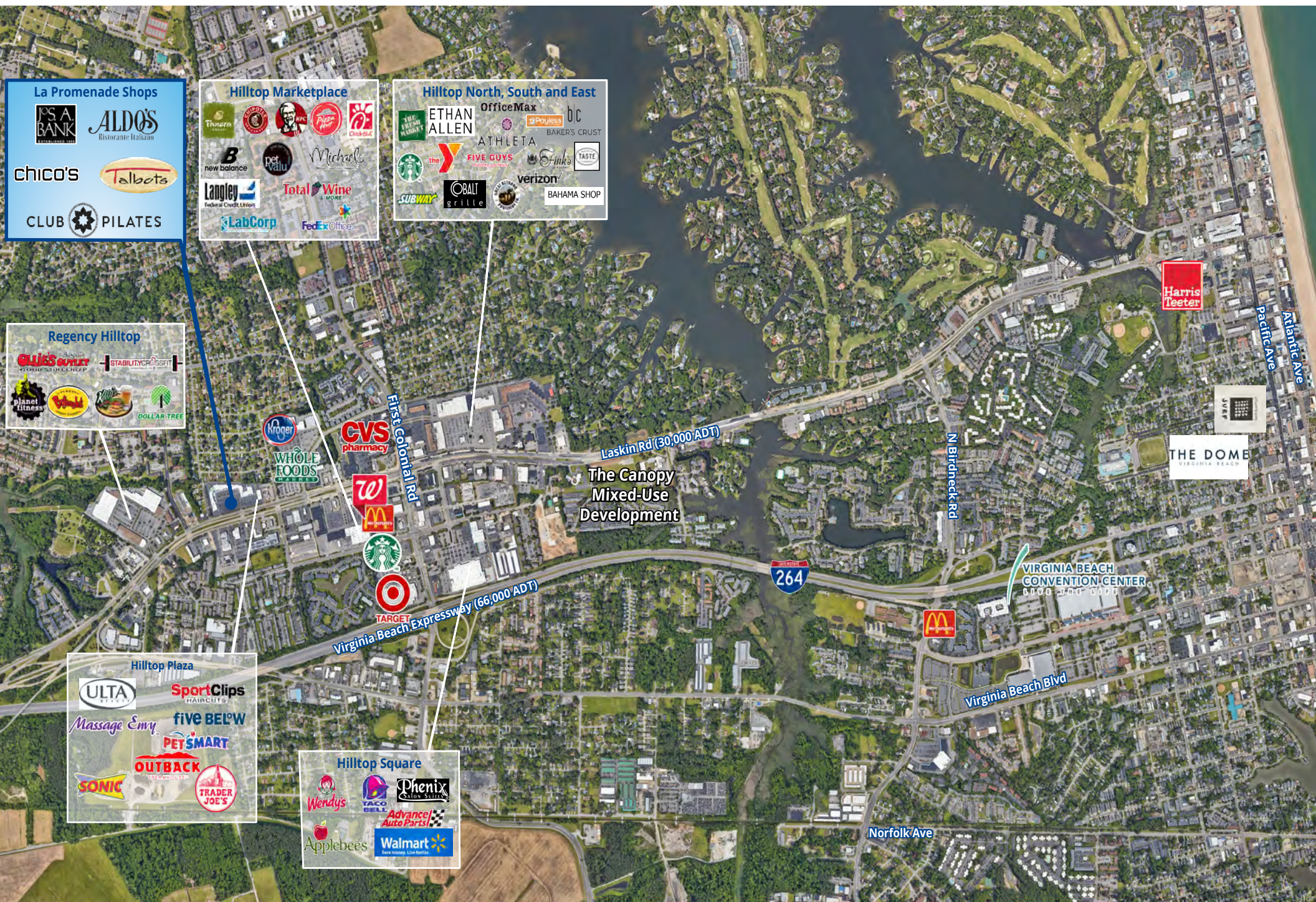
La Promenade Shopping Center

Site Plan



Suite	Tenant	SF	Suite	Tenant	SF
101	Restore Cryotherapy	2,620	118	Ocean Palm	1,300
102-A	Soma	2,352	119	Ava Marie Salon	1,770
102-B	MassageLuxe	2,760	120-121	Club Pilates	3,449
103	Sea Love	1,575	122	Sleepy Cowgirl Coffee	1,400
107	Aldo's	5,512	125	Jos A Bank	8,052
109-112	Kaado Med Spa	4,973	126-128	Calico	4,018
113	J McLaughlin	1,287	130	Nothing Bundt Cakes	2,000
114	Anthony Vince	1,500	134	Talbots	7,923
115-117	Chico's	3,905	1864	First Carolina Bank	3,960
115-B	Mizuno	2,924	1900	Veteran's First	2,000





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