

4,800 SF
2nd Generation Restaurant

Retail Opportunity

Colliers

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Las Gaviotas Shopping Center

Premier Shopping Destination

Las Gaviotas is a recently renovated neighborhood shopping center, encompassing 90,505 square feet, and anchored by a long-standing Food Lion with a substantial lease term and growing sales. The center also features Fitness 19 alongside a diverse mix of popular restaurants and essential retail providers, catering to some of the highest average household income areas in Hampton Roads.

Availability

- Suite B1: 4,235 SF
- Suite C2: 1,750 SF
- Suite D: 4,800 SF 2nd Generation Restaurant

Las Gaviotas Shopping Center

Property Overview

SF Available	1,750 SF
Lease Rate	Negotiable
Lot Size	11.37 Acres
Total RBA	90,505 SF
Year Built	1987
Renovated	2008
Zoning	B2

Highlights



4,800 SF 2nd Generation Restaurant



Anchored by Food Lion



1,750 SF endcap space available



Recent upgrades include new pylon, new parking lot, and lighting

Join These Retailers



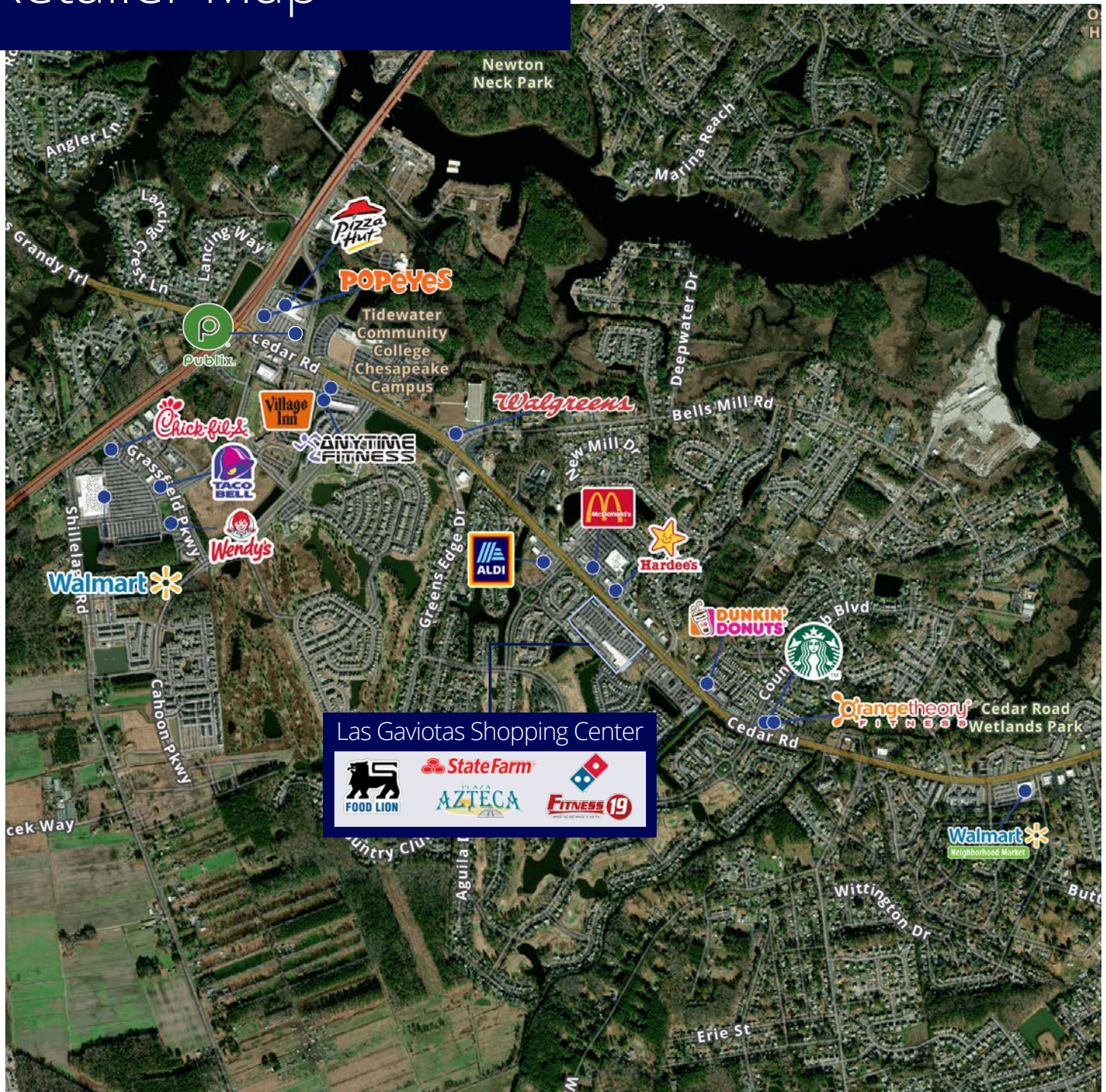
Site Plan



Shopping Center Tenants & Availability

A	Food Lion	30,280 SF	M	Enterprise Rent-A-Car	1,800 SF
B1	COMING AVAILABLE	4,235 SF	101	Domino's Pizza	1,500 SF
B2	VA Taekwondo	4,235 SF	102	Nails First	1,500 SF
C	Cedar Chiropractic	1,600 SF	103	Mikado Japanese	2,100 SF
D	AVAILABLE (2nd Gen Restaurant)	4,800 SF	104	Skrimp Shack	2,100 SF
G	Mail Werx	1,400 SF	105	Goldfish Swim School	8,000 SF
H	Mr. Tobacco & Vape	1,400 SF	108	Plaza Azteca	5,700 SF
I	Fortune Inn	1,400 SF	111	Sundae Scoop	1,500 SF
J	State Farm	1,200 SF	AB	Fitness 19	10,804 SF
K	Epix Hair Studio	1,200 SF	C2	AVAILABLE	1,750 SF
L	Dr. Denbar Dentistry	1,800 SF			

Retailer Map



Demographics

	1 Mile	3 Mile	5 Mile
2024 Total Households	3,424	18,914	45,842
2024 Total Population	9,595	52,229	125,977
2024 Average Household Income	\$150,460	\$134,788	\$125,722



4,800 SF 2nd Generation Restaurant Space



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