

Retail Opportunity

Colliers

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1245 Cedar Road, Chesapeake, VA 23322

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 C2:** 1,750 SF

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

- Anchored by Food Lion
- 1,750 SF endcap space available
- Recent upgrades include new pylon, new parking lot, and lighting

Join These Retailers

FOOD LION, Domino's, Fitness 19, Take 5 Oil Change, Jimmy John's Sandwiches, Heartland Dental









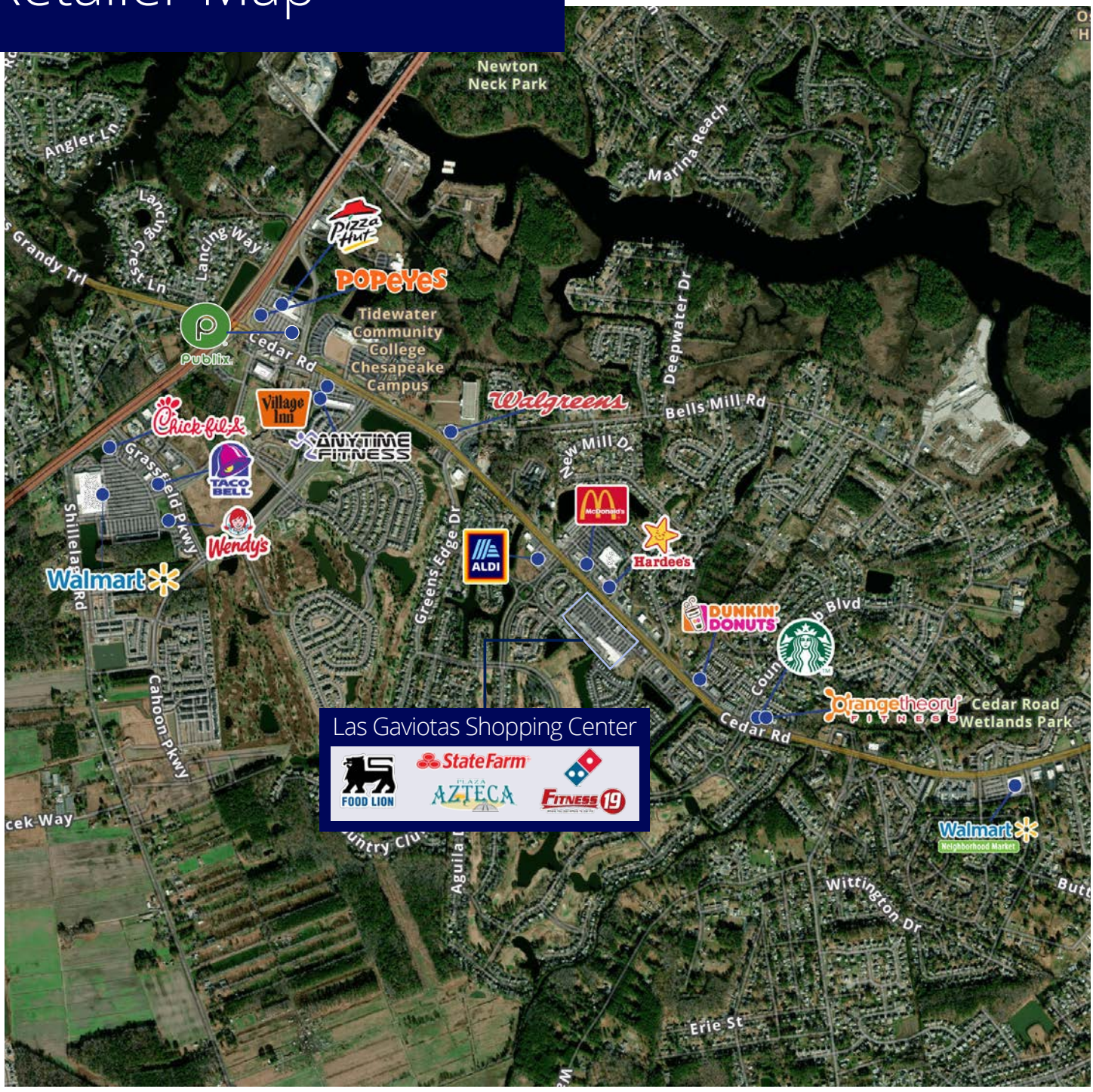
Site Plan



Shopping Center Tenants & Availability

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

Retailer Map



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



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