



1,698 SF Endcap
Space Available

Colliers

3,223 SF Space
Available

1,273 SF Inline
Space Available

1,698 SF 2nd Gen
Restaurant Available

Available For Lease
1,273 SF - 3,223 SF
(2nd Gen Restaurant)

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Shoppes at Oceana

Prime Retail Opportunity: Join an Established Service, Restaurant & Wellness Lineup in a Newly Built Center Directly Across from NAS Oceana

Shoppes at Oceana is a 17,633 SF neighborhood center delivered in 2021, currently home to strong local businesses such as Sunshine Health, Bloom Beauty Bar, Bai Lian Hua Spa, Valhalla Barbell Club, Operation Brew, America's Greatest Wings and ZOA Tattoo. The center sits less than a half mile from Naval Air Station Oceana and directly across Oceana Boulevard, with daily exposure to the 25,000+ members associated with the base. NAS Oceana is a 6,820-acre installation home to every East Coast strike fighter squadron in the Navy, employing 10,500 military and 4,500 civilian personnel, and ranks among Virginia Beach's largest employers with a \$2B annual economic impact. Dam Neck Annex, a seven-minute drive south, adds another 5,600 students, instructors and support personnel.

Property Overview

Property Highlights



2021
Construction -
Newest Center
in the Corridor



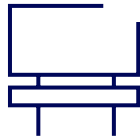
1,698 SF
Endcap With
Direct Oceana
Blvd Frontage



Directly Next to
NAS Oceana



1,698 SF 2nd
Generation
Restaurant
Available



Monument
and Building
Signage on
Oceana Blvd



1,273 SF Inline
Space Available



Available Spaces

Suite 100	1,698 SF
Suite 200	3,223 SF
Suite 320	1,237 SF
Suite 340 (2nd Gen Restaurant)	1,698 SF

Demographics	1 Mile	3 Miles	5 Miles
Households	2,145	15,695	49,521
Population	5,102	41,679	118,313
Average HH Income	\$70,530	\$97,078	\$89,950



Site Plan



Suite #	Tenant	Size
100	Available	1,698 SF
110	Sunshine Health	1,268 SF
120	Bai Lian Hua Spa	1,273 SF
130	America's Greatest Wings	1,268 SF
140	Bloom Beauty Bar	1,698 SF
200	Available	3,223 SF

Suite #	Tenant	Size
300	Operation Brew	1,698 SF
310	Zoa Tattoo	1,268 SF
320	Available	1,273 SF
330	Oceana Vape	1,268 SF
340	Available (2nd Gen Restaurant)	1,698 SF

Property Aerial



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