



THALHIMER

BRAND NEW MIXED-USE DEVELOPMENT

City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia

NOW PRE-LEASING 13,270 SF OF RETAIL & RESTAURANT SPACE



Prime Retail & Restaurant Space Available in the Heart of Fast-Growing Manchester

For more information, contact:

ALICIA BROWN

Vice President
804 697 3483
alicia.brown@thalhimer.com

ANNIE O'CONNOR

Senior Associate
804 697 3451
annie.oconnor@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

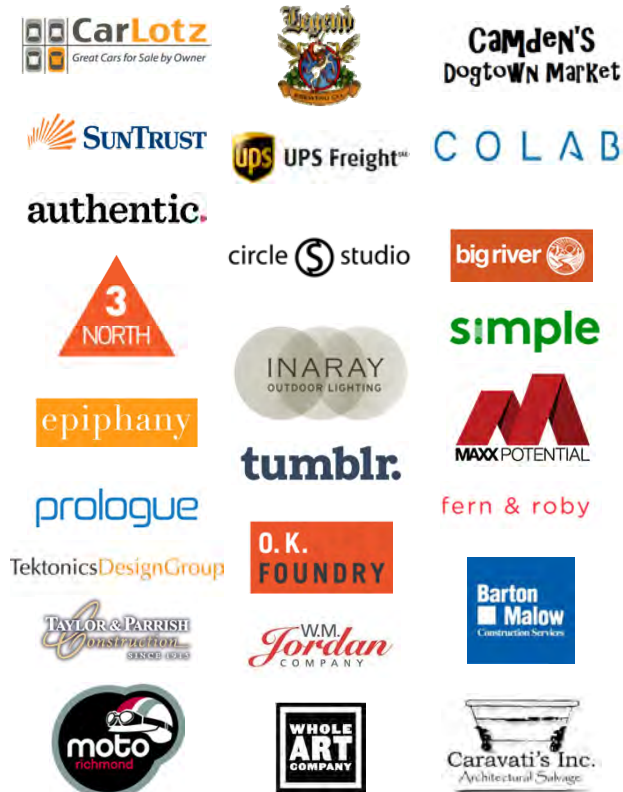
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield / Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

City View Landing

Right across the James River from Richmond's central business district and downtown area sits Manchester, an area once dominated by warehouses and industry has transformed into an area of rapid growth in retail, office, and residential development. While some of the development has stemmed from empty lots and demolition projects, much of it has been through adaptive re-use. Thalhimer Realty Partners' ongoing development, City View Landing is the perfect example of blending development types.

Join Neighborhood Businesses:



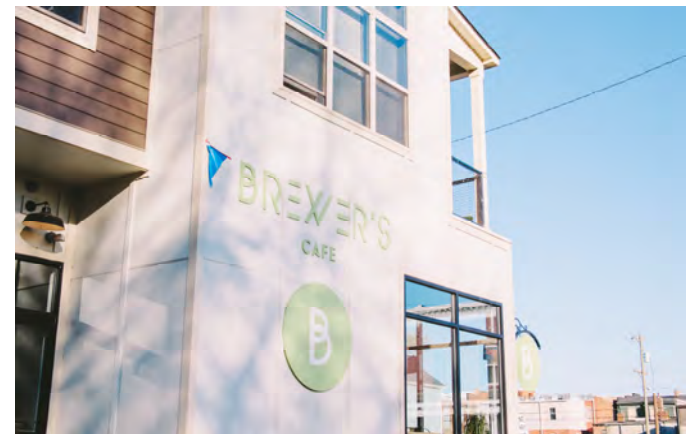
— *Richmond Times-Dispatch* —

Metro Business: *City View Landing emerges on one of 'most significant riverfront properties in Richmond'*

- RICHMOND TIMES DISPATCH, September 18, 2016

Specifications

Property	City View Marketplace features 13,270 SF of ground floor retail and restaurant space with 161 apartments on floors 2-5
Available SF	Up to 4,570 SF plus 2-Acre Anchor site
Timing	Q2 2019
Parking	Ample surface and off-street parking with dedicated parking immediately adjacent to buildings
Location	In the heart of the fast-growing Manchester district
Features	<ul style="list-style-type: none"> • Grocery-anchored mixed-use development with retail and restaurant space • High-density residential including built-in customer base with 161 apartment units above the ground floor retail • Brand new construction with turnkey buildout opportunity • High-visit frequency • Neighboring office tenants include Authentic, COLAB and CarLotz • Unmatched walkability and accessibility



Manchester's Robust Apartment Market

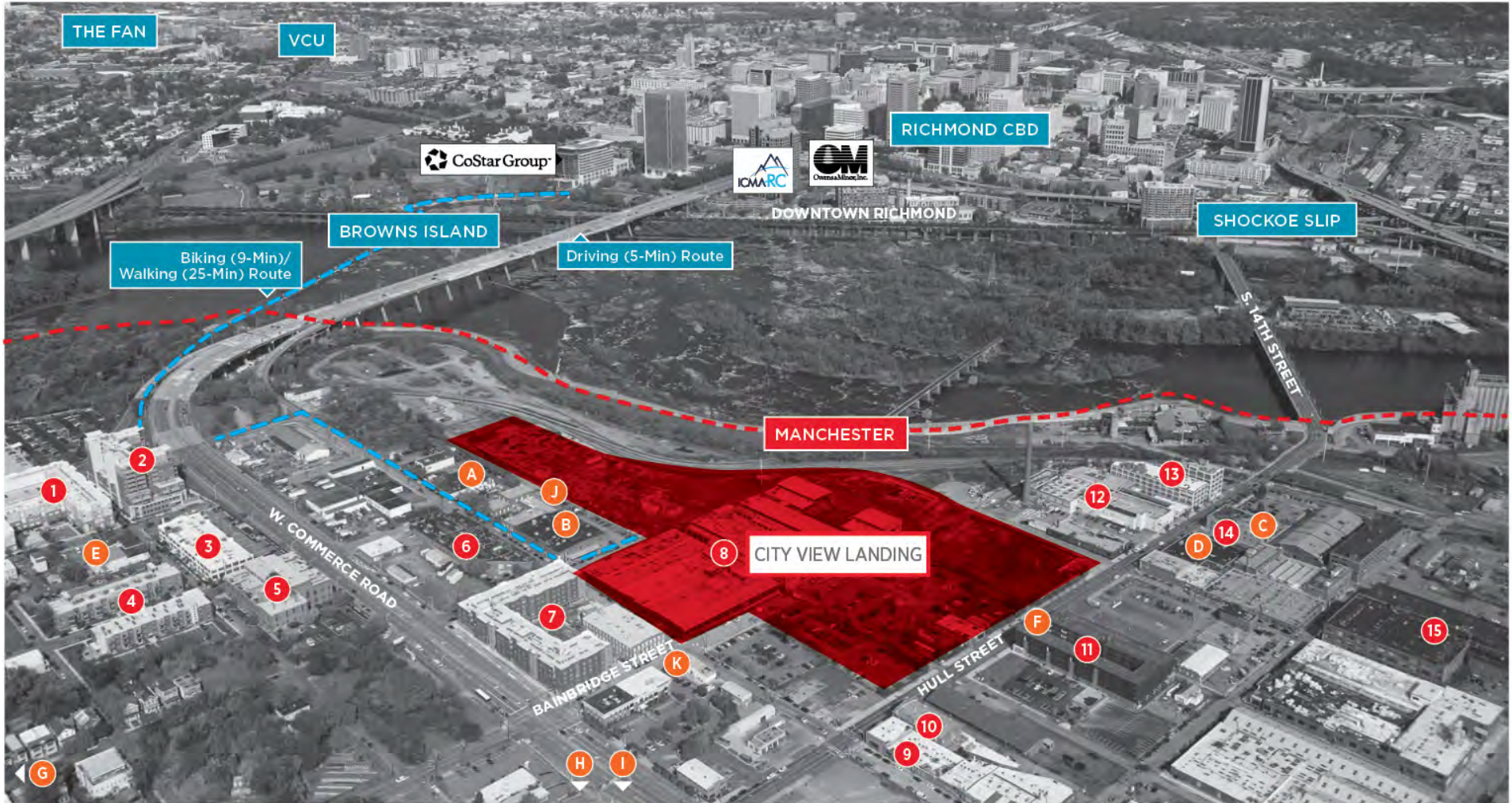
The number of apartment buildings in Manchester has doubled in the past 10 years, with 1,305 units added in the last 5. The average asking rate is \$975 and occupancy is above 95%. There is perhaps no better indicator of Manchester's explosive growth than the influx of apartment units in the area, and no better indicator as to its desirability than the rise of apartment asking rates.



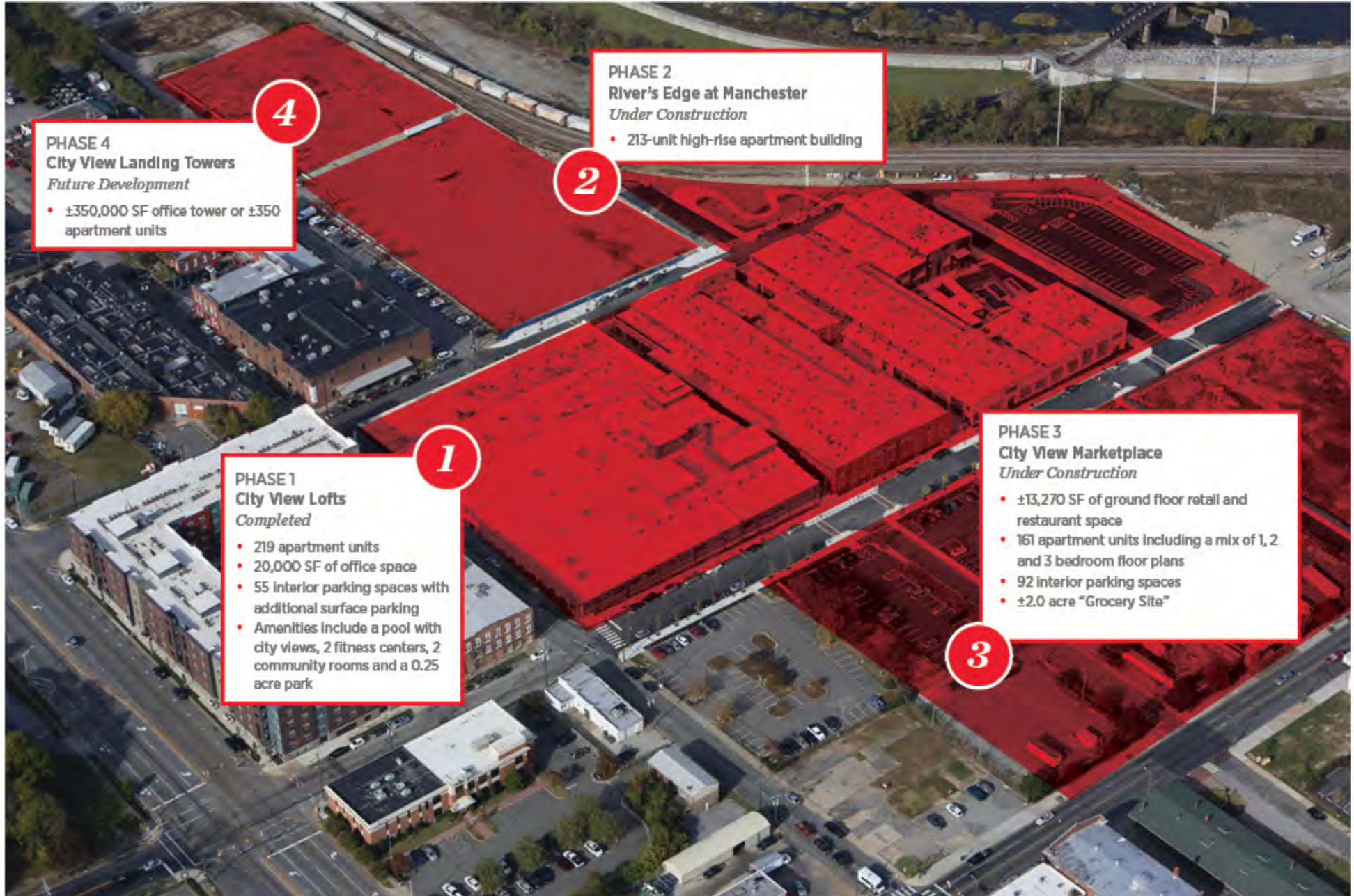
Manchester Recent & Planned Development

Community Name	Units	Community Name	Units
RECENTLY DELIVERED		UNDER CONSTRUCTION	
1 Link Apartments Manchester	187	18 River's Edge at Manchester	213
2 Terraces @ Manchester	148	19 Manchester Park	57
3 Perry Place Apartments	70	20 Manchester Green	80
4 908-909 Perry Street	84	21 Flats at City View	161
5 The Lofts at Trolley Station	46	PLANNED	
6 Hatcher Tobacco Flats	152	22 South Falls I & II	256 & 225
7 City View Lofts	219	23 Port RVA (Phase 2)	188
8 Manchester Motorworks	39	24 The Current	214
9 Port RVA (Phase I)	102		
10 Paper Company	84		
11 Plant 1 Apartments	134		
12 Miller Lofts at Plant Zero	197		
13 Stella 360	33		
14 Hopper Lofts	149		
15 Lofts at Commerce	224		
16 1200 Semmes	129		
17 The South Bank (Parachute Factory)	95		

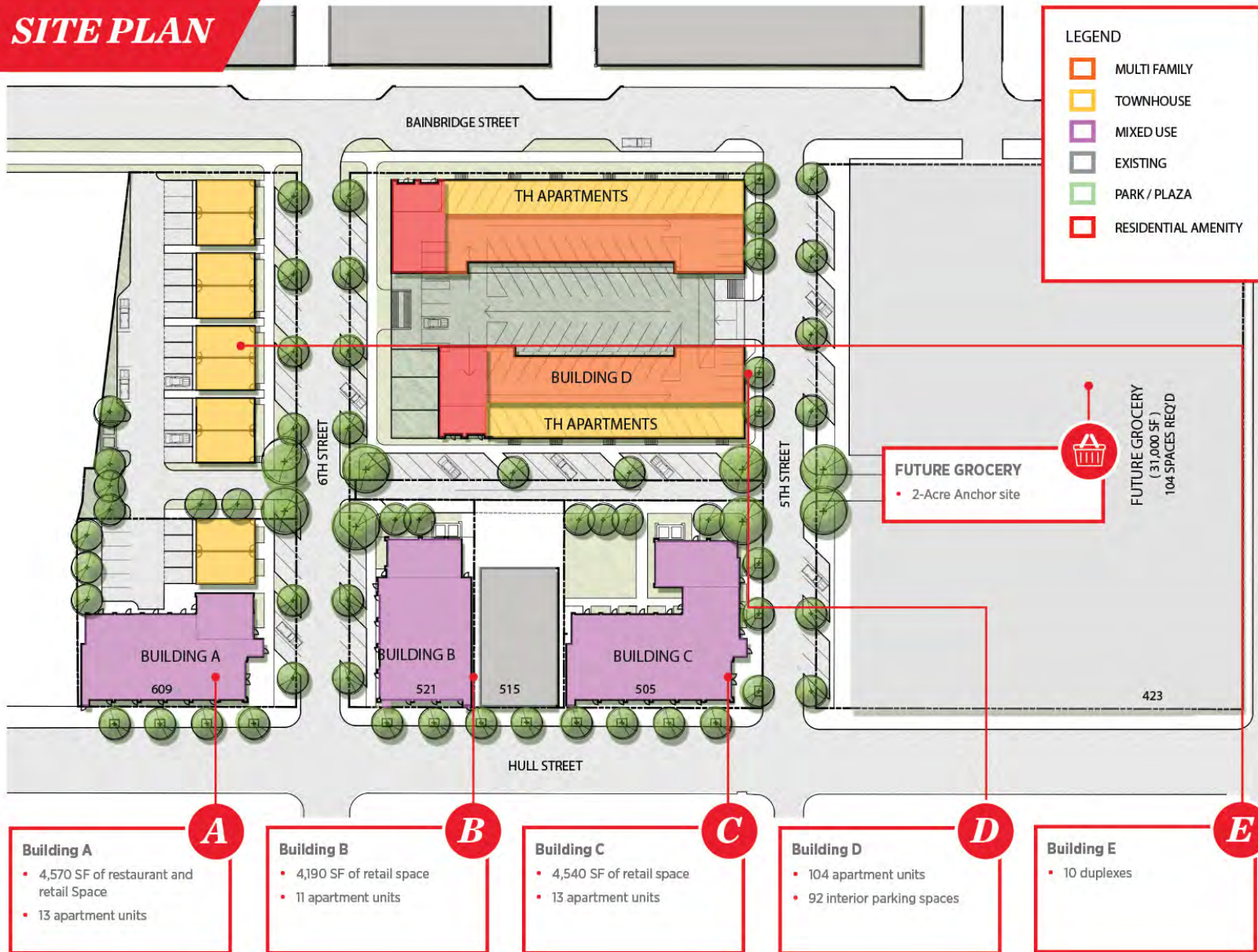
511 *There are 511 apartment units currently under construction in Manchester*



- | | | | | |
|------------------------------|--------------------------------|-------------------------|---------------------------|------------------------------|
| 1 Link Apartments Manchester | 6 The Lofts at Trolley Station | 11 Port RVA | A Legend Brewing Co. | F Manchester Market |
| 2 Terraces @ Manchester | 7 Hatcher Tobacco Flats | 12 Paper Company | B Camden's Dogtown Market | G Brewer's Cafe (.3 mi) |
| 3 Perry Place | 8 City View Landing | 13 Warehouse 201 | C Papa's Pizza | H Croaker's Spot (.3 mi) |
| 4 908-909 Perry Street | 9 Manchester Motorworks | 14 Commons @ Plant Zero | D Plant Zero Cafe | I Sweet Fix (.2 mi) |
| 5 Old Manchester Lofts | 10 Manchester Pie Factory | 15 Parachute Factory | E Ironclad Pizza Grill | J Twisted Ales Craft Brewing |
| | | | | K Cafe Zata |



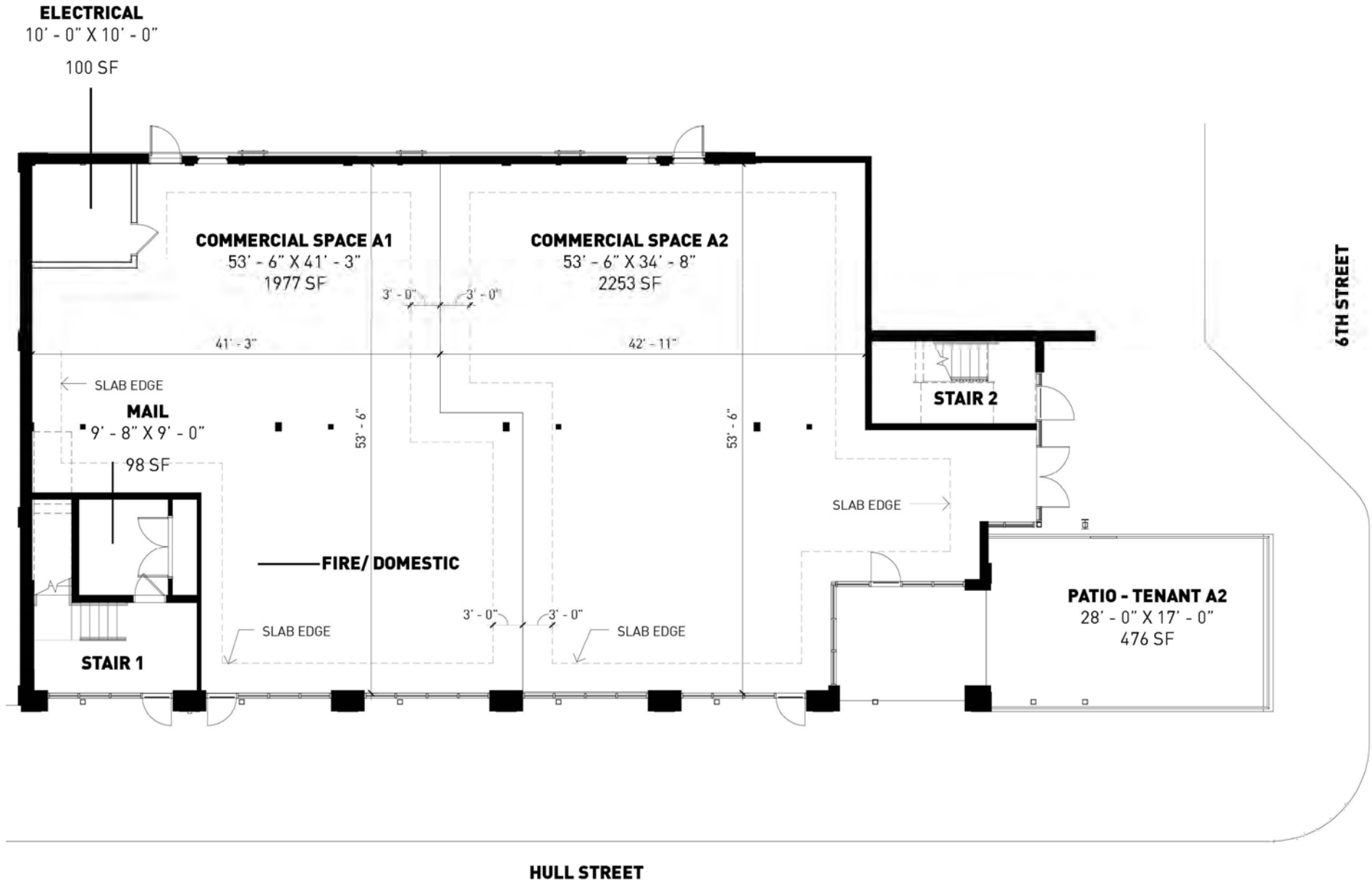
SITE PLAN



Building A – 4,570 SF of retail and restaurant space with 13 apartment units above



Building A Floor Plan – 4,570 SF of retail and restaurant space





THALHIMER

BRAND NEW MIXED-USE DEVELOPMENT

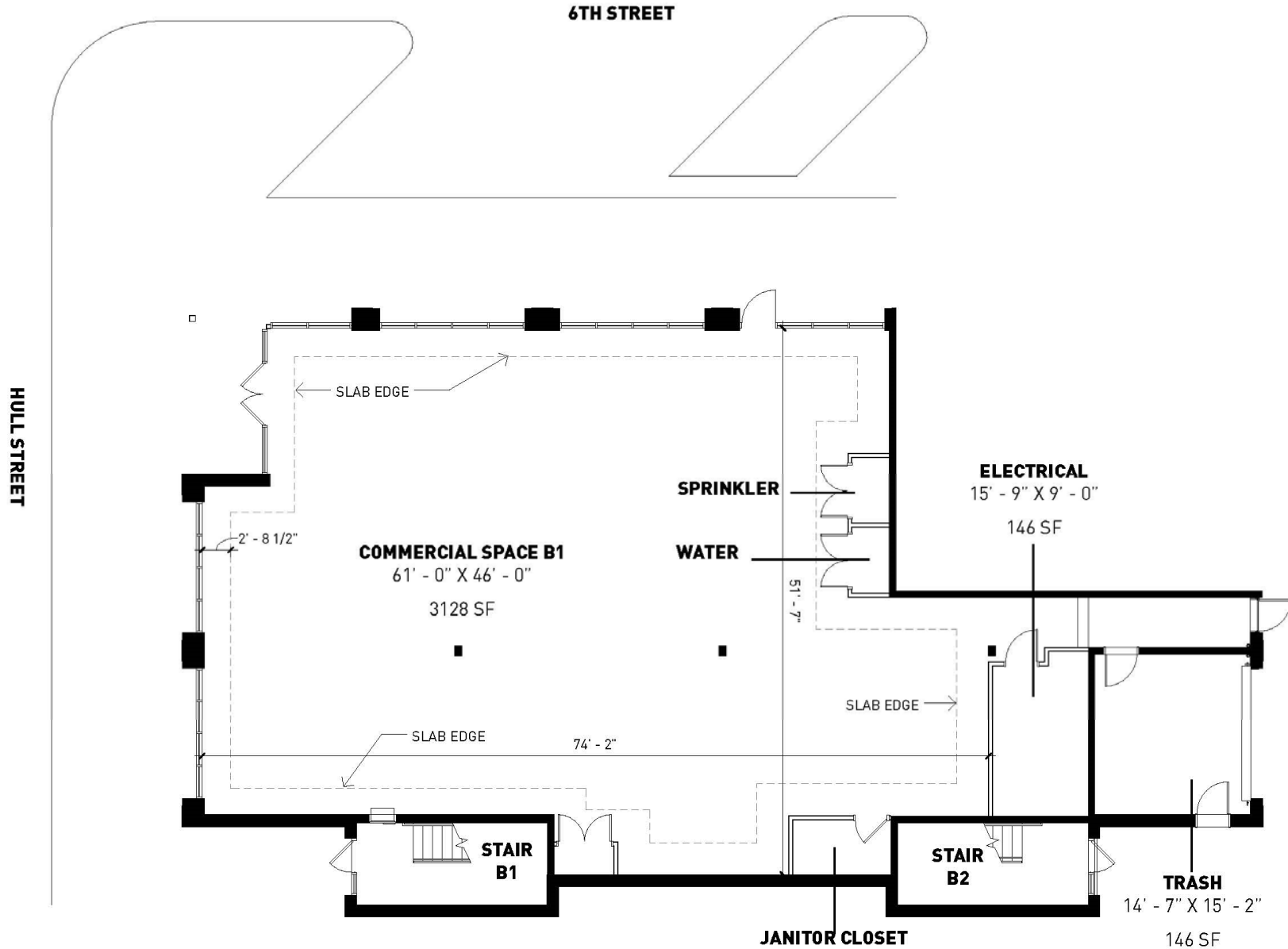
City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia

Building B – 4,190 SF of retail space with 11 apartment units above



Building B Floor Plan – 4,190 SF of retail space





THALHIMER

BRAND NEW MIXED-USE DEVELOPMENT

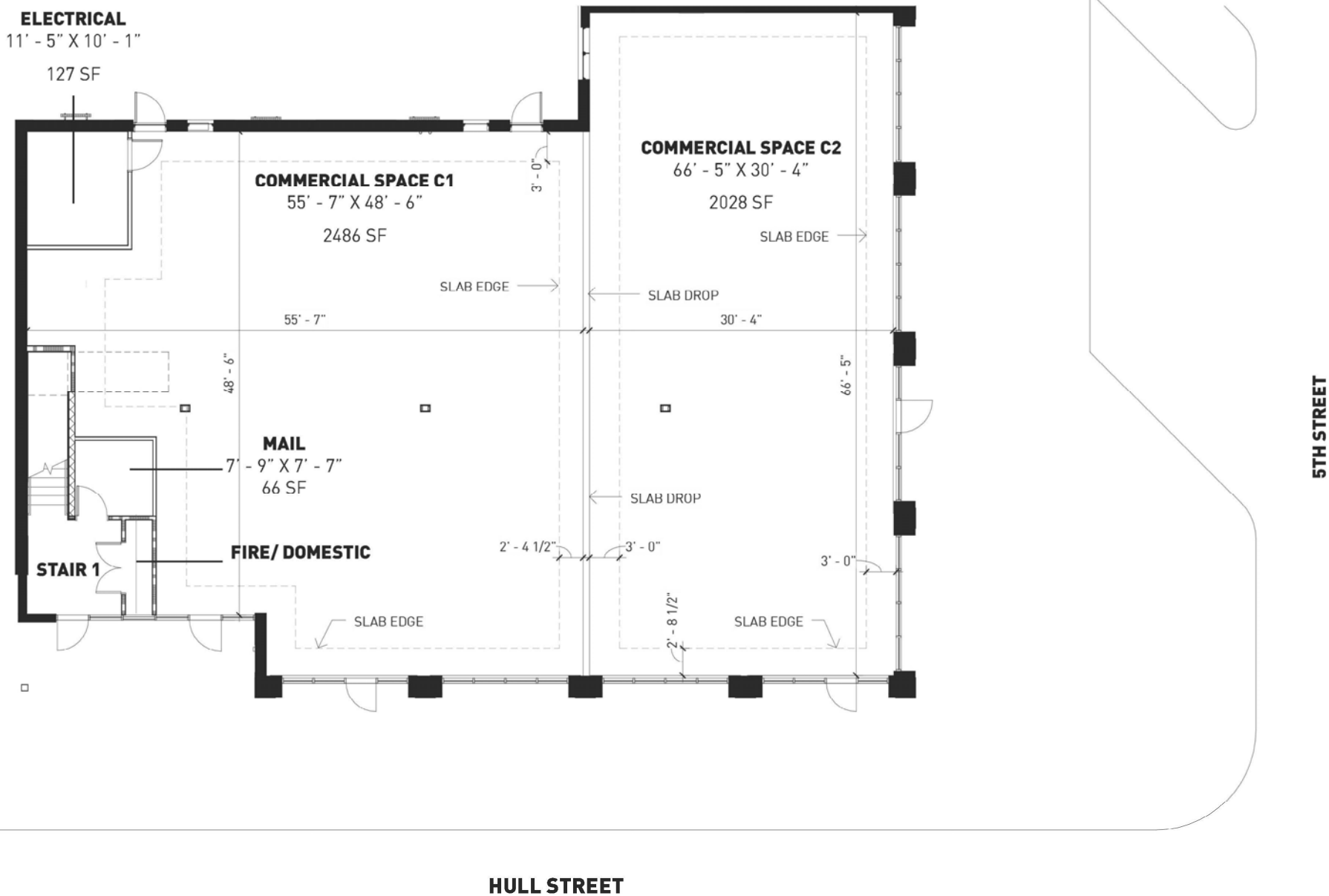
City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia

Building C – 4,540 SF of retail space with 13 apartment units above



Building C Floor Plan – 4,540 SF of retail space





THALHIMER

BRAND NEW MIXED-USE DEVELOPMENT

City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia

Building D – 104 apartment units with 92 interior parking spaces



Building E – 10 duplexes





THALHIMER

BRAND NEW MIXED-USE DEVELOPMENT

City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia





BRAND NEW MIXED-USE DEVELOPMENT

City View Marketplace

W. 6th Street and Hull Street | Manchester | Richmond, Virginia

Richmond Area Accolades

Top 10 Coolest U.S. Cities to Visit in 2018
- Forbes, February 2018

Top 10 U.S. Destinations for 2018
- Lonely Planet, February 2018

10 Best Places to Travel in the South in 2018
- Southern Living Magazine, December 2017

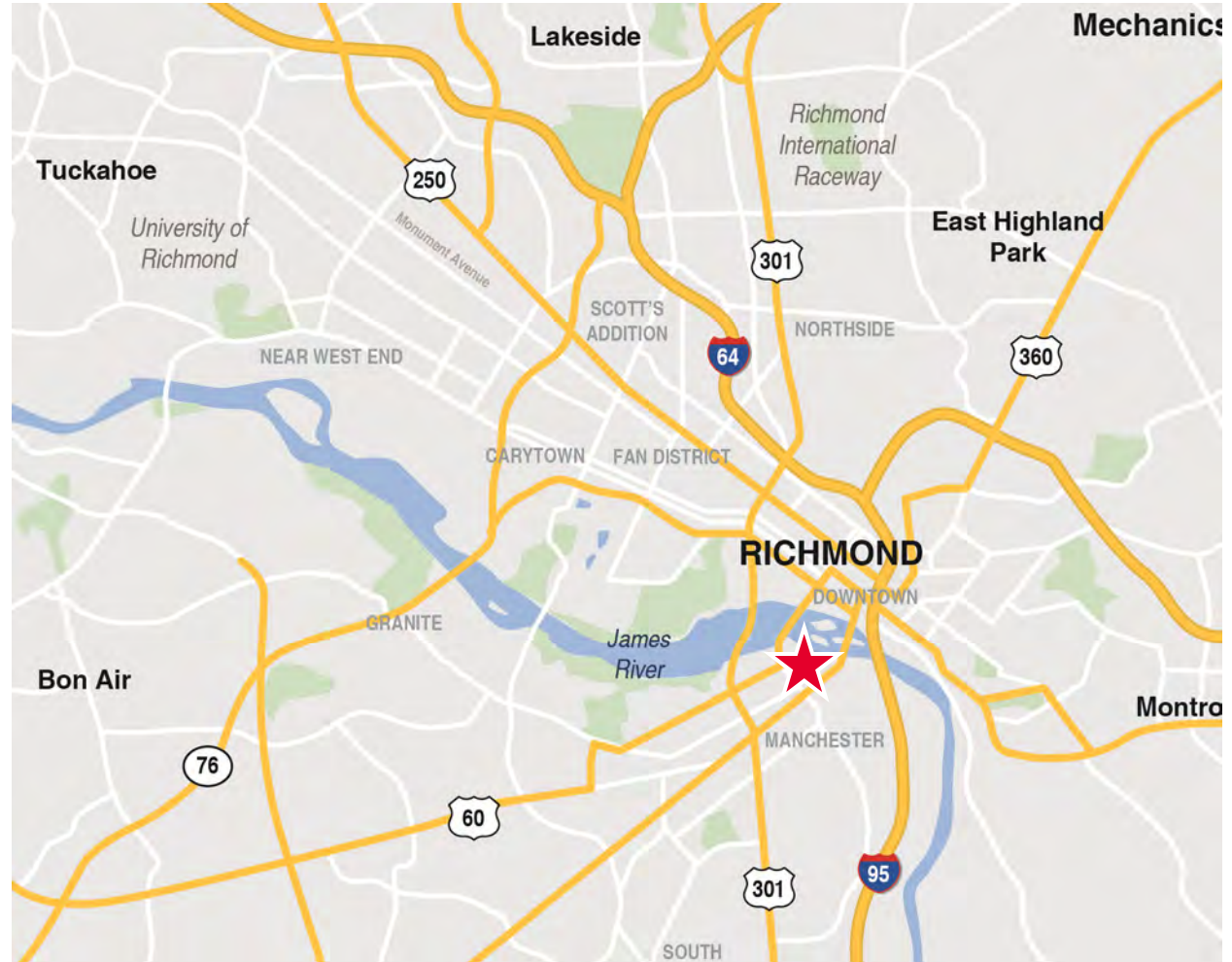
#2 in 25 Cities Where Millennials are Moving
- Time, June 2017

One of the Best Mid-sized Cities to Visit in the U.S.
- Today, April 2017

#9 in South's Best Cities 2017
- Southern Living Magazine, March 2017

Top 25 Best Places to Live in the U.S.
- US News, February 2017

Top Cities to Start a Business
- CNBC, 2016



For more information, contact:

CONNIE JORDAN NIELSEN
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

ALICIA BROWN
Vice President
804 697 3483
alicia.brown@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield / Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.