



**DIVARIS CORNER**

**OFFICE/RETAIL BUILDING FOR LEASE**

# DIVARIS CORNER TOWN CENTER OF VIRGINIA BEACH

140 INDEPENDENCE BLVD, VIRGINIA BEACH, VA 23462





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## PROPERTY OVERVIEW



**SPACE AVAILABLE:** 9,516 RSF (8,573 USF)

**Overall Size:** Approx. 36 Acres

**Retail:** Approx. 450,000 Square Feet

**Office:** Approx. 1,000,000 Square Feet

**Entertainment:** Approx. 162,000 Square Feet

**Hotels:** 236-Key Westin  
176-Key Hilton

**Residential:** 934 Upscale Units

**Annual Virginia Beach Tourists:** 13 Million

## PROPERTY OVERVIEW

Rare opportunity coming available at the entrance of The Town Center of Virginia Beach. Locate your business on the ground floor corner of the Westin for unmatched exposure and visibility to the most heavily traveled intersection in the Hampton Roads region. In addition to great visibility and signage opportunities, this space offers dedicated parking spaces and a full parking garage above.

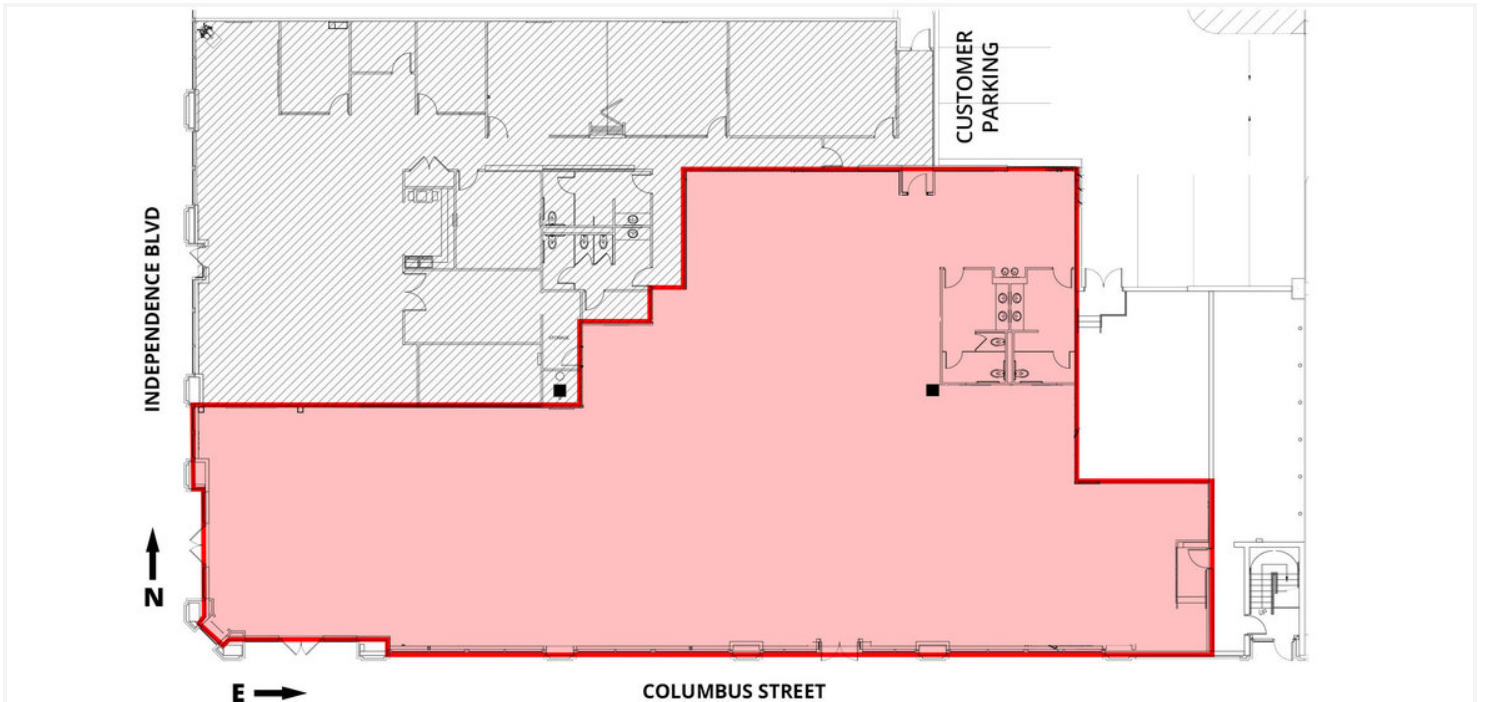
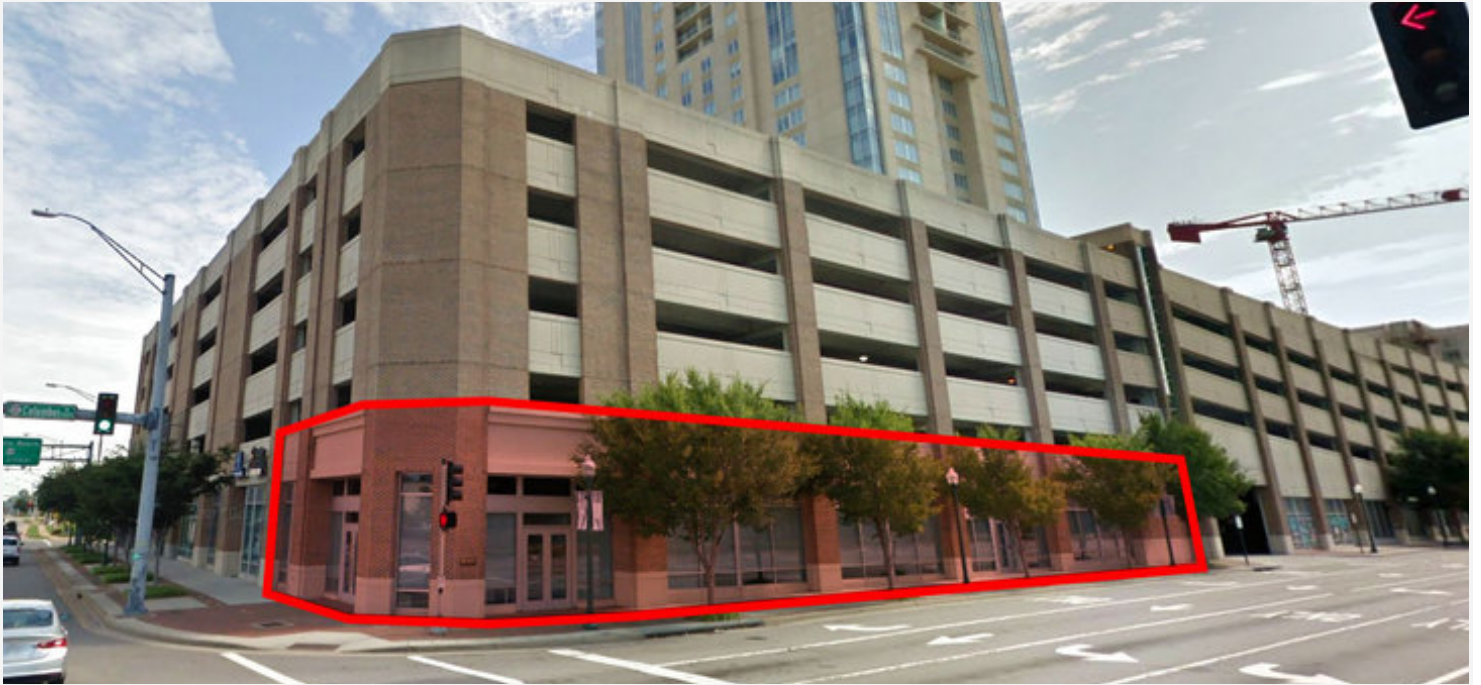
## TOWN CENTER HIGHLIGHTS

- 6,000 on-site daytime and 27,000 workers within one mile
- Centrally located in the second largest MSA in Virginia, Hampton Roads - with a population of almost 2 million.
- Just 11 miles from the Virginia Beach Oceanfront and from Downtown Norfolk, placing it at the center of business and shopping in the market.
- The Sandler Center, a 1,300 seat performing arts theater, brings over 67,000 patrons to Town Center annually.
- The Z, a 300 seat performing arts theater and a black box theater
- Wegman's, a 125,000 SF specialty grocer.

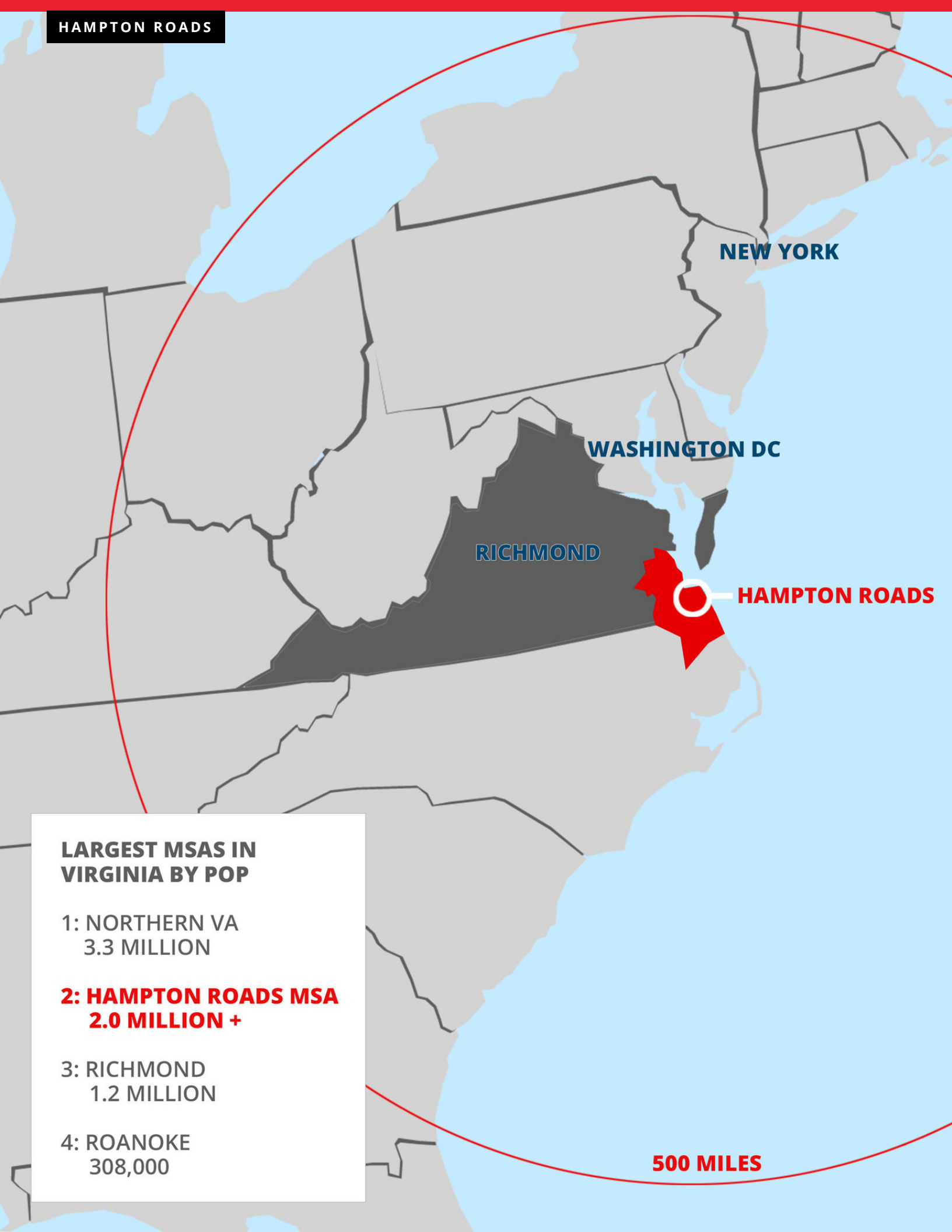
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ADDITIONAL PHOTOS







**LARGEST MSAS IN VIRGINIA BY POP**

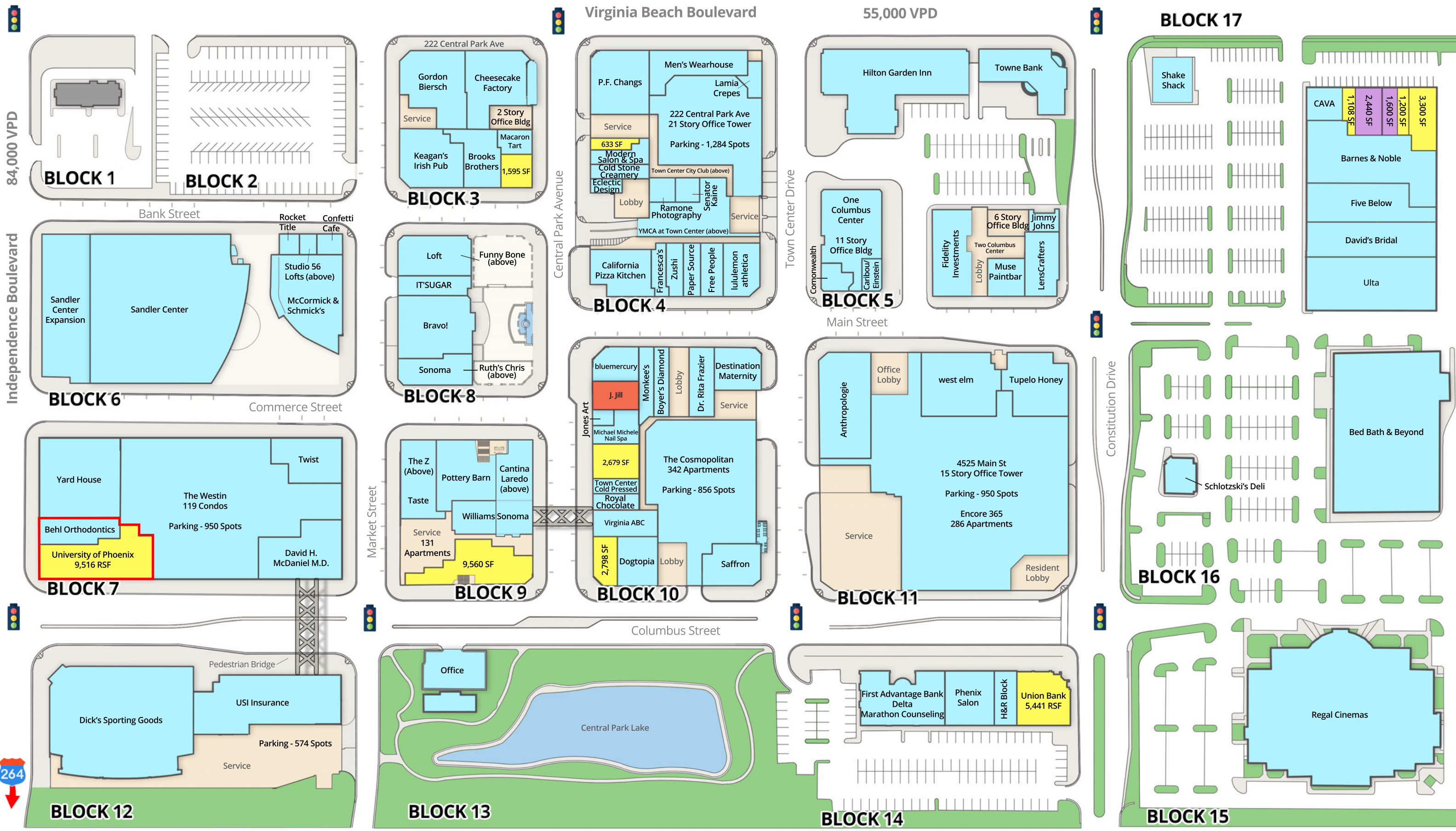
1: NORTHERN VA  
3.3 MILLION

**2: HAMPTON ROADS MSA  
2.0 MILLION +**

3: RICHMOND  
1.2 MILLION

4: ROANOKE  
308,000

**500 MILES**



Town Center Leasing Plan

N  
LEASED AT LEASE LOI AVAILABLE DIVARIS CORNER



84,000 VPD

55,000 VPD

Independence Boulevard

Central Park Avenue

Town Center Drive

Constitution Drive

Bank Street

Rocket Title  
Confetti Cafe

Commerce Street

Columbus Street

264

Virginia Beach Boulevard

BLOCK 17

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 8

BLOCK 7

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 16

BLOCK 15

222 Central Park Ave

Men's Wearhouse  
P.F. Changs  
Lamia Crepes  
222 Central Park Ave  
21 Story Office Tower  
Parking - 1,284 Spots

Hilton Garden Inn  
Towne Bank

Shake Shack

CAVA  
1,108 SF  
2,440 SF  
1,600 SF  
1,200 SF  
3,300 SF

Barnes & Noble

Five Below

David's Bridal

Ulta

Bed Bath & Beyond

Schlottzski's Deli

Regal Cinemas

Sandler Center Expansion  
Sandler Center

Studio 56 Lofts (above)  
McCormick & Schmick's

Loft  
Funny Bone (above)  
IT'SUGAR

Bravo!  
Sonoma  
Ruth's Chris (above)

Yard House  
The Westin 119 Condos  
Twist  
David H. McDaniel M.D.

Behl Orthodontics  
University of Phoenix  
9,516 RSF

The Z (Above)  
Pottery Barn  
Cantina Laredo (above)  
Williams Sonoma  
9,560 SF

bluemercury  
J. Jill  
Michael Michele Nail Spa  
2,679 SF  
Town Center Cold Pressed Royal Chocolate  
Virginia ABC  
2,798 SF  
Dogtopia  
Lobby  
Saffron

The Cosmopolitan 342 Apartments  
Parking - 856 Spots

Anthropologie  
Office Lobby  
west elm  
Tupelo Honey

4525 Main St  
15 Story Office Tower  
Parking - 950 Spots  
Encore 365  
286 Apartments

Service  
Resident Lobby

Dick's Sporting Goods  
USI Insurance  
Parking - 574 Spots  
Service

Office  
Central Park Lake

First Advantage Bank  
Delta  
Marathon Counseling  
Phenix Salon  
H&R Block  
Union Bank  
5,441 RSF

Gordon Biersch  
Cheesecake Factory  
Service  
2 Story Office Bldg  
Macaron Tart  
Keagan's Irish Pub  
Brooks Brothers  
1,595 SF

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Loft  
Funny Bone (above)  
IT'SUGAR

Bravo!  
Sonoma  
Ruth's Chris (above)

The Z (Above)  
Pottery Barn  
Cantina Laredo (above)  
Williams Sonoma  
9,560 SF

Service  
131 Apartments  
9,560 SF

Men's Wearhouse  
P.F. Changs  
Lamia Crepes  
222 Central Park Ave  
21 Story Office Tower  
Parking - 1,284 Spots

633 SF  
Modern Salon & Spa  
Cold Stone Creamery  
Eclectic Design  
Lobby  
Ramone Photography  
Senator Kaline  
Service

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California Pizza Kitchen  
Francisca's  
Zushi  
Paper Source  
Free People  
lululemon athletica

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FLOOR DECOR

Michaels  
Where Creativity Happens

CHIPOTE  
MEXICAN GRILL

Panera  
BREAD

Diamonds Direct

Tuesday Morning

TARGET

KOHL'S

Ruby  
Tuesday

BARNES & NOBLE  
BOOKSELLERS

ULTA  
BEAUTY

OFF BROADWAY  
SHOE  
WAREHOUSE

Stein Mart

Jason's deli

SHAKE  
SHACK

DAVID'S BRIDAL

BED BATH &  
BEYOND  
Beyond any store of its kind!

REGAL  
CINEMAS

J. CREW MERCANTILE

OLD NAVY

ROMANO'S  
Macaroni  
GRILL

REI

THE FRESH  
MARKET

DSW

NORDSTROM  
rack

DISNEY  
BONES  
Eat It From Good!

TACO  
BELL

STARBUCKS  
COFFEE

T-Mobile

SITE

VIRGINIA BEACH BLVD  
55,000 VPD

Wegmans

MISSION BBQ

INDEPENDENCE BLVD  
84,000 VPD

**Town Center of Virginia Beach**

RUTH'S CHRIS STEAK HOUSE | ANN TAYLOR | LOFT | Gordon Biersch BREWING COMPANY | Yard House

destination maternity the maternity superstore | MccORMICK & SCHMICK'S SEAFOOD & STEAKS | Brooks Brothers | The Cheesecake Factory

lululemon | athletica | west elm | Free People

ANTHROPOLOGIE | PAPER SOURCE | PF. CHANG'S

bluemercury Cantina LAREDO | POTTERY BARN | WILLIAMS SONOMA

Monkee's | dogtopia

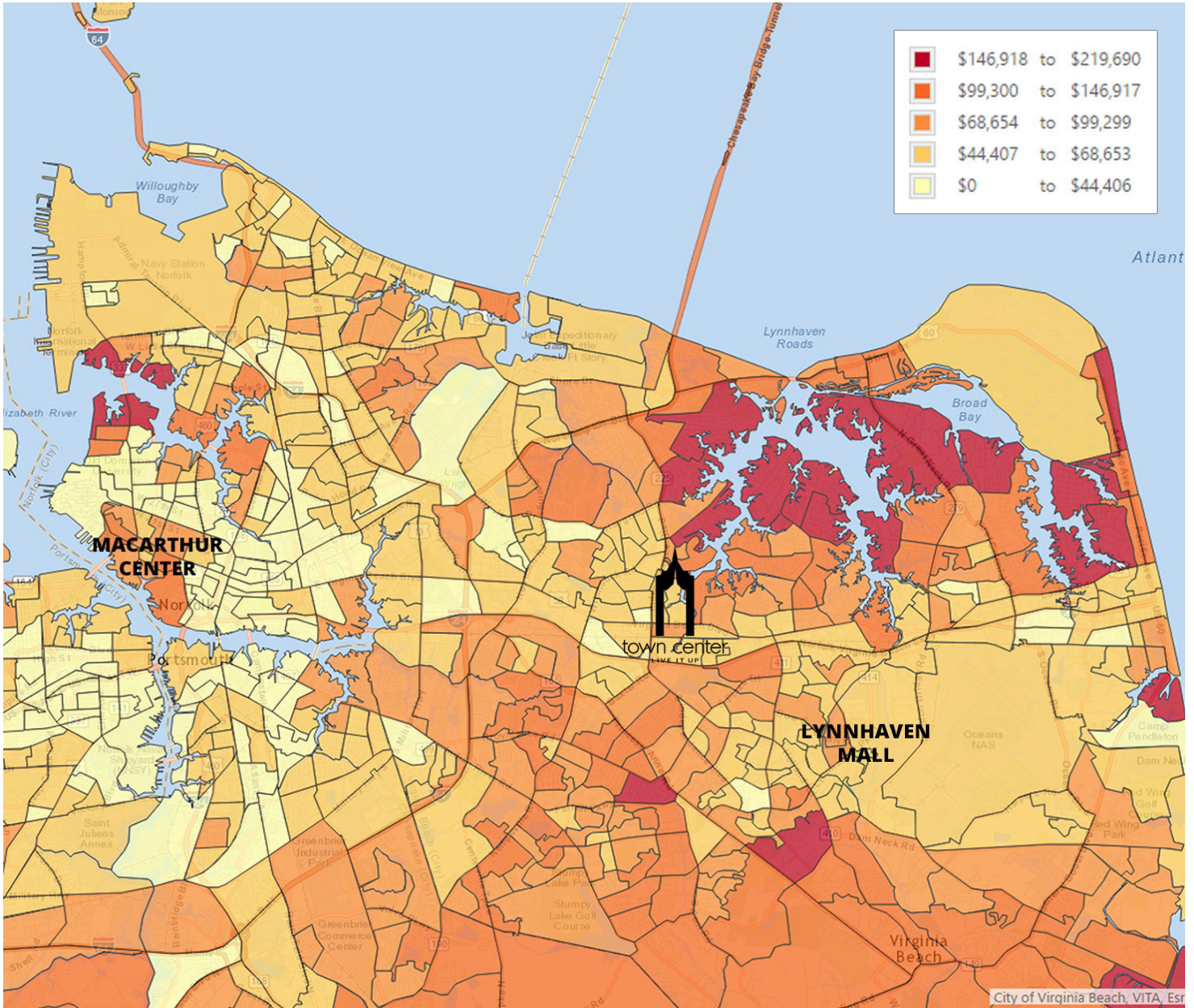
BEST BUY



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INCOME CENTERS



## Perfectly positioned near high income population centers.

Town Center's central location is close to the highest income areas of Hampton Roads, attracting many upscale retailers looking for a single location to accommodate their specialty concept. The same attributes appeal to office tenants looking for a central location to service the market and to accommodate their business.

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## TOWN CENTER TENANTS



### Town Center Retailers



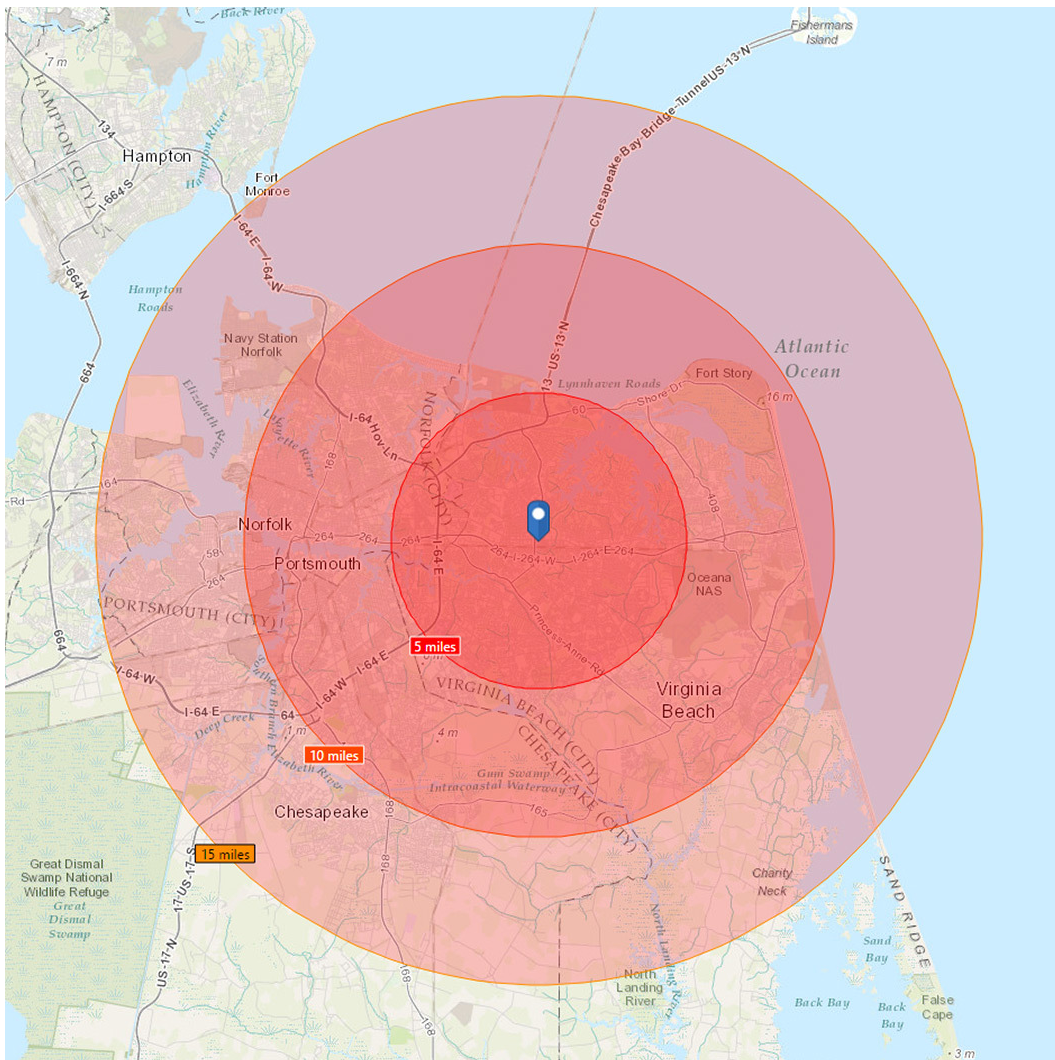
### Town Center Restaurants



### Other Surrounding Retailers







**Gerald Divaris**  
 Chairman / CEO  
 757.497.2113  
 Gdivaris@divaris.com

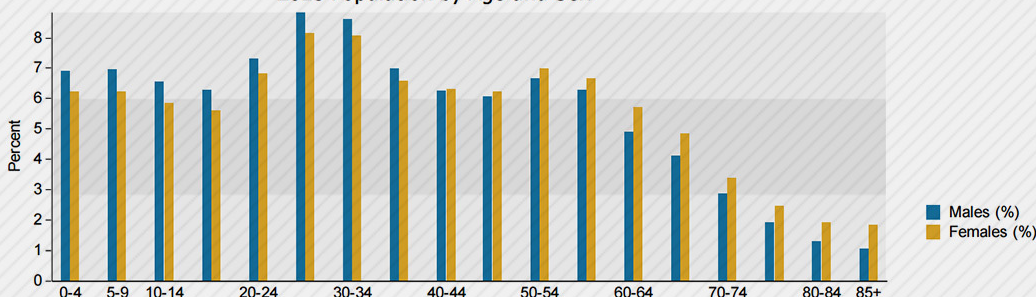
**Erica Rorrer**  
 Senior Vice President,  
 Associate Broker  
 757.333.4388  
 Errorer@divaris.com

**Sezin Cortinas**  
 Senior Vice President  
 757.497.2113  
 Scortinas@divaris.com

## DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
<b>Population</b>	302,332	720,907	1,085,451
<b>Households</b>	115,095	268,947	400,509
<b>Families</b>	77,129	186,565	244,313
<b>Average Household Size</b>	2.58	2.51	2.55
<b>Median Age</b>	35.6	35.3	34.7
<b>Median Household Income</b>	\$57,564	\$53,441	\$53,831
<b>Average Household Income</b>	\$74,249	\$71,580	\$71,933

2015 Population by Age and Sex



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