



Colliers

FOR SALE OR LEASE

2400 Pacific Avenue
Virginia Beach, VA

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150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

PROPERTY DETAILS

Former convenience store and office space on prime Oceanfront corner location

- ± 3,735 SF freestanding building available
 - Includes ± 2,833 SF former convenience store and ± 902 SF former office space (can be combined)
- ± 0.34 acre site with parking lot

- Prime Oceanfront corner location within walking distance to local and national food options and the Virginia Beach Boardwalk
- Easy access to I-264 and a short drive to the Hilltop submarket, the new Atlantic Wave Park, and the ViBe Creative District

Lease Rate:
\$40.00 PSF,
NNN

Sale Price:
\$1,800,000



Demographics

	1-Mile	3-Miles	5-Miles
Population			
2025 Total Population	10,271	38,172	76,547
2030 Projected Population	11,234	39,185	76,855
Change 2025 to 2030	9.4%	2.7%	0.4%
2025 Income			
Average HH Income	\$116,989	\$136,128	\$132,705
2025 Employment			
# of Employees	9,721	26,708	45,004
# of Businesses	1,000	2,675	4,286



14.3 million
visitors to Virginia Beach
in 2024*



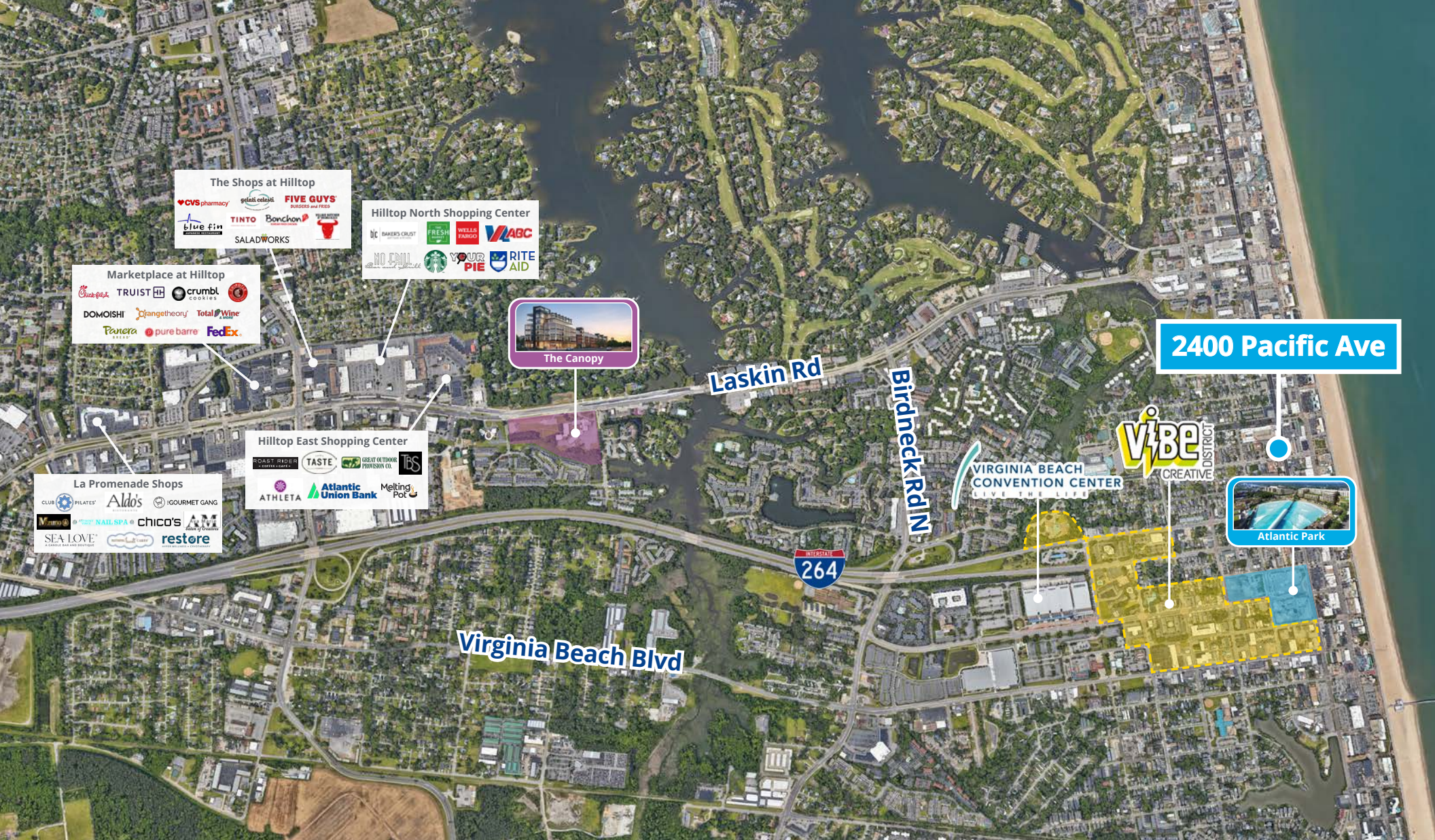
\$3.9 billion
economic impact of visitors
to Virginia Beach in 2024*



20,725 ADT
Pacific Ave at 24th Street



*Virginia Beach Convention & Visitors Bureau (VBCVB) 2024 Data



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