



BRAND NEW MIXED-USE DEVELOPMENT

# City View Marketplace

W. 6<sup>th</sup> Street and Hull Street | Manchester | Richmond, Virginia

NOW PRE-LEASING 9,978 SF OF RETAIL / RESTAURANT SPACE



**1,687 SF 2<sup>nd</sup> Generation, Brand New Salon Space for Lease**

For more information, contact:

**ALICIA BROWN**  
First Vice President  
804 697 3483  
[alicia.brown@thalhimer.com](mailto:alicia.brown@thalhimer.com)

**ANNIE O'CONNOR**  
First Vice President  
804 697 3451  
[annie.oconnor@thalhimer.com](mailto:annie.oconnor@thalhimer.com)

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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**THALHIMER**

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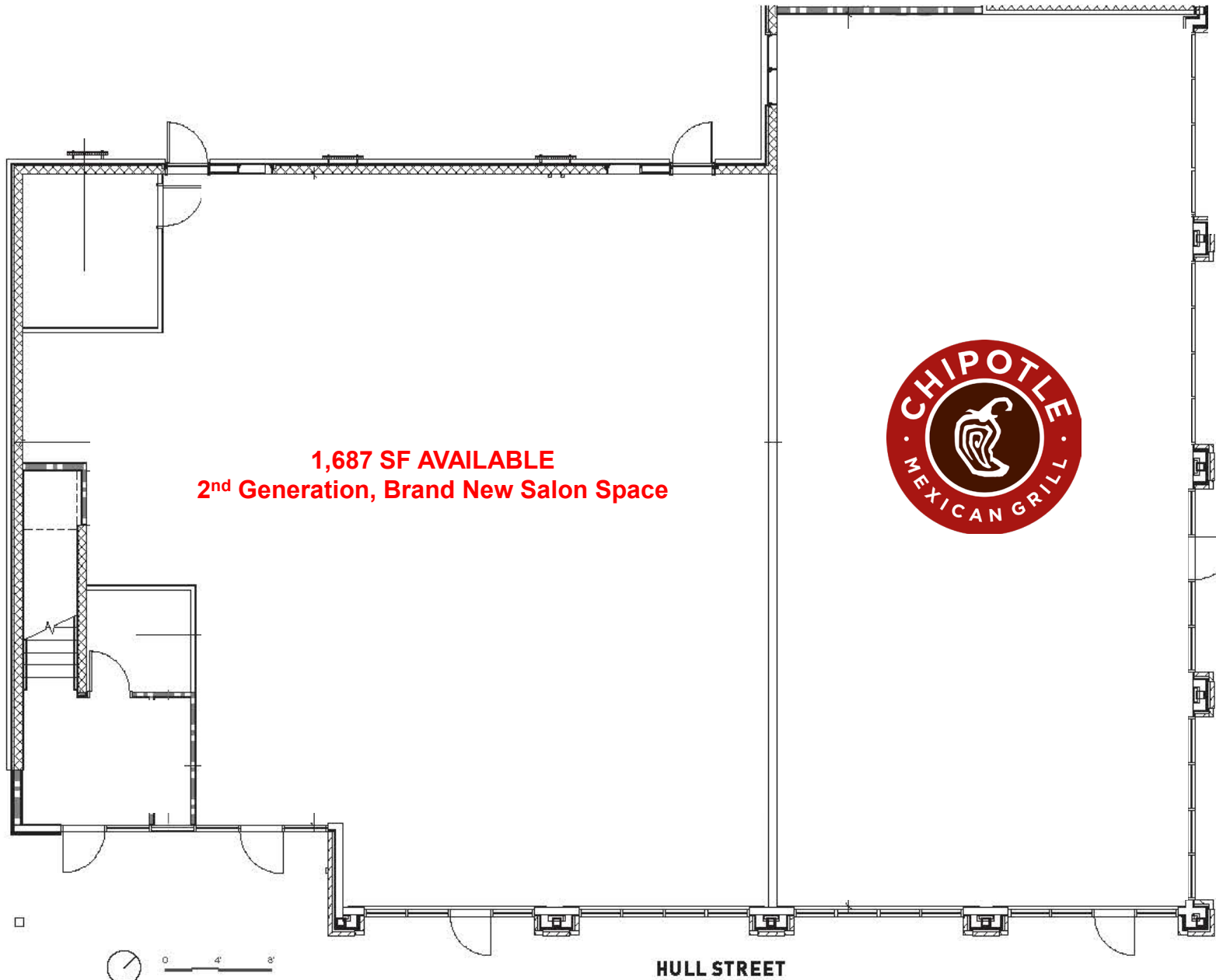
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*Building C Floor Plan- 1,687 SF Available*



*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 9,978 SF  
1,687 SF 2<sup>nd</sup> Generation Salon Space

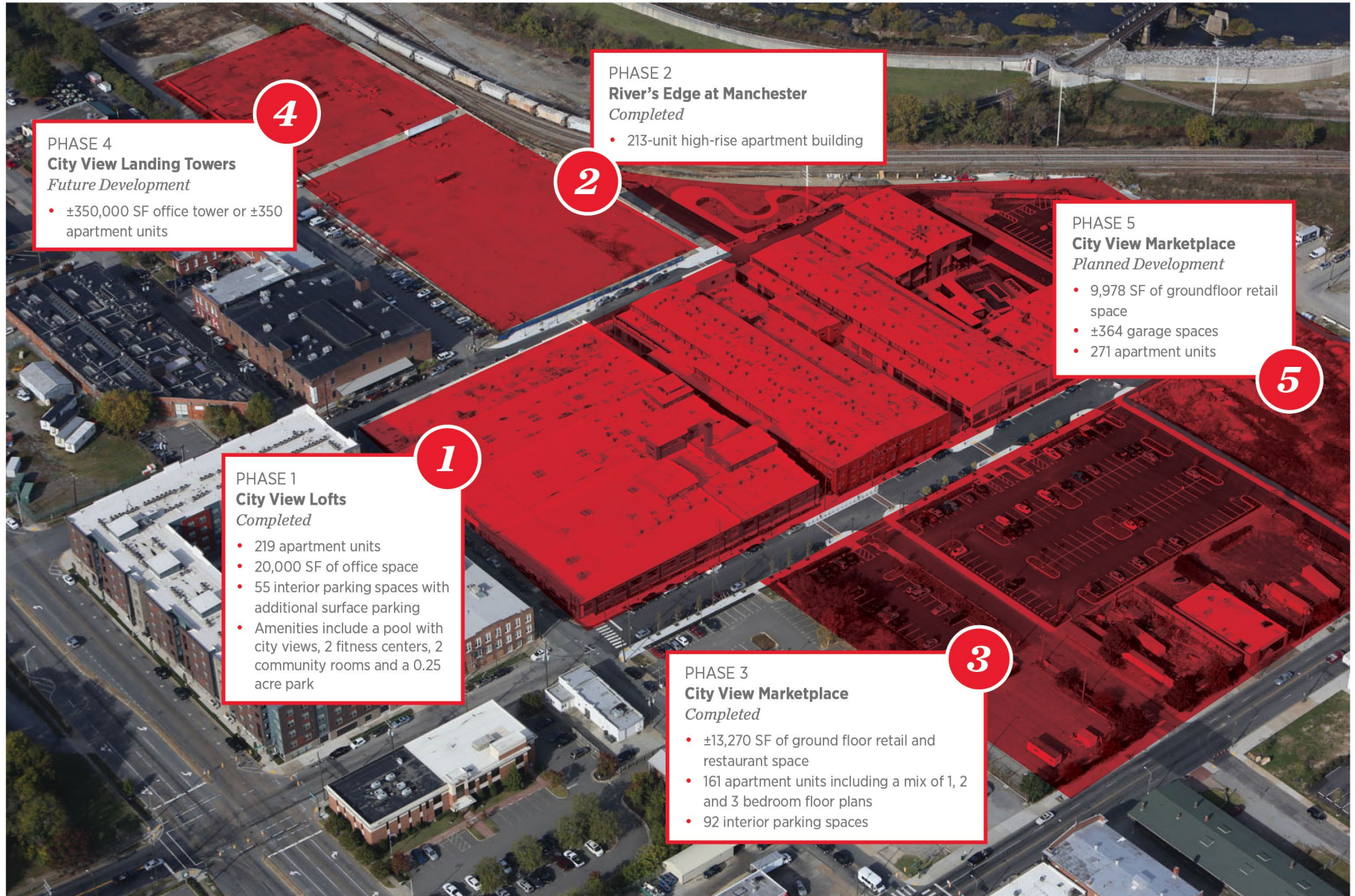
**Timing** Immediate

**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**
- 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 and COLAB
  - Unmatched walkability and accessibility

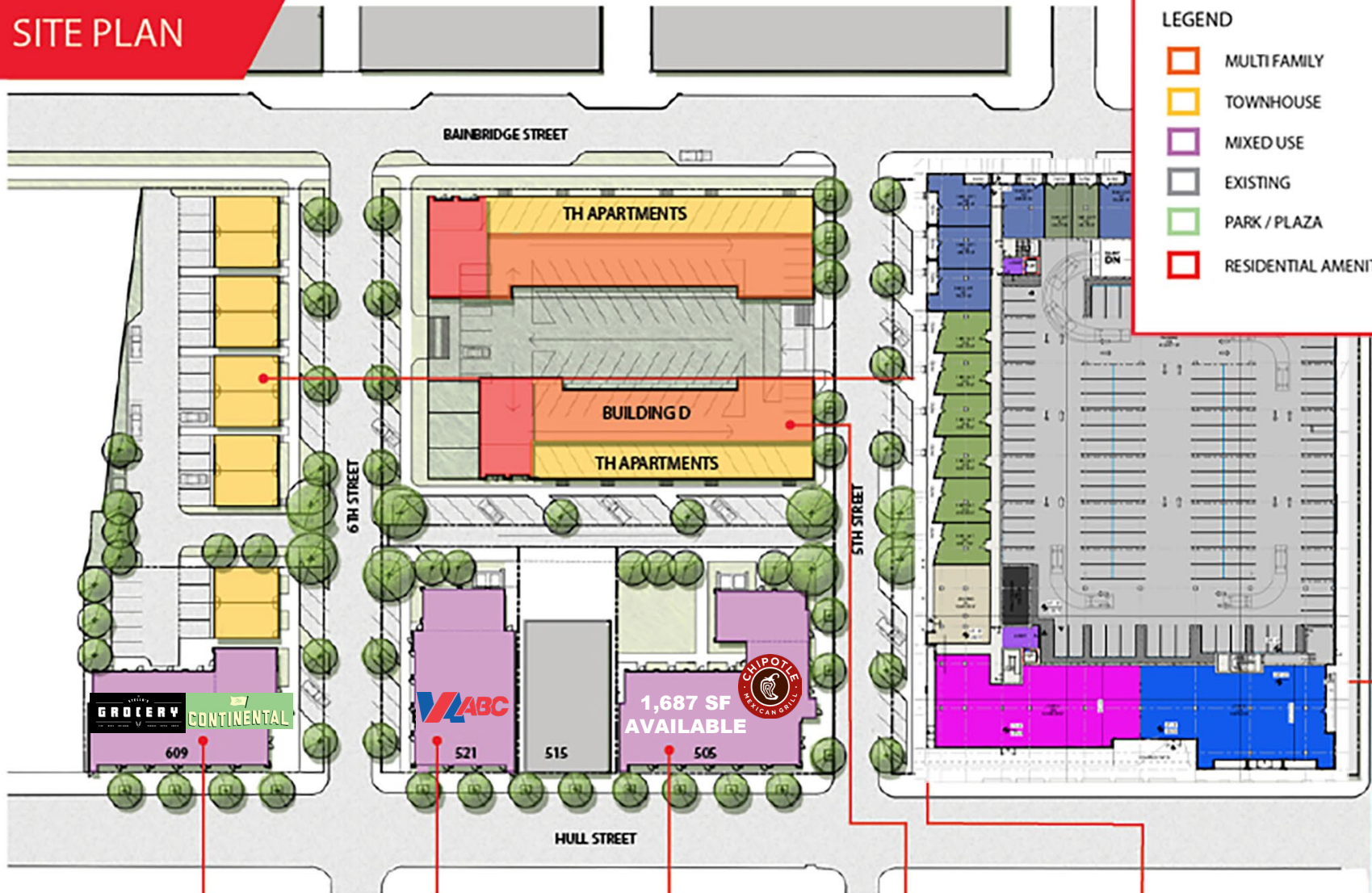




SITE PLAN

LEGEND

- MULTI FAMILY
- TOWNHOUSE
- MIXED USE
- EXISTING
- PARK / PLAZA
- RESIDENTIAL AMENITY



**A**

**Building A**

- 4,570 SF of restaurant and retail space
- 13 apartment units

**B**

**Building B**

- 3,381 SF of retail space
- 11 apartment units

**C**

**Building C**

- 4,540 SF of retail space
- 13 apartment units

**D**

**Building D**

- 104 apartment units
- 92 interior parking spaces

**E**

**Building E**

- 10 duplexes

**F**

**Building F**

- 9,978 SF of retail space

Overlook II Floor Plan – Building F - 9,978 SF of retail space





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## *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**

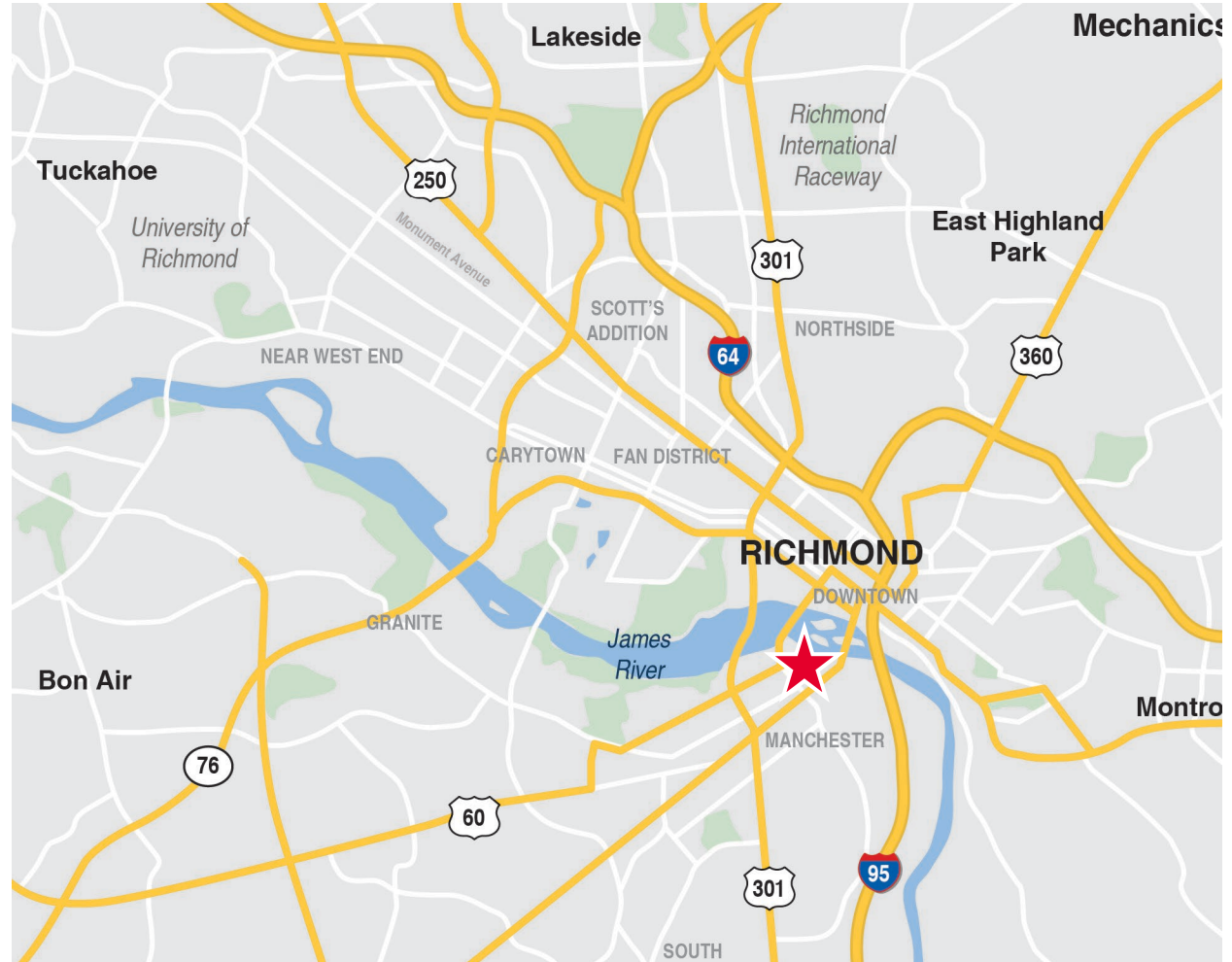
- *Southern Living Magazine, March 2017*

**Top 25 Best Places to Live in the U.S.**

- *US News, February 2017*

**Top Cities to Start a Business**

- *CNBC, 2016*



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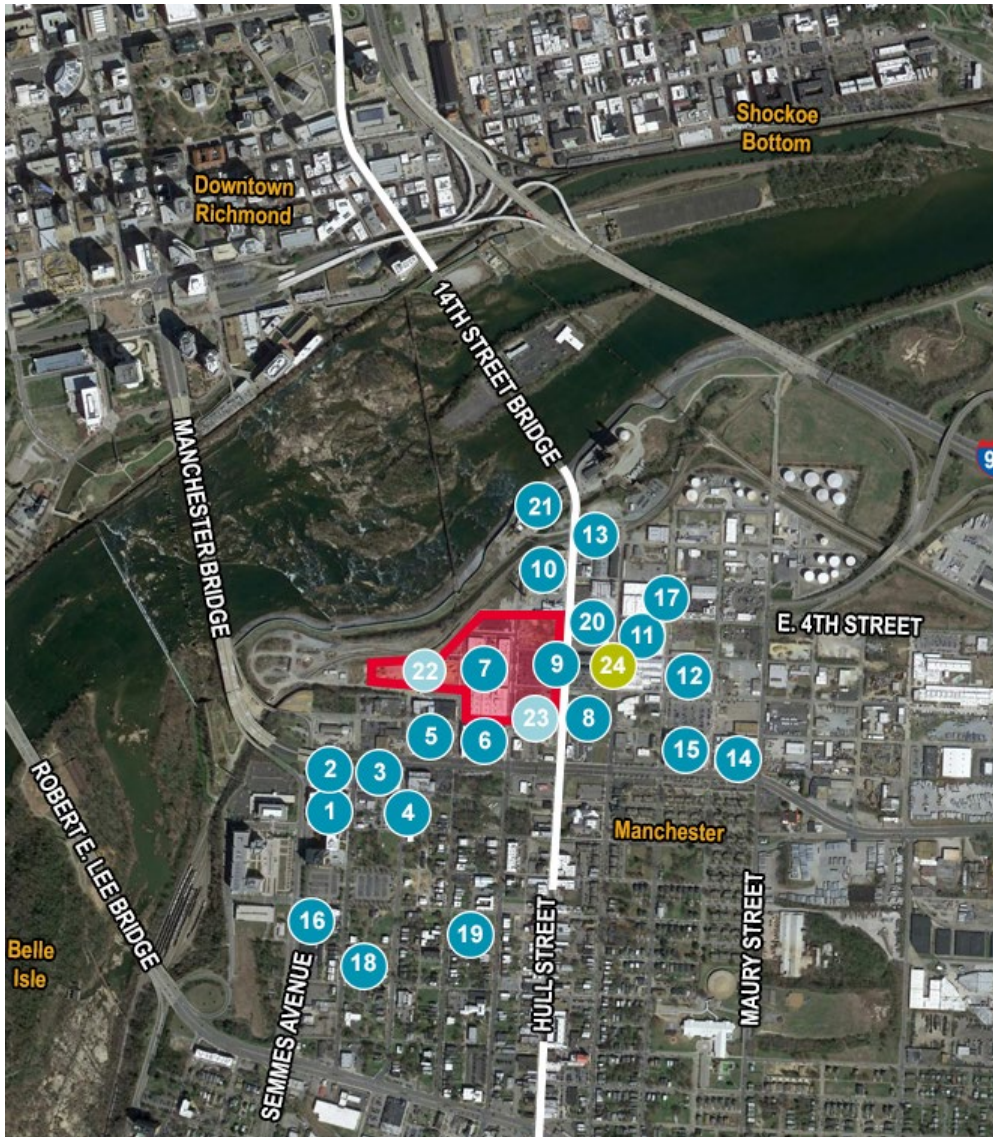
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*Manchester's Robust Apartment Market*

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.

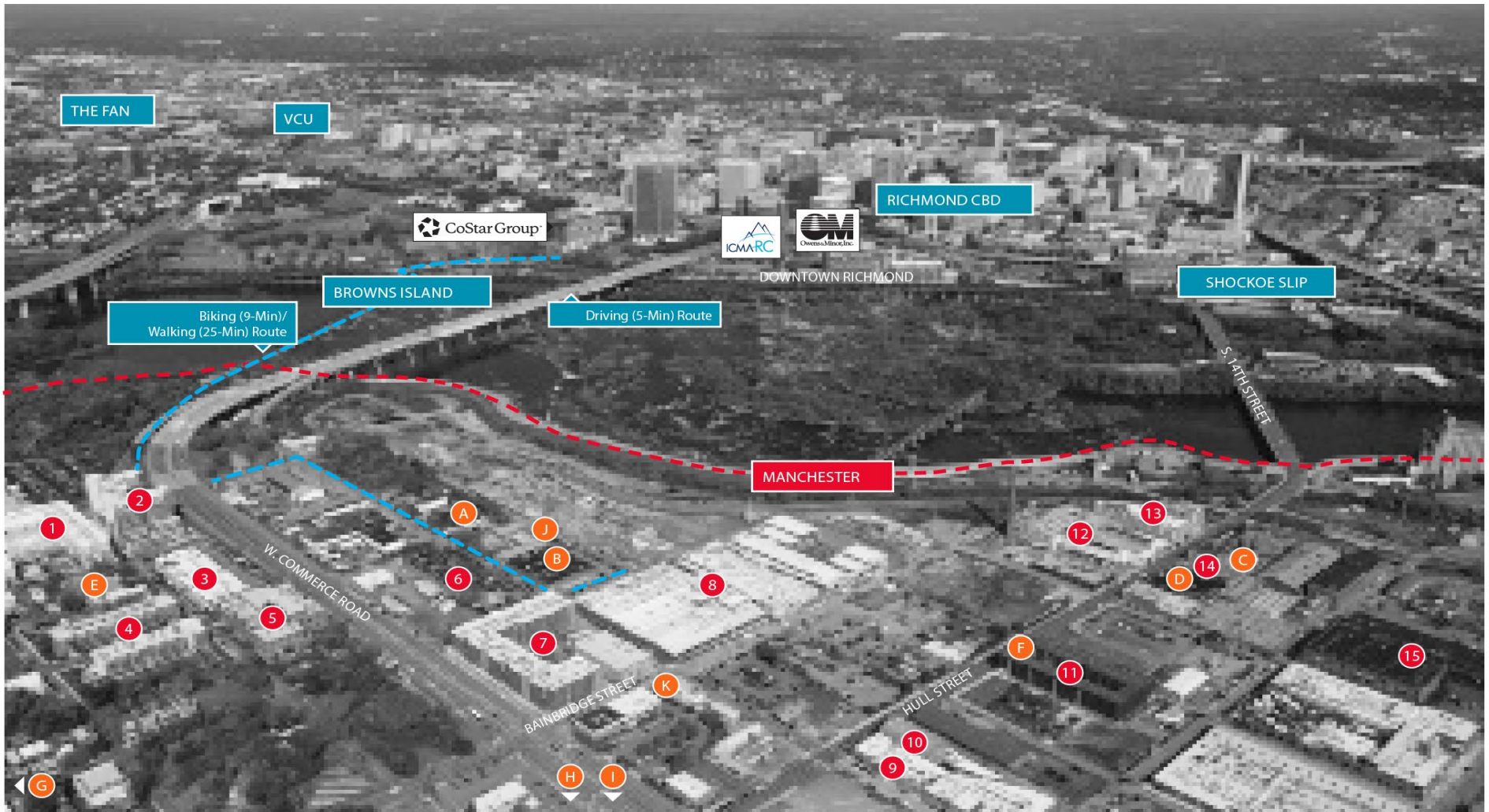


**Manchester Recent & Planned Development**

Community Name	Units	Community Name	Units
<b>RECENTLY DELIVERED</b>		<b>UNDER CONSTRUCTION</b>	
1 Link Apartments Manchester	187	22 River's Edge at Manchester	213
2 Terraces @ Manchester	148	23 Flats at City View	161
3 Perry Place Apartments	70	<b>PLANNED</b>	
4 908-909 Perry Street	84	24 Port RVA (Phase 2)	188
5 The Lofts at Trolley Station	46		
6 Hatcher Tobacco Flats	152		
7 City View Lofts	219		
8 Manchester Motorworks	39		
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		
18 Manchester Park	57		
19 Manchester Green	80		
20 The Current	214		
21 South Falls I & II	256 & 225		

**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 Basic City Beer Co.    |
|                              |                                |                         |                           | K Cafe Zata              |