



INDUSTRIAL STORAGE
BROKERS



INDUSTRIAL PROPERTY FOR SALE

BEACH OUTDOOR STORAGE

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA 23454

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OUR FOCUS

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454

Industrial Outside Storage



RV & Boat Storage



Industrial



Development



- 1. Market Analysis:** We conduct comprehensive market analyses to assess the value and potential of RV and boat storage facilities.
- 2. Acquisition Support:** We offer comprehensive support throughout the purchase process, from identifying suitable properties to negotiating favorable terms and facilitating a smooth transaction.
- 3. Disposition Services:** Provide strategic marketing initiatives and targeted outreach to qualified buyers, ensuring maximum exposure and optimal returns on their investment.
- 4. Transaction Management:** Our dedicated team manages all aspects of the transaction process, including due diligence, contract negotiation, and closing coordination, streamlining the process for a seamless and efficient experience.



SECTION 1

PROPERTY INFORMATION

PROPERTY DETAILS

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454

Sale Price

\$5,599,000

LOCATION INFORMATION

Property Name:	Beach Outdoor Storage
Street Address:	1309 Virginia Beach Blvd
City, State, Zip:	Virginia Beach, Virginia 23454
County:	Virginia Beach

PROPERTY SUMMARY

Zoning:	Commercial Intensive
Property Subtype:	RV and Boat Storage
Zoning	B-2 & I-1
Lot 1 Size:	1.02 Acres
Lot 2 Size:	6.71 Acres
APN #	25979

PROPERTY AMENITIES

Surfacing:	Compact Gravel
Electric Available:	10 units offer electric
Wash Station:	1 location on site
Security:	Central Security Agency
Camera:	Full 24/7 Surveillance in place
Gating:	Amarok Guard Dog Electric Fence

BUILDING STRUCTURE

Building 1 (Show room):	2,400 Sqft
Building 2 (Small bay warehouse):	10,000 Sqft
Building Material:	Steel



ADDITIONAL PHOTOS

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA 23454



PROPERTY OUTLINE

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454



PROPERTY OUTLINE

	ACREAGE	BUILDING SQF
Section 1 (Blue)	1.02	2,400
Section 2 (Orange)	6.71	10,000
OYSTER COVE - V.B.	7.73 ACRES	12,400 SF



SECTION 2

LOCATION INFORMATION

LOCATION HIGHLIGHTS

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454



RV AND BOAT STORAGE LOCATIONAL HIGHLIGHTS

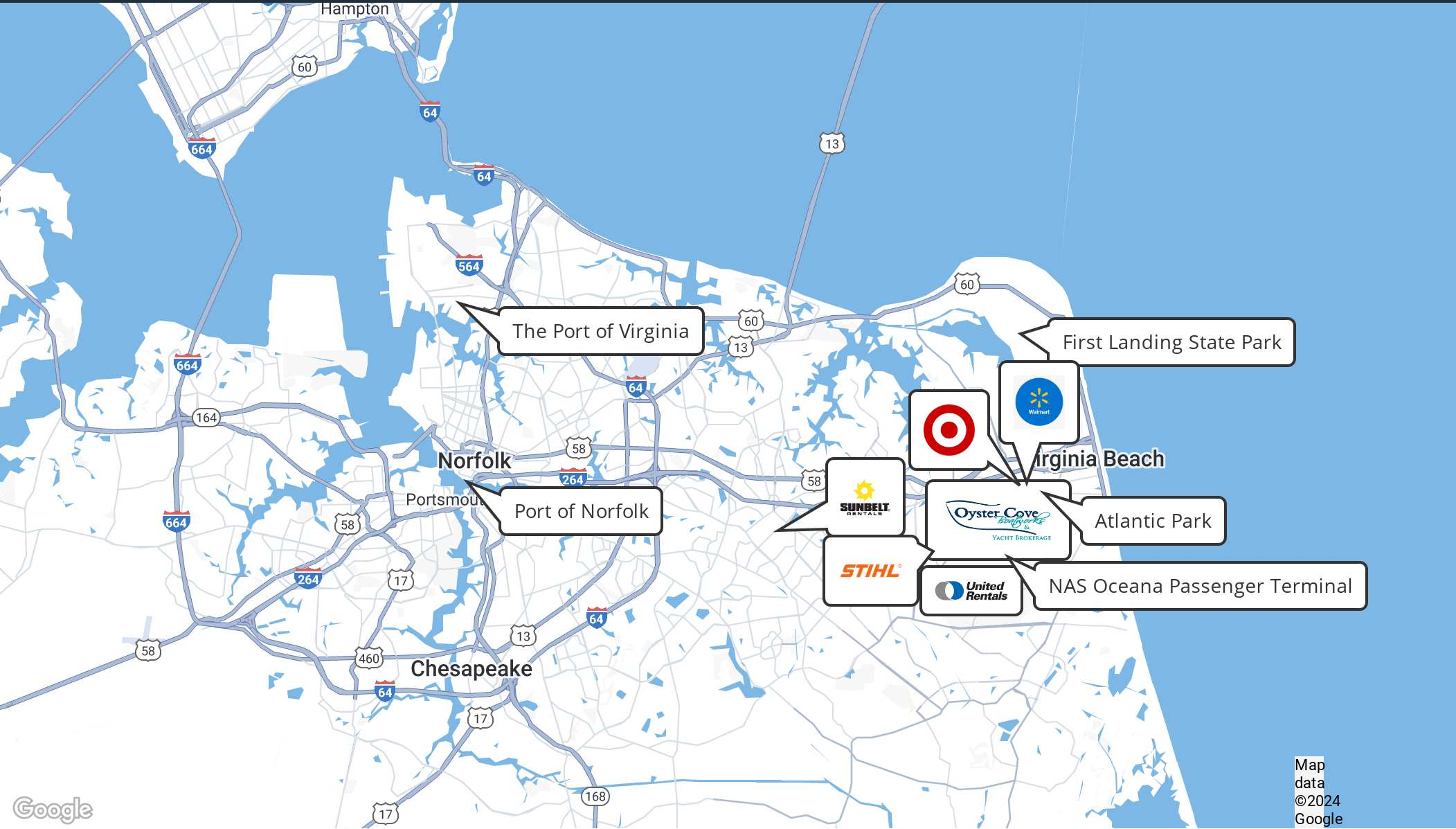
- Virginia Beach's location near the Atlantic Ocean, Chesapeake Bay, and multiple rivers makes it a prime destination for boating and water activities.
- Due to its coastal location, there is a significant need for storage of boats, RVs, and trailers, which often overlaps with industrial outdoor storage operations.
- With a population of nearly 460,000, Virginia Beach's continued urban expansion creates opportunities for recreational & industrial storage to support locals, businesses, and service industries.
- Proximity to state parks and campgrounds like First Landing State Park and False Cape State Park makes it a hotspot for RV enthusiasts.
- Virginia Beach combines a strong recreational culture, strategic location, and supportive infrastructure to make it an ideal market for RV and boat storage.
- Tenth most popular U.S. summer destination - Tripadvisor
- Fourth Safest metro city in the USA - Safewise

INDUSTRIAL OUTSIDE STORAGE LOCATIONAL HIGHLIGHTS

- Being near the Port of Virginia, one of the largest and most active shipping hubs in the U.S., this makes this property an ideal location for businesses requiring storage for shipping containers, heavy equipment, and industrial materials.
- Easy access to I-64, I-264, and U.S. Route 58 supports efficient transportation and logistics for businesses using industrial storage facilities.
- Virginia Beach is experiencing growth in commercial, residential, and infrastructure projects, driving demand for outdoor storage of construction equipment, materials, and machinery, while simultaneously shrinking supply of places to store these materials.
- The region's economy includes sectors like shipping, manufacturing, defense, and construction, all of which require industrial outdoor storage.
- Virginia Beach serves as a gateway to the greater Hampton Roads area, ensuring connectivity with Norfolk, Chesapeake, and Suffolk, where industrial activity is robust.
- Virginia Beach consistently ranks as one of the best places for business in Virginia, thanks to low taxes, incentives for businesses, and a supportive regulatory environment.

REGIONAL MAP

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454



ATLANTIC PARK DEVELOPMENT

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA 23454



ATLANTIC PARK DEVELOPMENT

- Estimated \$330 million development
- Beyond surfing, the park includes recreational areas, 425 apartment homes, an entertainment venue, 100,000+ SF of retail, F&B kiosk, attractions, and 15,000 SF of Class A office.
- The surf park is set to enhance local tourism and provide economic benefits by attracting visitors year-round, contributing to Virginia Beach's reputation as a vibrant coastal destination.
- Unlike traditional ocean surfing, the park offers a weather-independent experience, allowing visitors to enjoy surfing regardless of season.

THE VIBE DISTRICT



SECTION 3

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454

	NRSF Parking Units	12,400 142
	Actual	Pro Forma
Gross Potential Income	\$559,376	\$584,936
Economic Occupancy	83.06%	100.00%
Net Rental Income	\$464,619	\$584,936
CAM (Reimbursents)	\$21,000	\$21,000
Total Operating Income	\$485,619	\$611,785
Expenses		
Controllable Expenses		
Utilities	\$16,378	\$16,378
Repairs & Maintenance	\$21,743	\$21,743
Marketing	\$4,328	\$4,328
Security	\$18,599	\$18,599
Office/Admin (Licensing & Software)	\$10,148	\$10,148
Management	\$0	\$30,000
Total Controllable Expenses (15%)	\$71,196	\$101,197
Non-Controllable Expenses		
Real Estate Taxes	\$16,493	\$18,967
Insurance	\$8,521	\$9,799
Total Non-Controllable Expenses	\$25,014	\$28,766
Total Operating Expenses	\$96,210	\$129,963
Expense Ratio	19.81%	21.24%
Net Operating Income	\$410,408	\$502,822
Cap Rate (Pro-Forma Income)	7.33%	8.98%
Value	\$5,599,000	\$5,599,000

LEASE ABSTRACT

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454

Tenant Name (Unit Number)	Area Leased	YR. RENT	MO. RENT	PSF	Additional Rent
Steel City Commercial (units 105 & 106)	2,500.00	\$53,150.00	\$4,429.17	\$21.26	\$250/Month
SOCOMEK (Unit 103)	1,250.00	\$29,911.56	\$2,492.63	\$23.93	\$250/Month
Captains Choice Marine Services (unit 107)	1,250.00	\$30,553.92	\$2,546.16	\$24.44	\$250/Month
JEAL Associates (unit 101)	1,250.00	\$24,720.00	\$2,060.00	\$19.78	\$250/Month
Powerhouse Trucking LLC (unit 102)	1,250.00	\$25,000.00	\$2,083.33	\$20.00	\$250/Month
504 Capital Corp. (Unit 104)	1,250.00	\$22,200.00	\$1,850.00	\$17.76	\$250/Month
Oyster Cove Boat Service (Owner)	1,250.00	\$28,800.00	\$2,400.00	\$23.04	\$250/Month
	10,000.00	\$214,335.48	\$17,861.29		

SECTION 4

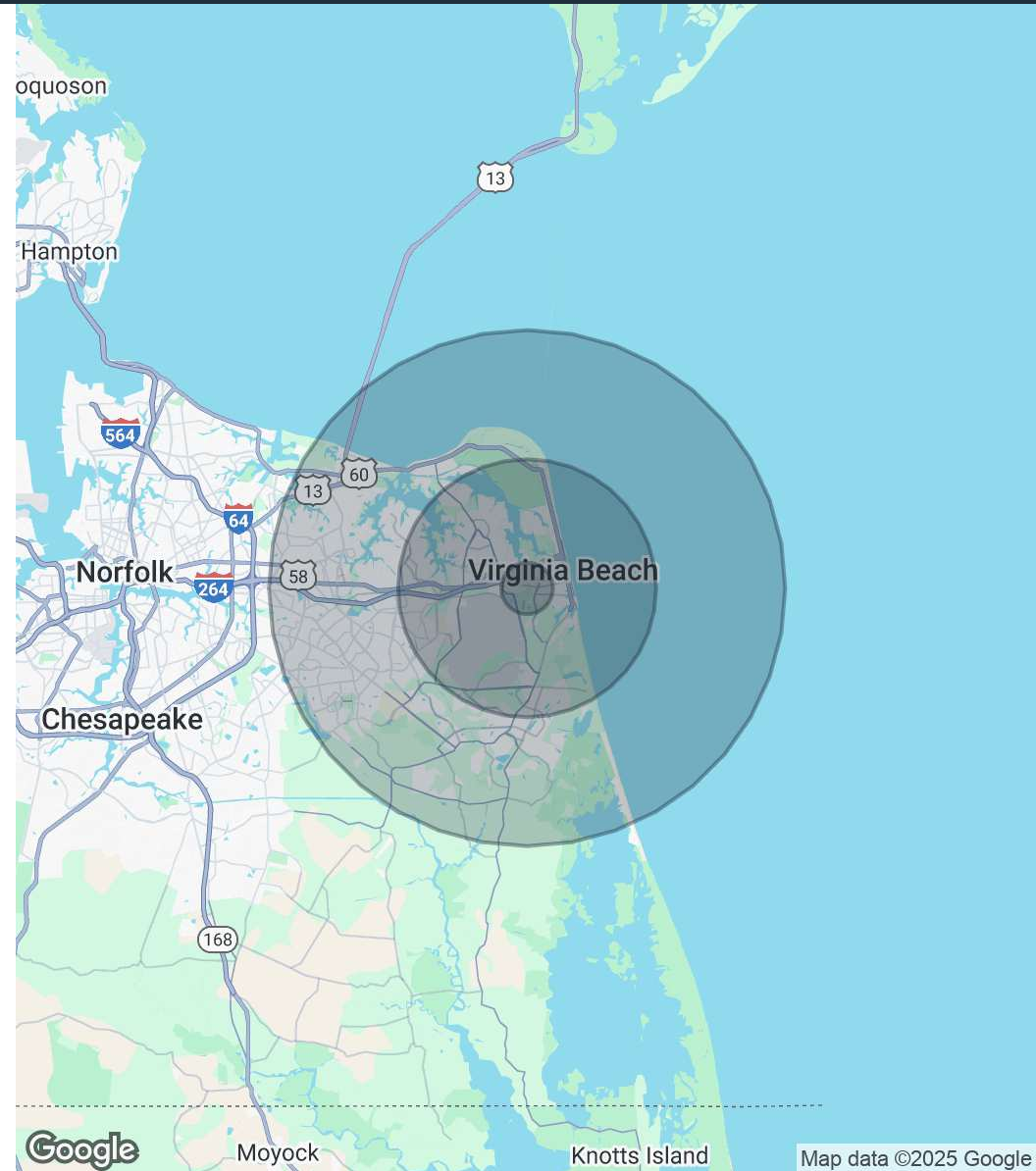
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

1309 VIRGINIA BEACH BLVD, VIRGINIA BEACH , VA 23454

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,256	120,686	339,877
Average Age	35	40	40
Average Age (Male)	34	39	39
Average Age (Female)	36	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,685	49,864	134,407
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$84,929	\$118,713	\$118,175
Average House Value	\$358,302	\$514,003	\$459,821

Demographics data derived from AlphaMap



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