

Towne Center West

5005-5007 Victory Boulevard
Yorktown, VA 23693

Broker Contact:
Mark Pendleton
(757) 486.1000 TTY 711







Why Choose Towne Center West?

122,000

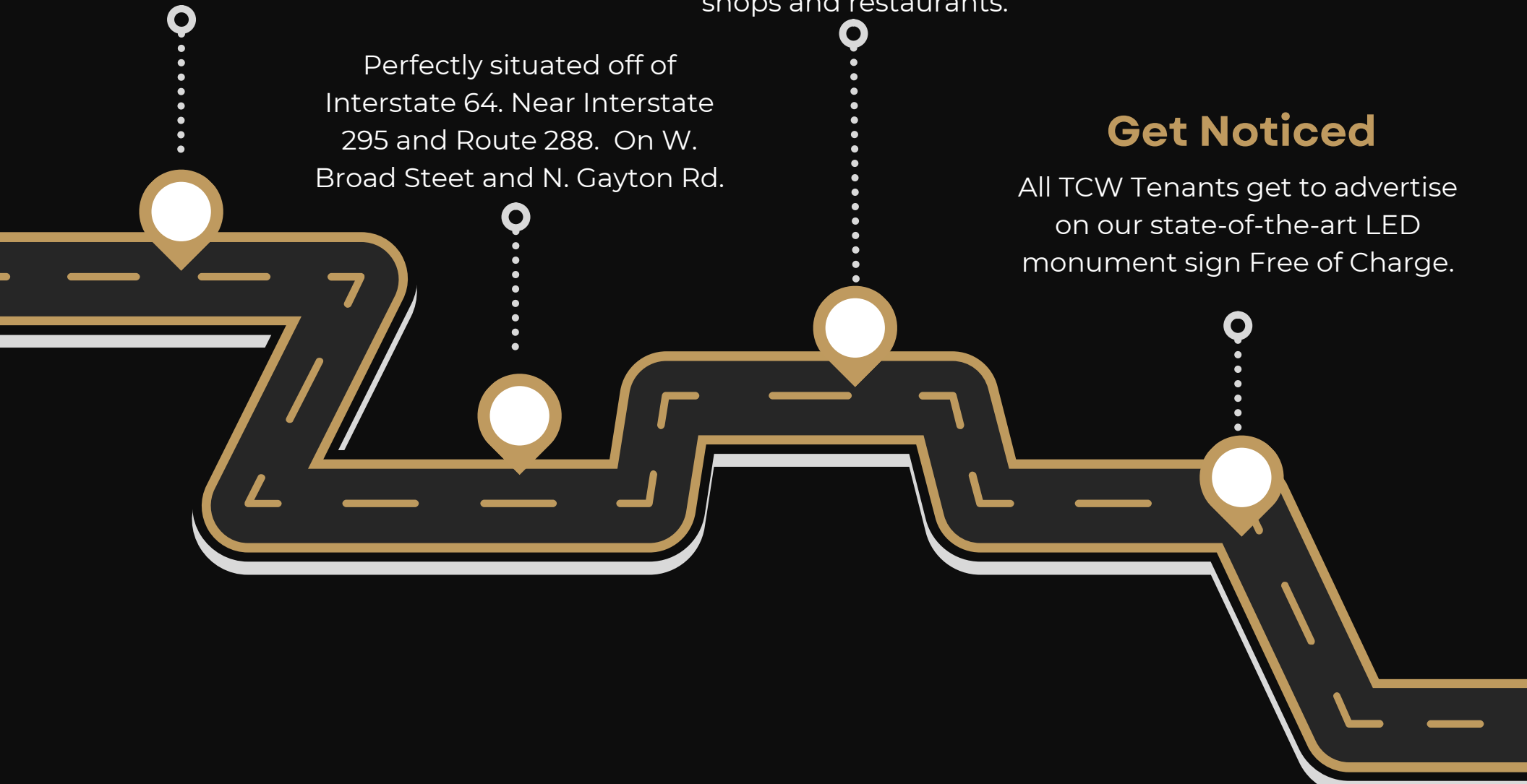
Over 122,000 potential customers reside within a 10-mile radius

Towne Center West (TCW) is strategically connected to the most successful mall in Richmond, VA, Short Pump Town Center is 1.3 million SF and features over 120 premier retail shops and restaurants.

Perfectly situated off of Interstate 64. Near Interstate 295 and Route 288. On W. Broad Street and N. Gayton Rd.

Get Noticed

All TCW Tenants get to advertise on our state-of-the-art LED monument sign Free of Charge.



Why Choose Towne Center West?

- ✓ The Richmond Hilton Conference Center & Spa offers 254 guest rooms, 25,000 SF of event space and capable of hosting 10-1300 people in the ballroom, Aura Spa & Salon and Shula's Steak House.
- ✓ Towne Center West benefits from the traffic created by the 82,000 SF American Family Fitness Center connected to TCW.
- ✓ From Reflections of West Creek Apartments over 1,000 residents have pedestrian connectivity via landscaped paths and foot bridges to TCW.
- ✓ An additional 420 luxury apartment homes are available at Marshall Springs at Gayton West and are within walking distance to TCW.
- ✓ Ethan Allen occupies a 23,980 SF high end furniture store on West Broad Street.
- ✓ Bright Horizons operates a 14,000 SF Daycare facility that is located directly behind Ethan Allen.
- ✓ Virginia Eye Institute occupies a 16,000 SF comprehensive eye-care center on West Broad Street.
- ✓ BJ's Brewhouse & Restaurant occupies a 7,658 SF high energy and fun casual restaurant.
- ✓ VCU Health System occupies a 110,000 SF Neuroscience and Orthopedic Wellness Center.
- ✓ The Gayton Road extension connecting to West Broad Street is located just to the West of TCW. This creates a major traffic pattern change for the residents North of Interstate 64.
- ✓ Towne Center West is 1.2 miles from the 3,500-acre West Creek Office Park which currently is home to Capital One, Car Max Corporate Office, and Performance Food Group. TCW is 5 minutes from Innsbrook, which is a 1,350-acre office park with over 25,000 employees.
- ✓ The average household income in the corridor surrounding Towne Center West is over \$121,000 annually.



PLAZA AZTECA
MEXICAN RESTAURANT

OPEN

101

FARMHOUSE DECOR

INTERIOR



Center Location:

200 Towne Center West Blvd.
Henrico, VA 23233

Size:

47,397 SF

Rental Rate:

Contact Agent

Estimated CAM, Taxes &

Insurance:

\$6.20 SF

Space Available:

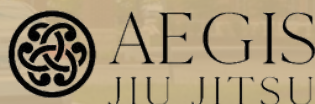
Unit 607

1,239 SF

Broker Contact:

Mark Pendleton 757-486-1000

MAJOR TENANTS



OUTPARCEL



Virginia Family Dentistry
A TEAM APPROACH TO DENTAL CARE



ETHAN
ALLEN



MARSHALL SPRINGS AT GAYTON WEST
420 APARTMENTS

REFLECTIONS AT WEST CREEK
422 APARTMENTS

Building 7

Building 6

Building 1

W BROAD ST

64

250



Towne Center West

Towne Center West Blvd., Short Pump, VA 23233 • www.TheBreedenCompany.com

Building 1
12020 West Broad Street



101
6,507 SF



102
2,093 SF



103 - 108
6,004 SF



SUITE #	Tenant
101	Plaza Azteca
102	Huntington Learning Center
103	The Lazy Daisy

Towne Center West

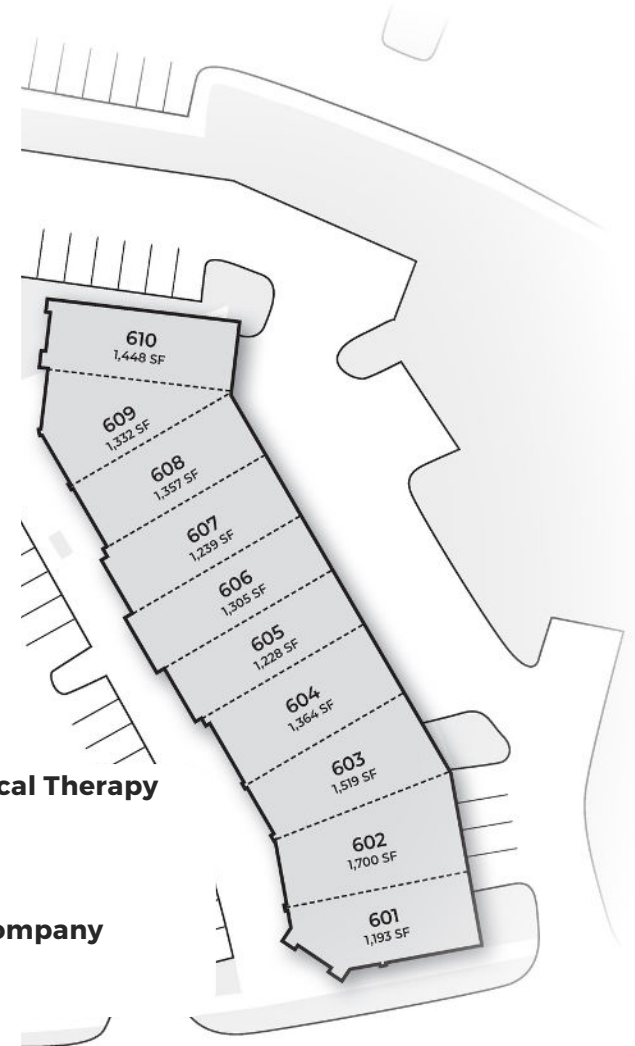
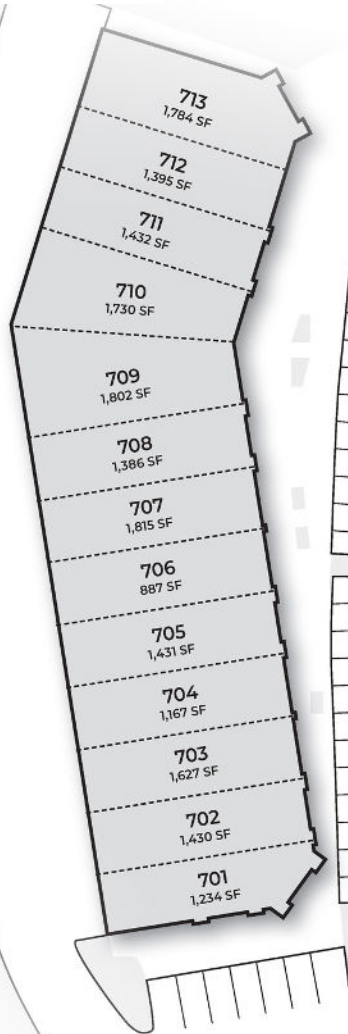
Towne Center West Blvd., Short Pump, VA 23233 • www.TheBreedенCompany.com

Building 7 201 Towne Center West Blvd

SUITE #	Tenant
701 -702	Pho 1 Grill
703	Perlas Pizza RVA
704	Edward Jones
705	Glo Med Spa
706	Medi Slim
707	Hungry Eyes Jamaican Grill
708	Retail or Resell
709	Short Pump Family Dentistry
710	Painting with a Twist
711-713	Alana Kai Salon

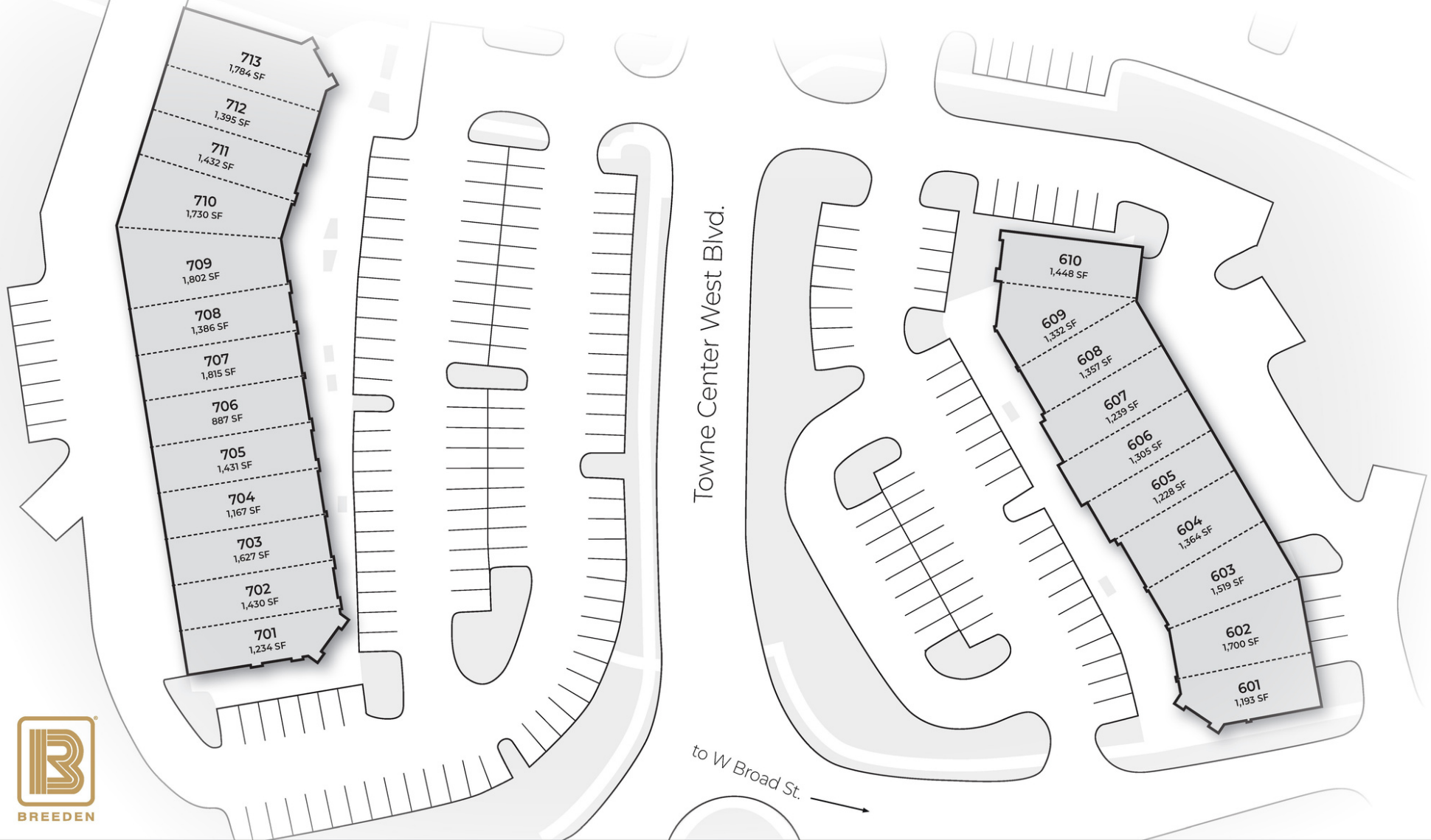
Building 6 200 Towne Center West Blvd

SUITE #	Tenant
601 -602	The Big Scoop
603	Form and Function Physical Therapy
604-605	Aegis Jiu Jitsu
606	VA Nails
607	AVAILABLE 1,239 SF
608-608	The Honey Baked Ham Company
609	The Lazy Daisy
610	Couture Eyewear



Towne Center West

Towne Center West Blvd., Short Pump, VA 23233 • www.TheBreedenCompany.com



Towne Center West Tenants

Building 1 12020 West Broad Street

SUITE #	Tenant
101	Plaza Azteca
102	Huntington Learning Center
103	The Lazy Daisy

Building 6 200 Towne Center West Blvd

SUITE #	Tenant
601 -602	The Big Scoop
603	Form and Function Physical Therapy
604-605	Aegis Jiu Jitsu
606	VA Nails
607	AVAILABLE 1,239 SF
608-608	The Honey Baked Ham Company
609	The Lazy Daisy
610	Couture Eyewear

Building 7 200 Towne Center West Blvd

SUITE #	Tenant
701 -702	Pho 1 Grill
703	Perlas Pizza
704	Edward Jones
705	Glo Med Spa
706	Medi Slim
707	Hungry Eyes Jamacian Grill
708	Retail or Resell
709	Short Pump Family Dentistry
710	Painting with a Twist
711-713	Alana Kai Salon

Outparcel Tenants

Virginia Family Dentistry
Virginia Eye Institute
BJ's Restaurant & Brewhouse
Hilton Hotel
Ethan Allen
Bright Horizons
VA Oral & Facial Surgery
Home 2 Suites by Hilton
VCU Health Systems



OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

BELIEF

We believe our success will always lie in our integrity.

RELATIONSHIPS

We believe every relationship is our most important one.

ENTREPRENEURIAL

We believe in inspiring creativity and innovation.

EXPERTISE

We believe in hiring and training the best.

DILIGENCE

We believe the smallest detail is of the greatest importance.

ENTHUSIASM

We believe in serving passionately and positively.

NO EXCUSES

We believe in finding solutions, not problems.

WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2022).



Towne Center West



The Breeden Company
560 Lynnhaven Parkway
Virginia Beach, VA 23452
(757) 486.1000 TTY 711



www.TheBreedenCompany.com

Towne Center West
is proudly designed,
developed & managed by

