



# RIVERCHASE VILLAGE

BIRMINGHAM, ALABAMA



**RARE  
VALUE-ADD  
OPPORTUNITY**

**65% OCCUPANCY  
20%+ LIRR  
70% BELOW  
REPLACEMENT COST**

*Offering Summary*

# Property Overview

## Address

3780 Riverchase Village, Hoover (Birmingham), AL 35244



## Property GLA

176,211 SF



## Occupancy

65%



## Year Built/ Renovated

1980 / 2016



## Financials

As-Is-NOI: \$1.54M  
5-Yr CAGR: 12.6%



## Major Tenants



## Premier Demographics

Demographics	3 Mile	5 Mile	7 Mile
<b>Population</b>			
2025 Estimate	60,458	126,125	215,923
<b>Households</b>			
Avg. HH Income	\$117,344	\$135,828	\$136,705
<b>Education</b>			
Bachelor Degree+	58%	62%	62%



## Investment Highlights



### IMMEDIATE & SIGNIFICANT VALUE-ADD OPPORTUNITY

62.5K SF of Vacancy, Outparcel Development Opportunity, and In-line Shop Densification Potential Resulting in 12.6%+ CAGR



### HIGH-PERFORMING & ESTABLISHED TENANCY

Top Ranked Anchors and Avg. Shop Sales of \$564 PSF with Nearly 30-Years wtd. Avg Tenure



### CENTRALLY LOCATED IN BIRMINGHAM'S #1 MOST VISITED RETAIL NODE (22.2M Annual Visits)



### STRONG DEMOGRAPHICS

\$135K+ Avg. HH Income



### PIN CORNER LOCATION

Strong Traffic Counts (65K VPD) & Multiple Signalized Access Points



### MULTI-ANCHOR DRAWING POWER

#2 Best Buy in AL / Top 37% PetSmart in AL

# IMMEDIATE VALUE-ADD POTENTIAL

NOTABLE ANCHOR TENANTS THAT DO NOT OPERATE IN THE IMMEDIATE SUBMARKET



**GROCERY STORE USE IS NOT A PROHIBITED USE**

CLEAR PATH TO CREATE VALUE

**1 LEASE UP OF 3 VACANCIES (62,547 SF)**  
~\$1.4M+ Rent Increase

**2 DEVELOPMENT OF OUTPARCEL**  
~\$130K+ Rent Increase

**3 INLINE SHOP DENSIFICATION**  
~\$240K+ Rent Increase



■ CURRENT VACANCY  
■ OUTPARCEL DEVELOPMENT OPPORTUNITY  
■ INLINE SHOP DENSIFICATION

Lorna Rd. | 20,526 VPD

Montgomery Hwy | 44,528 VPD



# EXCEPTIONAL TENANT PERFORMANCE

## HIGH PERFORMING BEST BUY AND PETSMART ANCHORS



**#2** Most Visited Location in AL  
 (11 Total)  
 Placer.ai

Long Term Commitment via Renewal and **3.3x** Rent Increase in 2021



**Top 37%** Most Visited Location in AL  
 Placer.ai



## EXCEPTIONAL TENANT PERFORMANCE & DURABLE INCOME STREAM

**\$564 PSF**

Average Reported Tenant Sales

**28+ Years**

Wtd. Average Tenure

**83%** of Shops who Report Exceed \$1.5M Annually



**4.3%**  
HEALTH RATIO

**#1** BBQ Restaurant in AL  
 (Southern Living)



**7.8%**  
HEALTH RATIO

Birmingham Favorite for 20+ Years  
**Relocated to Riverchase Village from within the submarket**



**5.0%**  
HEALTH RATIO



**7.6%**  
HEALTH RATIO



**6.7%**  
HEALTH RATIO

# Centrally Located in Alabama's #1 Most Visited Retail Node

HOOVER RETAIL NODE

8.9 M

SQUARE FEET  
OF RETAIL

97%

AVERAGE  
OCC. RATE

#1

MOST VISITED RETAIL  
NODE IN ALABAMA  
(PLACER.AI)

22.2M

ANNUAL VISITS  
(PLACER.AI)

Centre at Riverchase



Hoover Place  
**Publix**

Downtown Birmingham  
+/- 8 Miles Away

#1 Most Visited  
Costco in AL



Riverchase Galleria  
#2 Most Visited Retail Center in AL

- \$496 PSF - Average Sales
- 1.45M SF
- Hyatt Regency - 329 Room Hotel / \$5.8M renovation completed in 2021
- 272K SF Office Tower: 71K Total SF of leasing completed since 2023

VON MAUR JCPenney belk  
OLD NAVY FOREVER 21 macy's



GOING GOING GONE!  
WICK'S



Patton Creek  
2.7M Annual Visits



Patton Chapel Plaza



Hoover Commons



105,000 VPD

Riverchase Promenade



Riverchase Crossings



#1 Most Visited  
Home Depot in AL



1.7M Annual Visits  
sam's club

Lorna Rd | 20,526 VPD

Riverchase Village



Montgomery Hwy | 44,528 VPD

# LOCATED IN ONE OF BIRMINGHAM'S MOST AFFLUENT SUBMARKETS

AFFLUENT INCOME LEVELS

**\$135K**

AVG. HOUSEHOLD INCOME

HIGHLY EDUCATED POPULATION

**62%**

BACHELOR DEGREE OR HIGHER

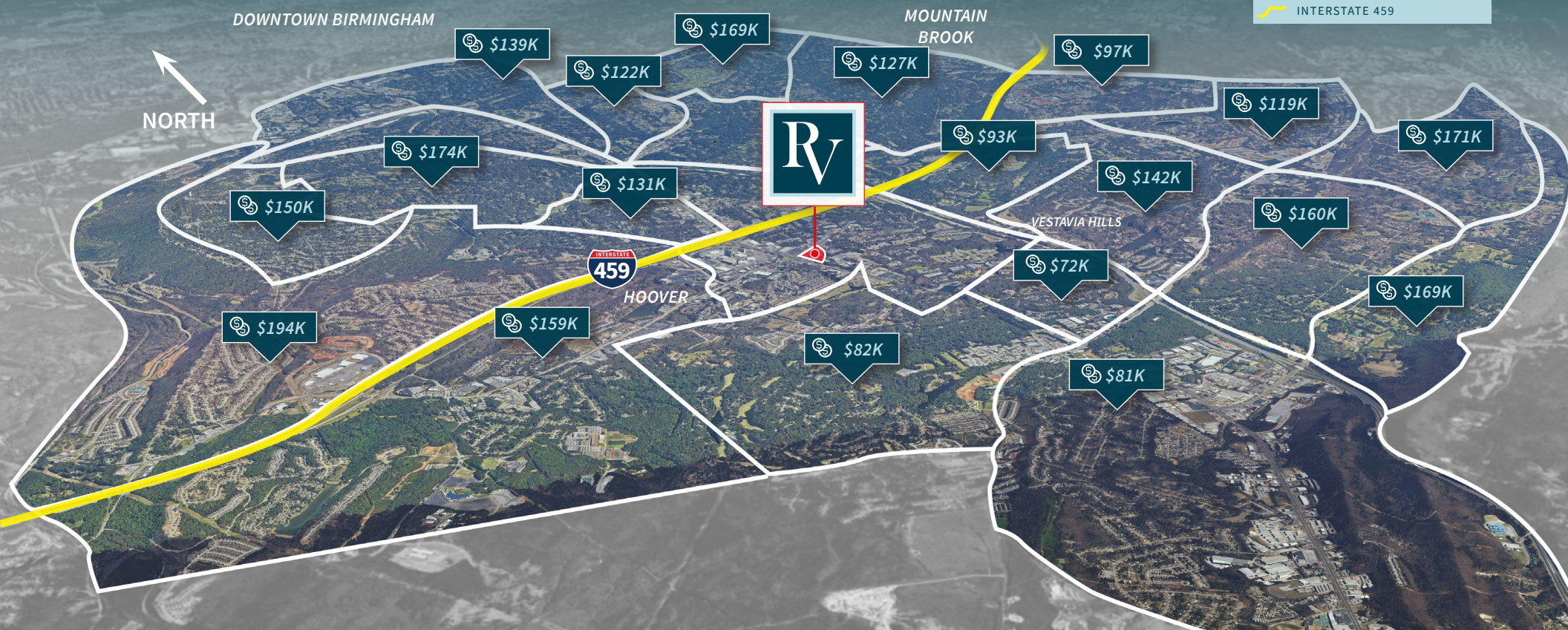
EXCELLENT BUYING POWER

**\$6.6B**

5-MILE BUYING POWER

## LEGEND

- AVERAGE HOUSEHOLD INCOME
- CENSUS TRACT BOUNDARY
- INTERSTATE 459



# SITE PLAN & TENANT ROSTER

**28.6 YEARS**

WTD. AVG. TENURE

**4.8 YEARS**

YEARS WTD. AVG. TERM REMAINING

**\$27.51**

AVG. IN PLACE SHOP RENT

**82%**

NATIONAL / REGIONAL TENANCY



## Legend

- Occupied
- Vacant
- Unowned / NP

## TENANT ROSTER

STE	TENANT	SF
100	Saw's BBQ	3,200
150	Chicken Salad Chick	3,200
200	Best Buy	51,763
300	PetSmart	24,500
400	Available	50,047
500	Sola Salon	6,800
600	Nothing Bundt Cakes	2,000
650	Available	5,115
750	Available	7,385
800	Bella's Bridal & Formal	12,071
900	Fyzical Therapy	2,529
950	Lee Spa Nails	2,000
1000	Newk's	5,063
<b>TOTAL</b>		<b>176,211</b>

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