



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: \$1,535,650
5-Yr CAGR: 12.6%



Major Tenants



Premier Demographics

Demographics	3 Mile	5 Mile	7 Mile
Population			
2025 Estimate	60,458	126,125	215,923
Households			
Avg. HH Income	\$117,344	\$135,828	\$136,705
Education			
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



Patton Chapel Plaza
TJ-maxx HomeGoods

Hoover Commons
Burlington DOLLAR TREE

Patton Creek
2.7M Annual Visits



US 30
INTERSTATE 459
105,000 VPD

Riverchase Promenade
CLUBS ON PULP the Vitamin Shoppe
FIVE BELOW DXL MENS APPAREL
2ND & CHARLES ULTA

#1 Most Visited
Home Depot in AL



1.7M Annual Visits
sam's club

Riverchase Crossings
TRADER JOE'S **SIERRA**
Michaels **Office DEPOT**

Lorna Rd | 20,526 VPD
Montgomery Hwy | 44,528 VPD

Riverchase Village



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

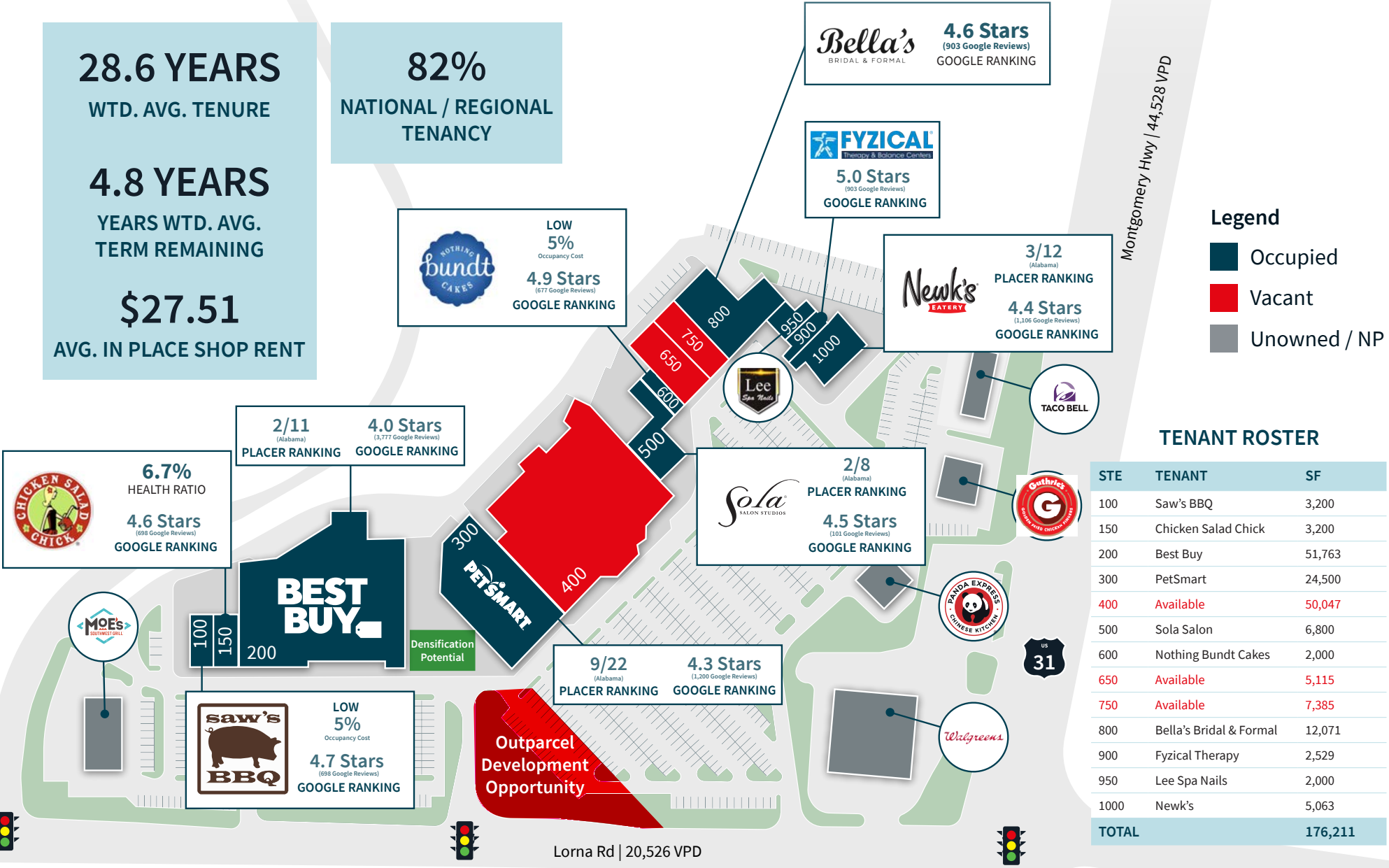
YEARS WTD. AVG. TERM REMAINING

\$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
TOTAL		176,211

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