



RETAIL + OFFICE FOR LEASE

# POINTE WEST COMMONS

702, 810 & 840 University City  
Boulevard Blacksburg, VA 24060



CUSHMAN &  
WAKEFIELD

THALHIMER

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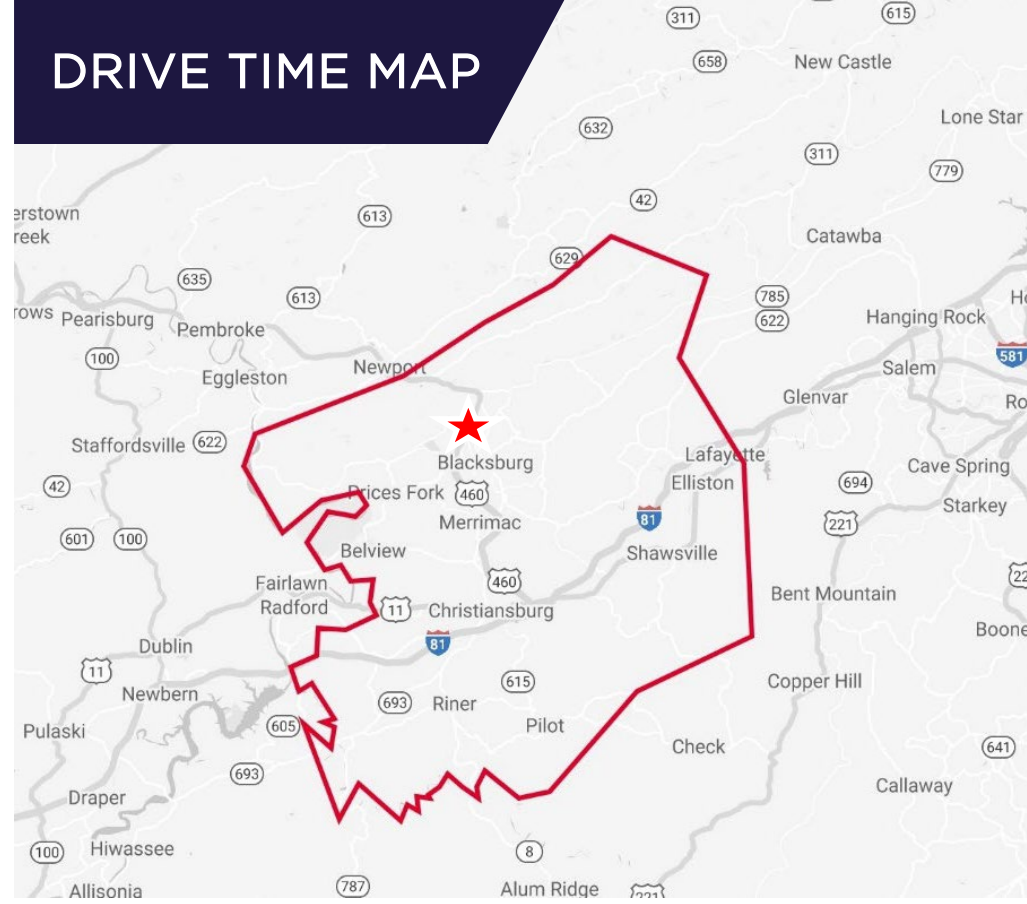
# LOCATION,

## LOCATION, LOCATION

### Pointe West Commons

Excellent location for office and retail adjacent to Virginia Tech's main campus in Blacksburg. Three mixed-use buildings with office and retail spaces available, and plenty of parking. Located in a strong retail corridor with significant private and public investment around a major research university, this is a great opportunity for your business location.

## DRIVE TIME MAP





# PROPERTY OVERVIEW

## 702 UNIVERSITY CITY BOULEVARD

### Total Space Available

Full Building: 17,000 SF of office, medical, and/or lab space  
*Excellent opportunity for medical offices, traditional office space, and lab/research space.*

## 810 UNIVERSITY CITY BOULEVARD

### Total Space Available

1<sup>st</sup> Floor Retail/Office 1,896 SF storefront office/retail space  
*\*Great retail or storefront office location next to Edward Jones. Other retailers in the immediate area include Zeppoli's, Starbucks, Kroger Gas, Subway, Dollar General, Panera Bread, CVS Pharmacy, Firehouse Subs, Panda Express, Roots, Mezeh, Chipotle, and Tropical Smoothie*

## 840 UNIVERISTY CITY BOULEVARD

### Total Space Available

Suite 1:	1,625 SF Office Gross	\$17.00 SF Modified
Suite 2:	1,625 SF Office Gross	\$17.00 SF Modified
Suite 3:	1,625 SF Office Gross	\$17.00 SF Modified
Suite 4:	1,625 SF Office Gross	\$17.00 SF Modified
Suite 5:	1,625 SF Office Gross	\$17.00 SF Modified
Suite 6:	1,625 SF Office Gross	\$17.00 SF Modified

*\*Individual suites can be combined for larger foot print. Great natural light throughout, traditional and open office floor plans. Excellent proximity to Virginia Tech's main campus and Route 460.*





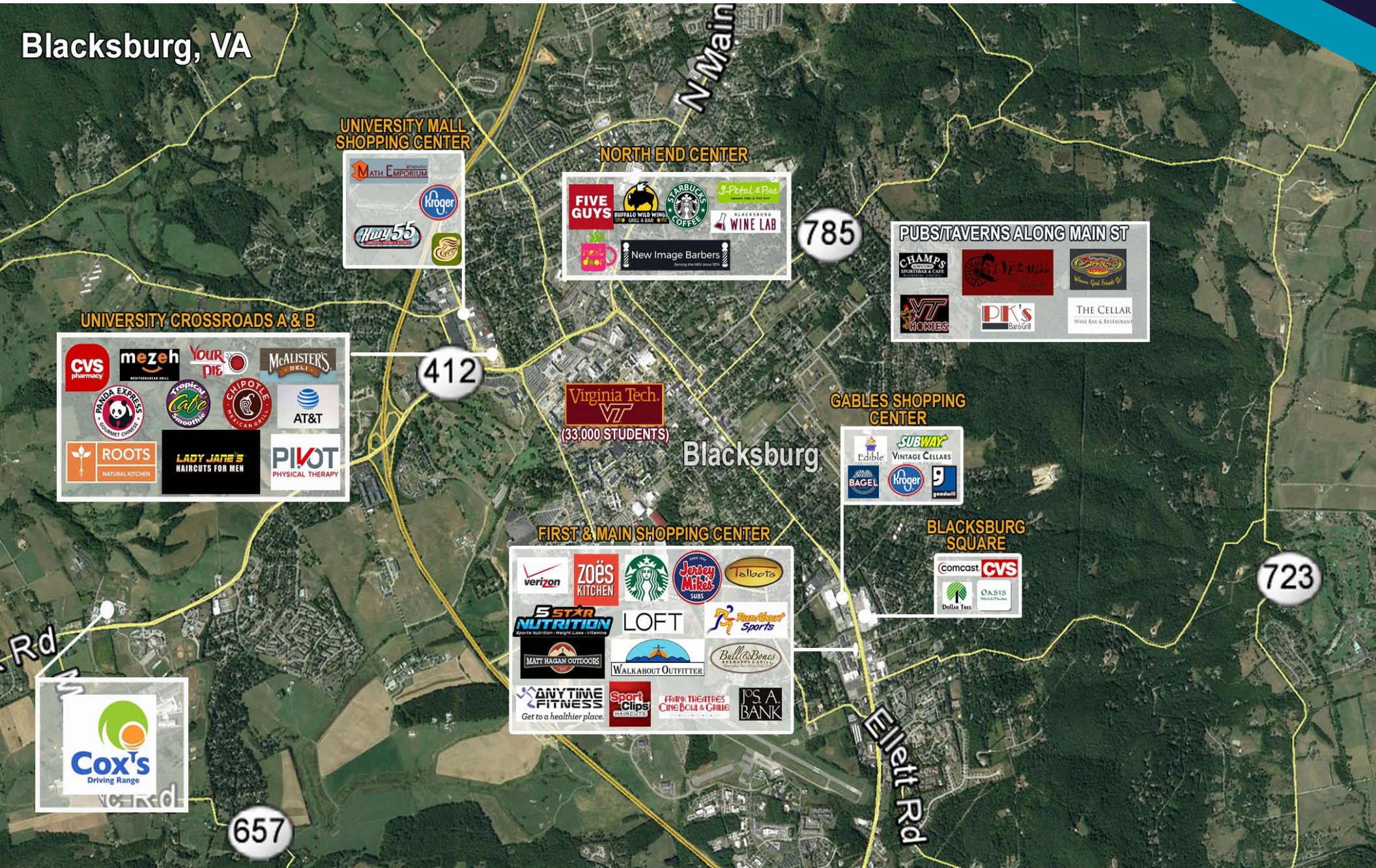
# POINTE WEST COMMONS





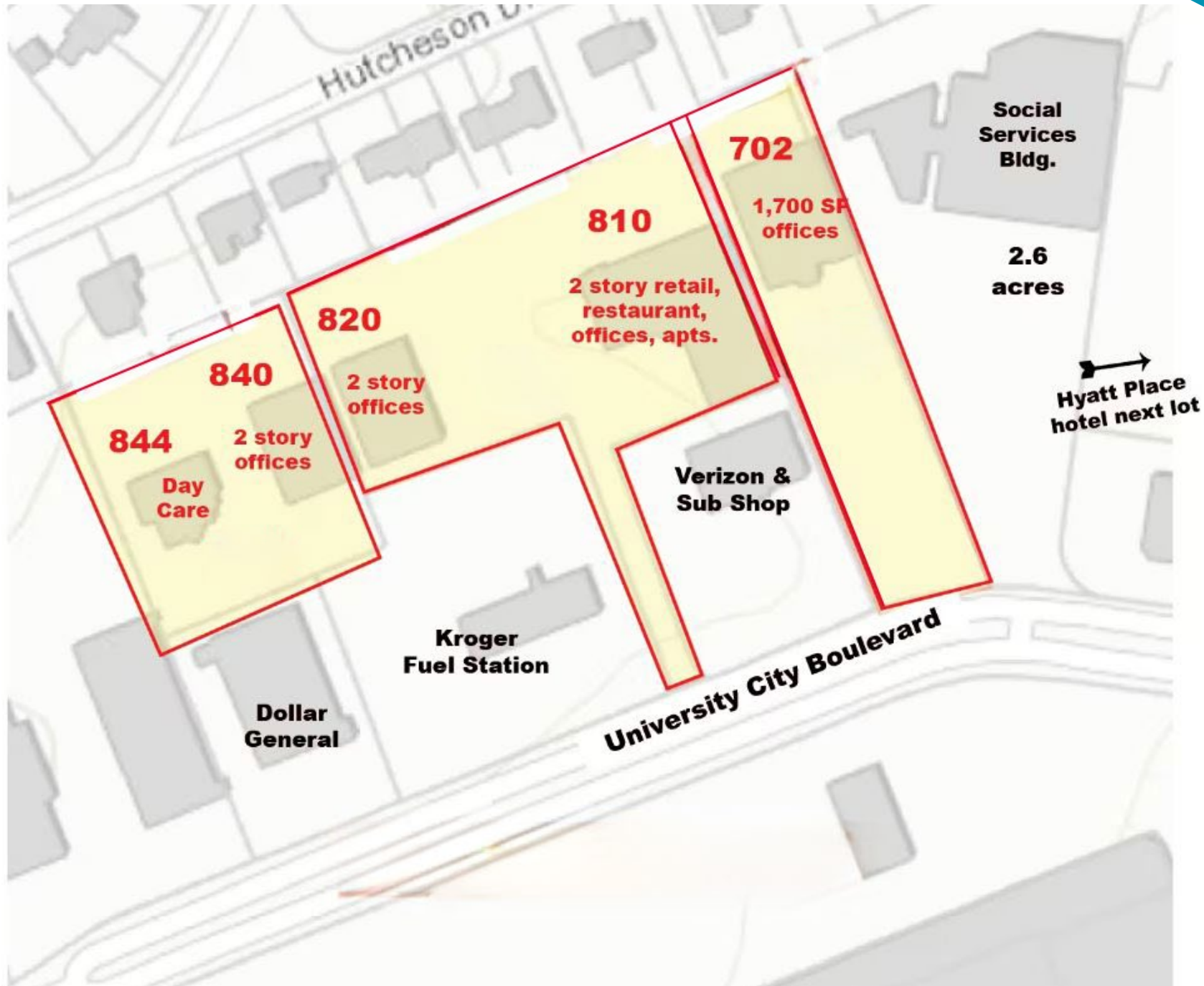
# BLACKSBURG AERIAL

Blacksburg, VA





# SITE PLAN





# PROPERTY HIGHLIGHTS



**69,000 SF**

ON 4.637 ACRES



**PROMINENTLY  
LOCATED**

ON UNIVERSITY CITY BOULEVARD NEAR  
VIRGINIA TECH'S MAIN CAMPUS



**HIGH  
GROWTH**

AND HIGH ENERGY CORRIDOR WITH  
QUICK ACCESS TO RT 460 (I-81)



**OFFICE & RETAIL**

SPACE AVAILABLE



**PARKING**

AMPLE PARKING THROUGHOUT





# PROPERTY PHOTOGRAPHY





# DEMOGRAPHICS



**58,009**

5 MILE POPULATION



**\$79,334**

5 MILE AVERAGE HOUSEHOLD INCOME



**65,836**

5 MILE DAYTIME POPULATION



**40.9%**

3 MILE EDUCATION BACHELOR & ABOVE

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	19,754	48,157	58,009
2028 Projected Population	19,730	48,320	58,396
2023 Households	4,499	16,413	20,548
2023 Education Bachelors & Above	36.2%	40.9%	36.6%
2023 Average Household Income	\$44,366	\$73,522	\$79,334
2023 Median Household Income	\$16,926	\$36,924	\$46,193
Daytime Population	27,375	53,606	65,836
2023 Median Age	21.8	23.6	24.2



# BLACKSBURG MSA

Blacksburg, home to Virginia Tech, is in the New River Valley of Virginia and adjacent to Christiansburg, Radford, and the Roanoke Region. Between Blacksburg's bustling college scene and its burgeoning tech industry cluster in beautiful mountain atmosphere, this area has it all! Surrounded by the Blue Ridge Mountains, the Blacksburg area is experiencing significant growth, as well as investment from Virginia Tech in new research / academic buildings and private development including retail, hospitality, and office/industrial in the last 3 to 5 years.



**102,061**  
POPULATION



**106,823**  
LABOR  
FORCE



**\$56,785**  
MEDIAN HH  
INCOME



**41,842**  
TOTAL HOUSING  
UNITS



**54.0%**  
ASSOCIATE  
DEGREE OR  
HIGHER

## MAJOR ATTRACTIONS

- Virginia Tech Campus
- Moss Arts Center
- Lane Stadium and Cassell Coliseum
- The Inn at Virginia Tech
- Virginia Tech Golf Course
- The Lyric Theater
- Access to great outdoor activities in the New River Valley
- Close proximity to retail/restaurants
- Only 40 miles from the Roanoke-Blacksburg Regional Airport

## MAJOR EMPLOYERS

- Virginia Tech
- Moog Inc.
- Montgomery Regional Hospital
- Dish Network
- Lexington Rowe Furniture Inc.
- Carilion New River Valley Medical Center
- Kroger
- Walmart
- Corning, Inc.

## COLLEGES & UNIVERSITIES

- Virginia Tech  
30,434 undergrad

New River Community  
College  
4,137 undergrad

## HOSPITALS

- Montgomery Regional Hospital
- Carilion New River Valley Medical Center





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For more information,

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