

# 3219 Washington Boulevard Clarendon, VA

## Retail Space in Clarendon Back on the Market

- **Space B:** 2,484 SF - Ideally suited for cafés, dessert shops, spas, hair salons, fitness, banking, urgent care, real estate, insurance, medical/dental, etc.
- **Space E:** 1,470 SF - Built out as existing unvented restaurant. Heat venting may be available.



Now Open!



Now Open!

**B**

Back on the  
Market!

**Jeff Handler**  
[jeff.handler@SVN.com](mailto:jeff.handler@SVN.com)  
Direct: 703.969.3280

**Rob Seidel**  
[robert.seidel@SVN.com](mailto:robert.seidel@SVN.com)  
Direct: 703.946.4984

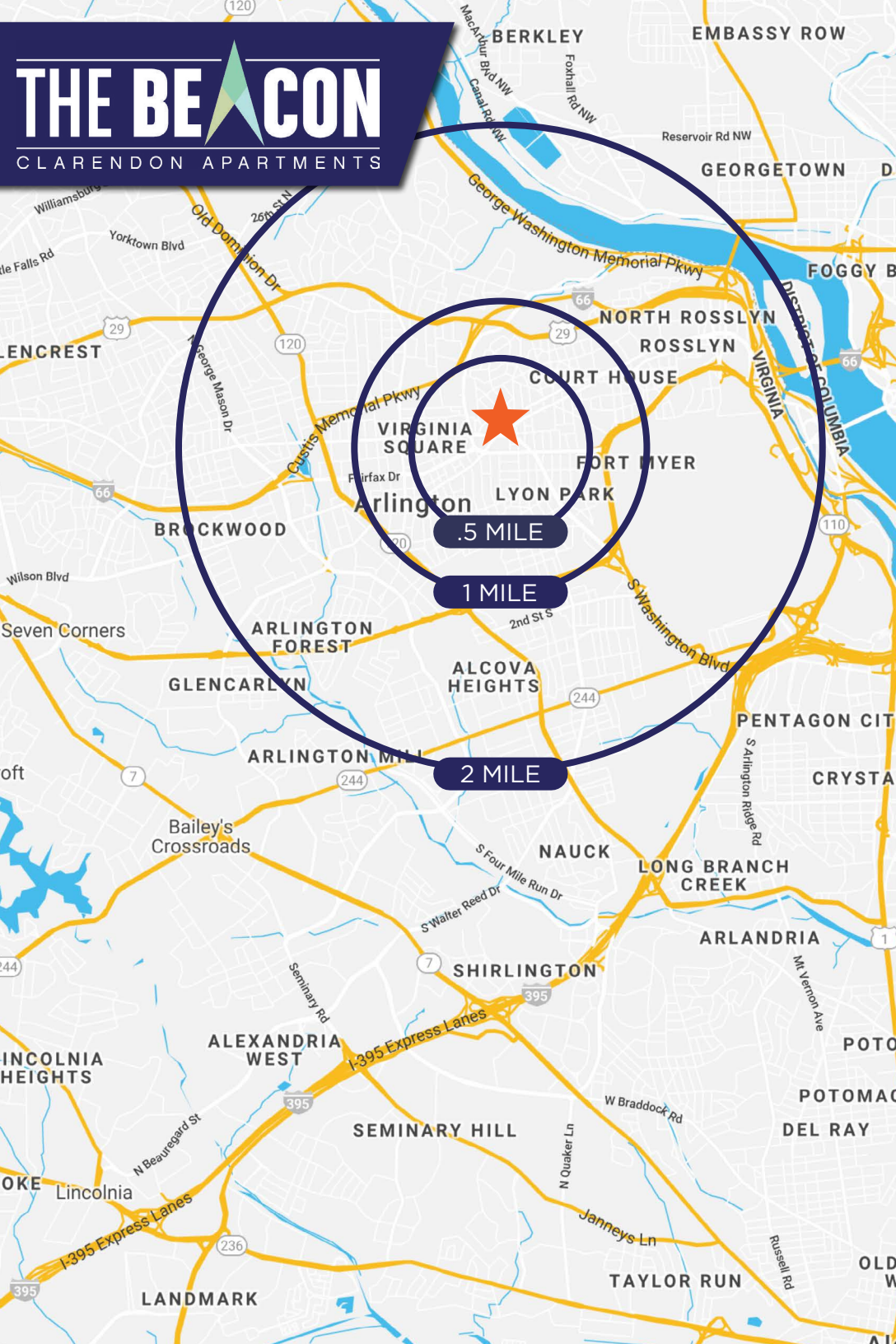
6842 Elm Street, Suite 106  
McLean, VA 22101  
(571) 526-1000  
[SVNprovidence.com](http://SVNprovidence.com)



## CLARENDON, VA

Clarendon is the heart of Arlington, it's original downtown, where residents go to eat, drink, be entertained, shop, live, and work. The pace is energetic and constantly changing, reflecting the heavy concentration of Millennials and Generation Zers who call Clarendon home, creating a continuing wave of new residential and commercial construction. Growth is happening all around The Beacon, making us the perfect place to land your concept.





# ARLINGTON, VA



## DEMOGRAPHICS



**96**

Walk Score



**54-60%**

Millennial/Gen Z  
Population between  
Ages of 25-44



**#1**

Fittest City  
in the US



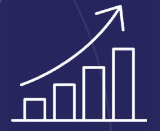
**85%**

Bachelor's  
Degree or Above



**25M SF**

Office Space within  
a 2-Mile Radius



**7M SF**

Office Space  
in Pipeline



**236,384**

Employees in  
Arlington 2020



**240,335**

Residents in  
Arlington 2020



**28.5%**

Increase in  
Households  
since 2000

DEMOGRAPHICS - 2020	.5 MILE	1 MILE	2 MILES
POPULATION	11,554	57,402	131,616
DAYTIME POPULATION	16,740	80,343	207,296
AVG. HOUSEHOLD INCOME	\$200,286	\$169,143	\$166,446

# Restaurants & Retail



Clarendon Ballroom  
Liberty Tavern  
Spider Kelly's  
DON TITO



TRADER JOE'S  
CIRCA  
FOUR SISTERS GRILL  
A VIETNAMESE EATERY  
SOUTH BLOCK CO.  
JUICES \* SMOOTHIES \* ACAD BOWLS

WHOLE FOODS MARKET  
SOULCYCLE  
Apple  
The Container Store  
lululemon athletica



THE BEACON  
CLARENDON APARTMENTS  
TIGER DUMPLING  
SAKAKI IZAKAYA  
brick oven pizza  
STONE HOT





**1** **YMCA Development**  
Proposed New YMCA  
374 Unit Multi-family

**2** **St. Charles Church Development**  
Proposed New Church  
Multi-family

**3** **Alexan/Fitzroy**  
Recently completed  
multifamily

**4** **Alexan/Earl**  
Recently Completed  
333 Unit Multi-family

**5** **Terwilliger Place**  
Recently Completed  
160-unit multifamily

**6** **Modera Clarendon**  
Recently completed  
270-unit multifamily

**7** **GMU Arlington Campus**  
Under Construction  
\$250M Tech Building

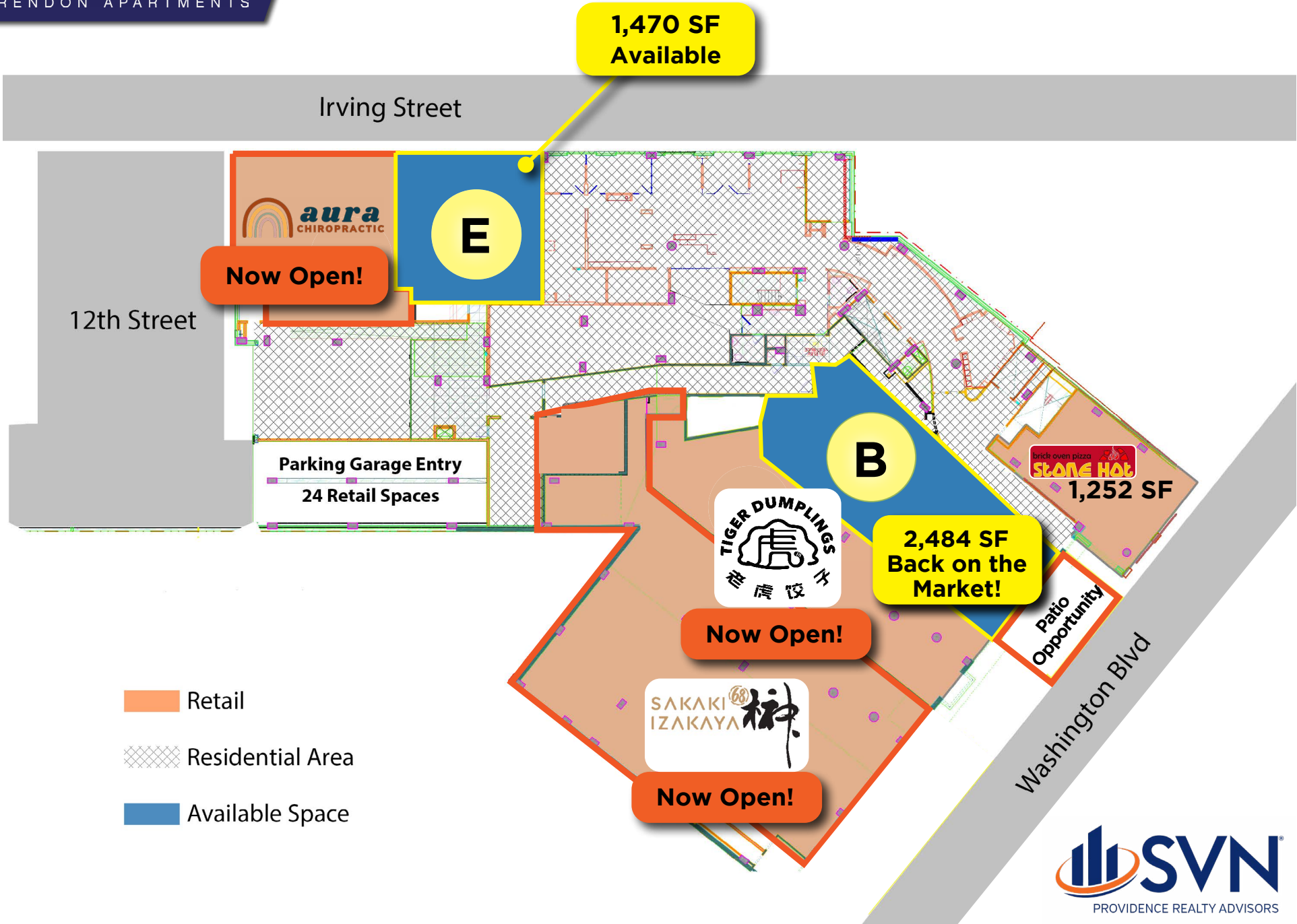
**8** **Joyce Motors Site**  
Proposed  
Multi-family & 3.5k  
Retail Developments

**9** **Bingham Center /  
Silver Diner Site**  
Proposed  
286 Unit Multi-family  
224 Hotel Rooms  
15k Retail

**10** **Akridge/JAG**  
Proposed  
211 Unit Multi-family  
68k Office  
13k Retail



PROVIDENCE REALTY ADVISORS



**THE BEACON**  
CLARENDON APARTMENTS

3219 Washington Boulevard  
Clarendon, VA



**Jeff Handler**  
[jeff.handler@SVN.com](mailto:jeff.handler@SVN.com)  
Direct: 703.969.3280

**Rob Seidel**  
[robert.seidel@SVN.com](mailto:robert.seidel@SVN.com)  
Direct: 703.946.4984

6842 Elm Street, Suite 106  
McLean, VA 22101  
(571) 526-1000  
[SVNprovidence.com](http://SVNprovidence.com)

**SVN**  
PROVIDENCE REALTY ADVISORS

Information from sources deemed reliable but subject to change or withdrawal without notice