

the collection

CHEVY CHASE, MD



CHEVY CHASE

On Washington, DC's northwest border with Maryland sits Chevy Chase—a unique mix of upscale shopping, stately homes, and neighborhood community uses. From Saks Fifth Avenue and Bloomingdale's to your favorite local eatery, Chevy Chase offers something for everyone!

The Collection is situated along bustling Wisconsin Avenue, adjacent to the Friendship Heights Metro station. The corridor boasts 1 million square feet of retail and dining space, making Chevy Chase one of the region's most formidable shopping districts and a vibrant, 18-hour neighborhood.

the collection HIGHLIGHTS



RETAIL
144,044 SF



OFFICE
244,065 SF



PARKING
1,300 SPACES



WALKSCORE
96



PASSING VEHICLES
24,000 PER DAY



NEIGHBORHOOD DEMOGRAPHICS WITHIN A 1 MILE RADIUS:



POPULATION
26,392



AVERAGE HOUSEHOLD INCOME
\$278,154



BACHELOR'S DEGREE +
86%



MEDIAN HOME VALUE
\$1,266,121



MEDIAN AGE
46



DAYTIME POPULATION
37,334



DISTINCT BY DISTRICT



KEY

- 1. **SAKS FIFTH AVENUE**
- 2. Tiffany & Co.
- 3. Arthur Murray
- 4. Whyte House Monograms
- 5. Red Panda Art Studio
- 6. Eduardo Depandi
- 7. Salon Lofts
- 8. Rinaldi Dental Arts
- 9. Porsche
- 10. Federal Title
- 11. Brooks Brothers
- 12. Joy by Seven Reasons
- 13. Giorgetti
- 14. Capital Laser & Skin Care
- 15. Junction Bistro
- 16. Hunter's Hound
- 17. Clyde's
- 18. Merritt Gallery
- 19. Washington Eye Doctors
- 20. Potomac Pizza
- 21. Bright Horizons
- 22. Nailsaloon
- 23. Sushiko
- 24. Westwood Cleaners
- 25. Zen
- 26. Capital One
- 27. Chevy Chase Florist
- 28. **AMAZON FRESH**
- 29. DJ Bennett
- 30. CVS
- 31. Cheesecake Factory
- 32. Maggiano's
- 33. Roche Bobois
- 34. New Balance Store
- 35. TJ Maxx
- 36. Charles Shwartz
- 37. Nina McLemore
- 38. The Capital Grille



- 39. **BLOOMINGDALE'S**
- 40. Talbots
- 41. Eileen Fisher
- 42. J. Jill
- 43. Sephora
- 44. **WHOLE FOODS**
- 45. Chipotle
- 46. Meiwah
- 47. Potbelly's

- 48. Roti
- 49. Lia's
- 50. RTR Pilates
- 51. Gap
- 52. Banana Republic
- 53. Starbucks
- 54. Sotheby's
- 55. Dessange

THE NEIGHBORHOOD

CHEVY CHASE/FRIENDSHIP HEIGHTS

ALL WITHIN 0.5 MILES



1M SF EXISTING RETAIL



3.67M SF OFFICE

ESTIMATED 16.5K OFFICE WORKERS



3,474 APARTMENT/CONDO UNITS

ESTIMATED 9.7K RESIDENTS



1,309 SINGLE FAMILY HOMES



3 PLANNED DEVELOPMENTS
TOTALING 1,070 APARTMENTS &
53,000 SF RETAIL



RETAIL



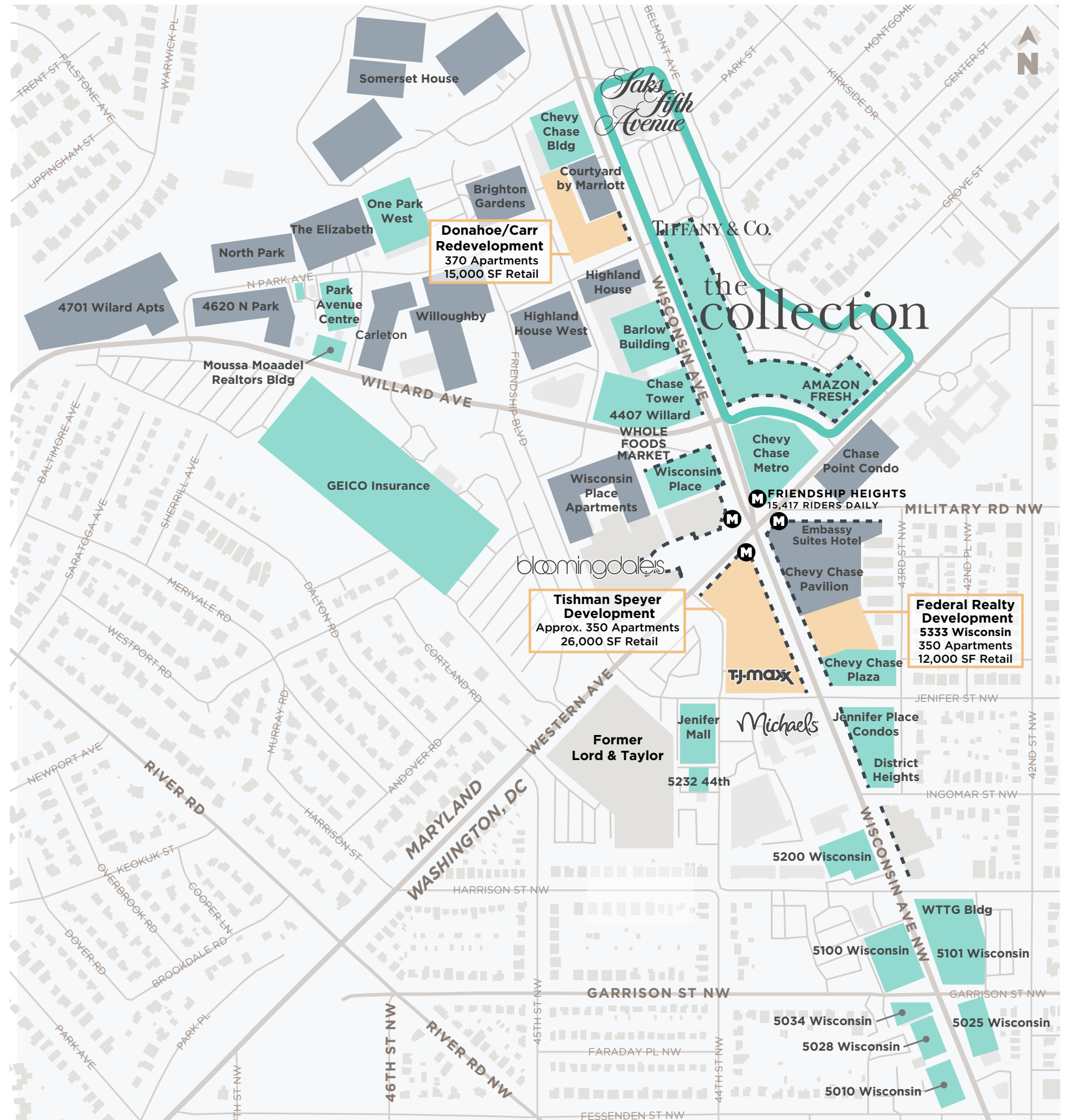
OFFICE



RESIDENTIAL



DEVELOPMENTS / REDEVELOPMENT





EXPERIENCE IS EVERYTHING!

\$20 MILLION INVESTMENT IN PLACEMAKING IMPROVEMENTS

REENVISIONED STOREFRONTS

SEASONAL EVENT CALENDAR

INCORPORATION OF GREEN SPACE

COMMUNITY GATHERING PLACE

PEDESTRIAN PLAZA

COMMUNITY EVENTS:

- Live music
- Outdoor Movies
- Fall Festival
- Pet-Friendly Events
- Fitness Classes
- Winter Holiday Events

RETAIL PLAN

KEY

Leased

Available

Lease Negotiation



RETAIL LEASING PLAN - WISCONSIN AVE

FIRST FLOOR

KEY

Leased

Available

Lease Negotiation



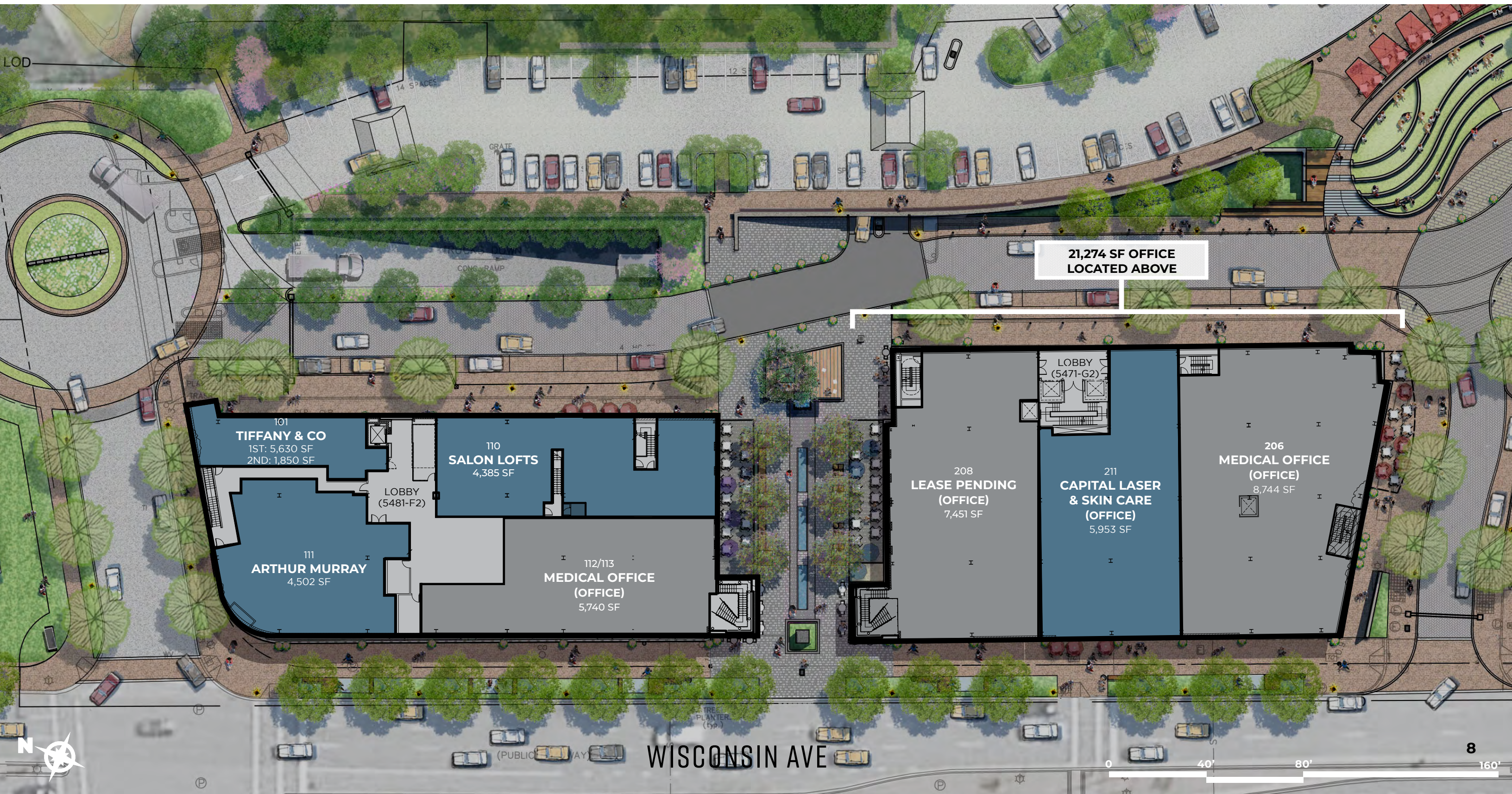
RETAIL LEASING PLAN - WISCONSIN AVE

SECOND FLOOR

KEY

Leased

Office Space



RETAIL LEASING PLAN - PLAZA & WISCONSIN CIRCLE

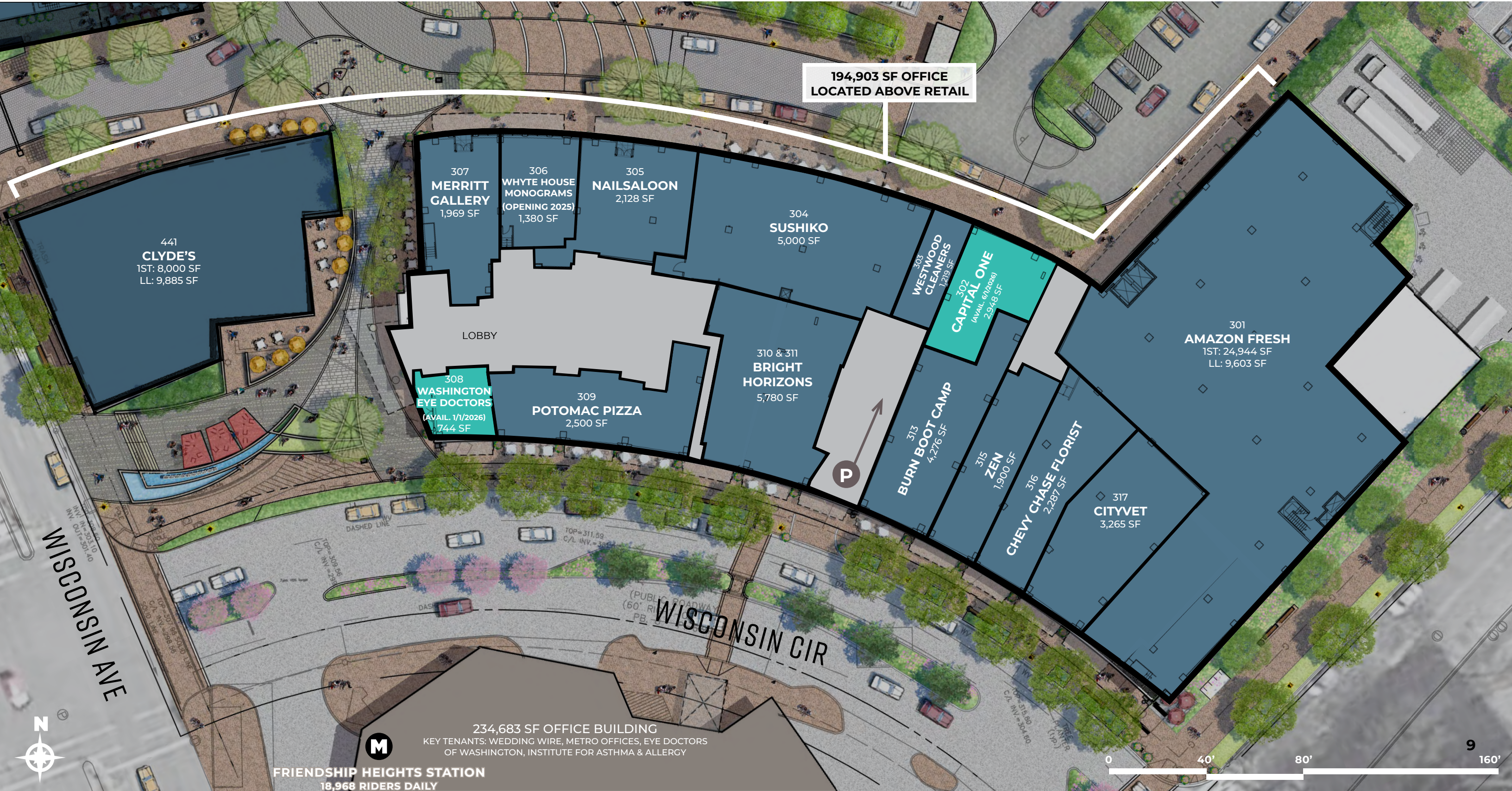
GROUND LEVEL

KEY

Leased

Available

Lease Negotiation

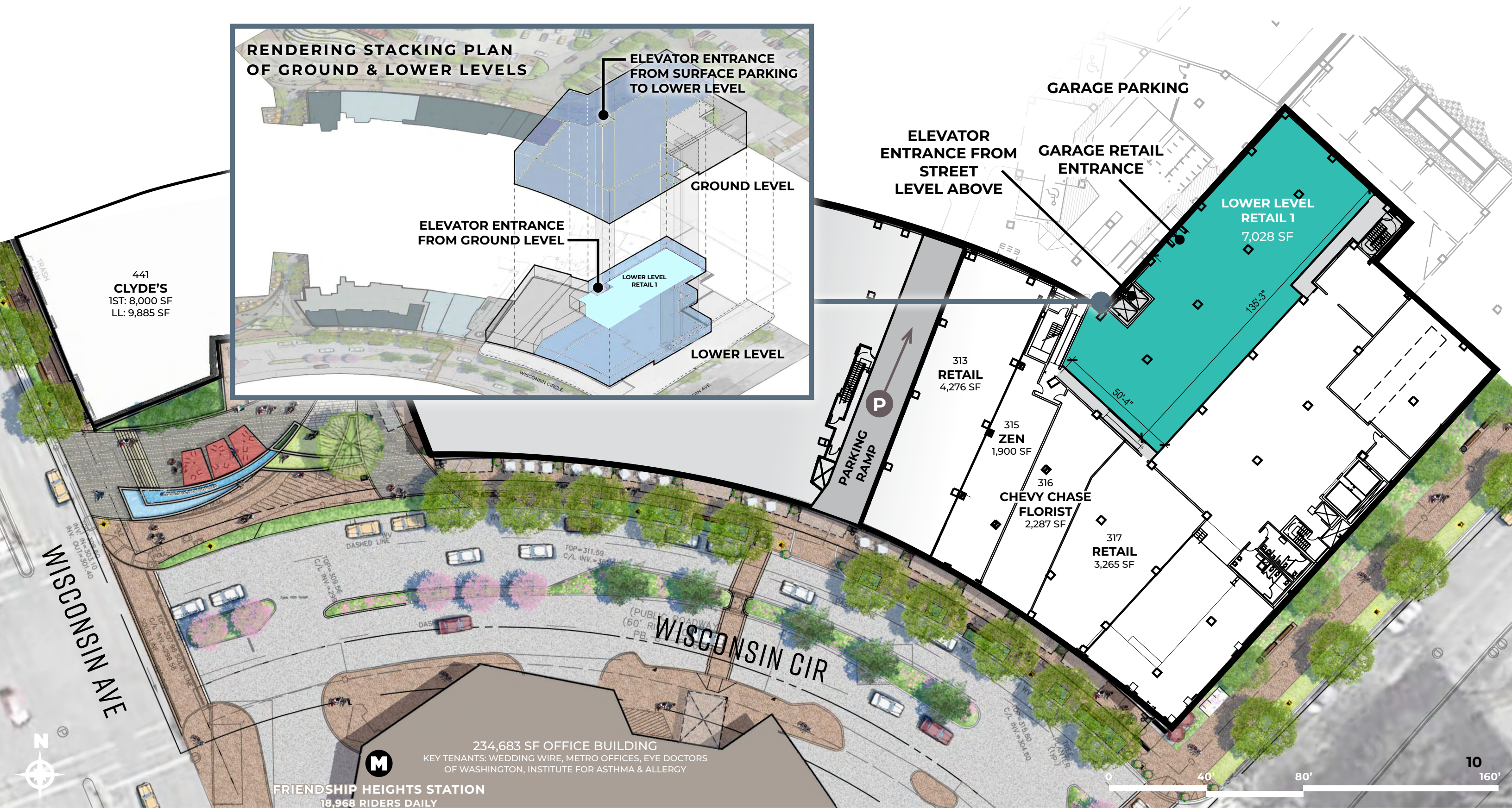


LOWER LEVEL RETAIL

KEY

Leased

Available





RETAIL LEASING

CBRE

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 **CCLC**

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