

# the collection

CHEVY CHASE, MD



CBRE

# 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. Nailsalon
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

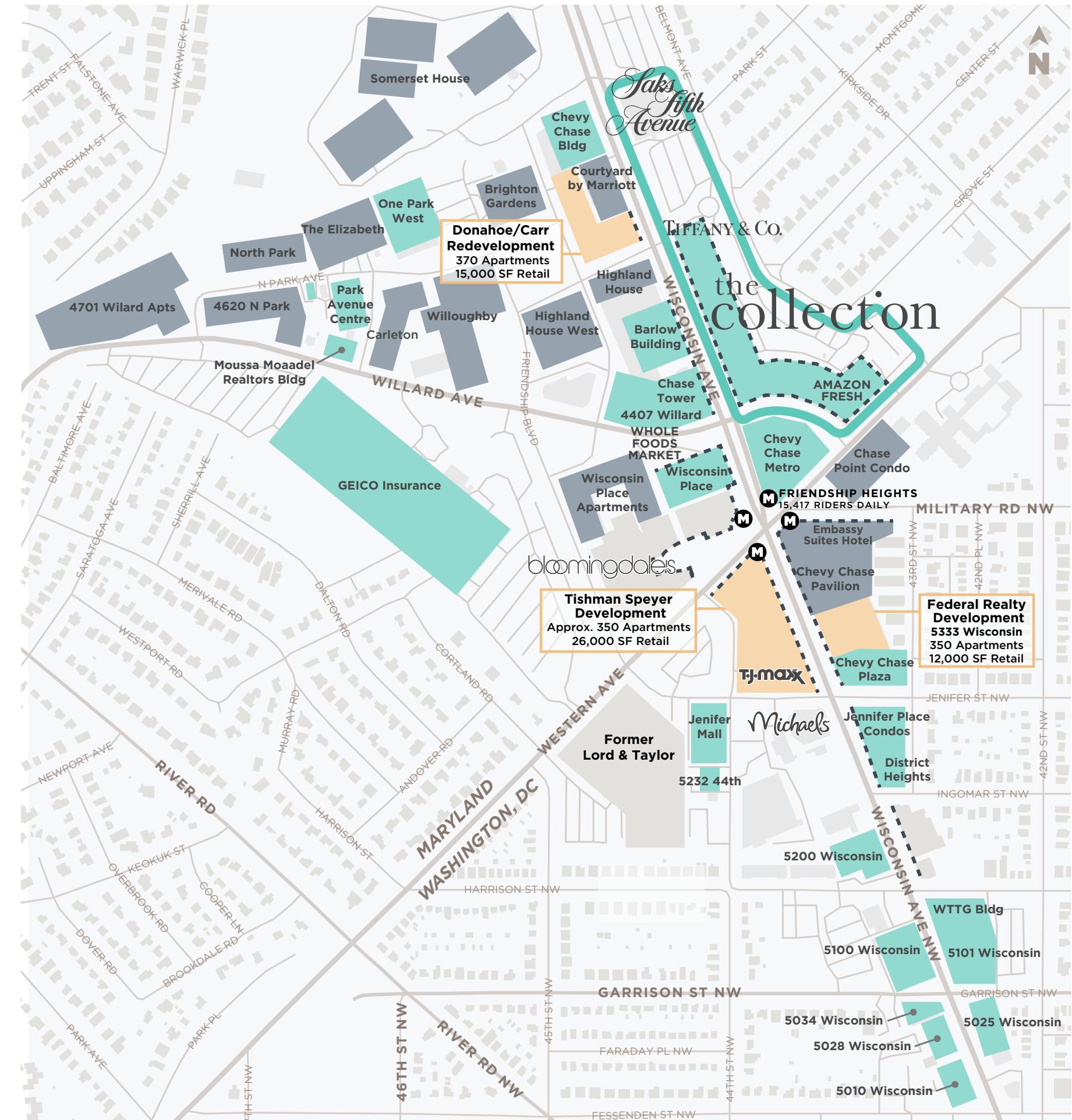
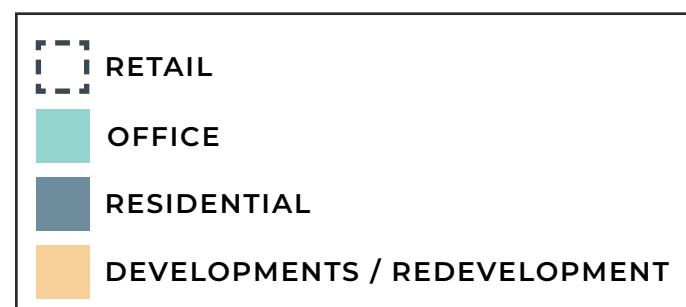
ESTIMATED 9.7K RESIDENTS



1,309 SINGLE FAMILY HOMES



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





# 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

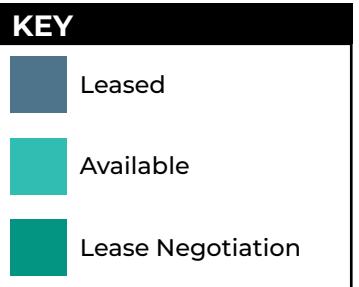
Fall Festival

Pet-Friendly Events

Fitness Classes

Winter Holiday Events

# RETAIL PLAN

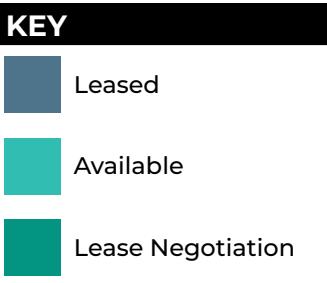


**2,372 HOUSEHOLDS WITHIN 1/4 MILE**

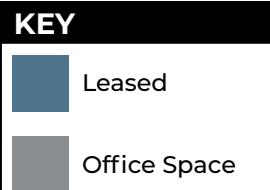


# RETAIL LEASING PLAN - WISCONSIN AVE

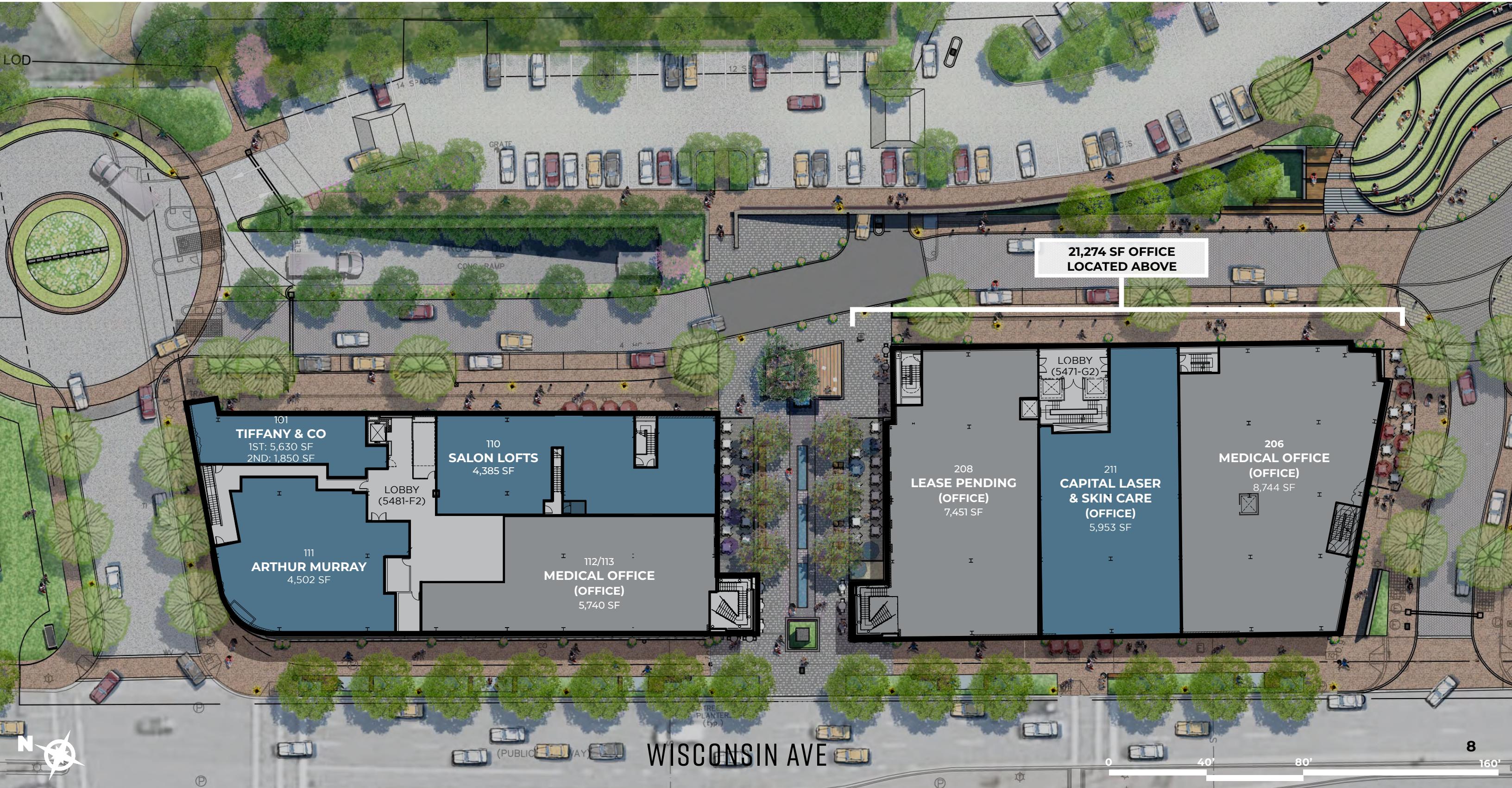
## FIRST FLOOR



# RETAIL LEASING PLAN - WISCONSIN AVE

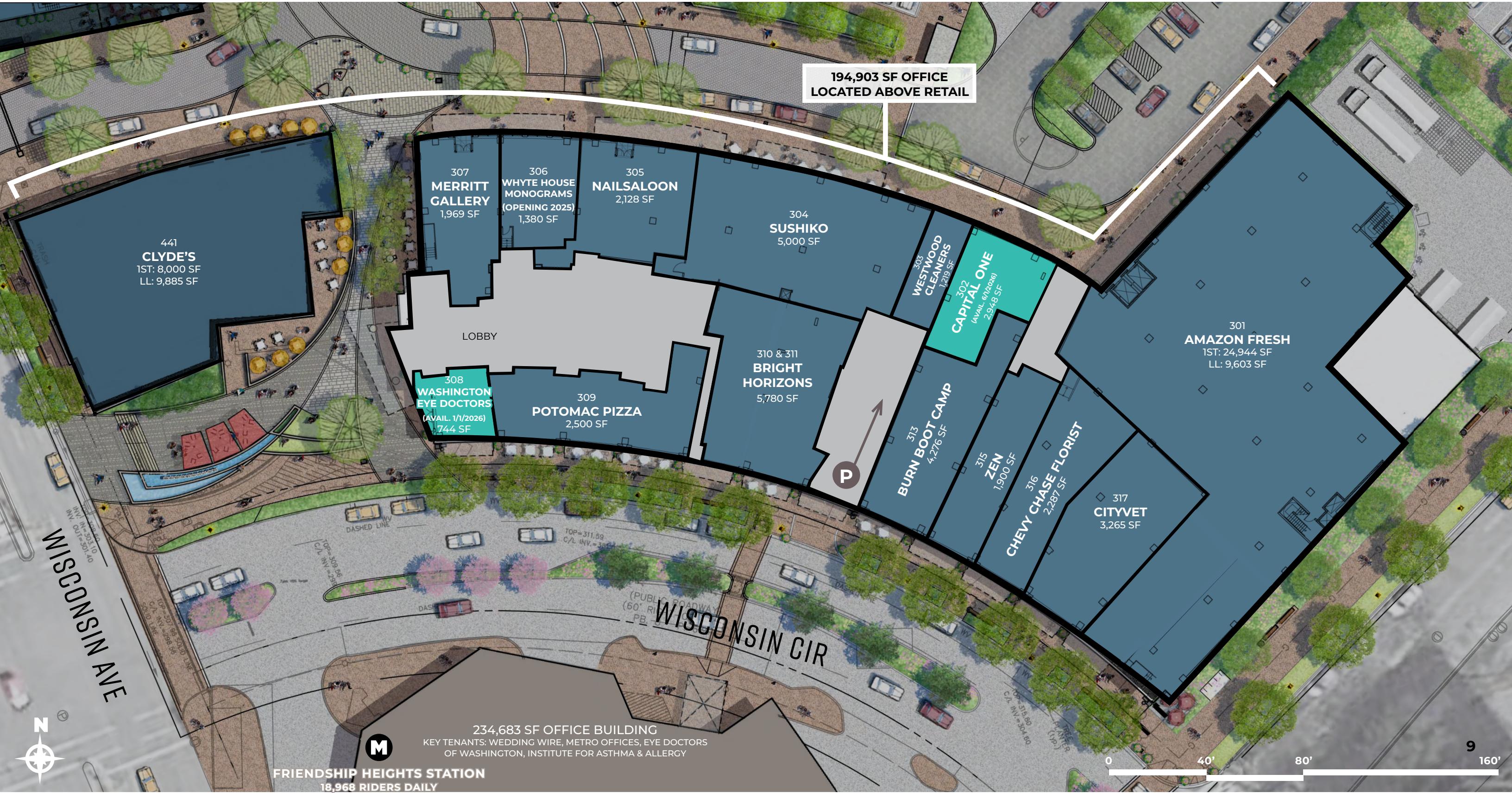
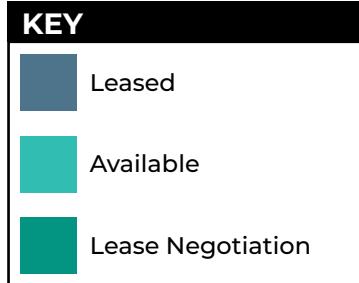


## SECOND FLOOR



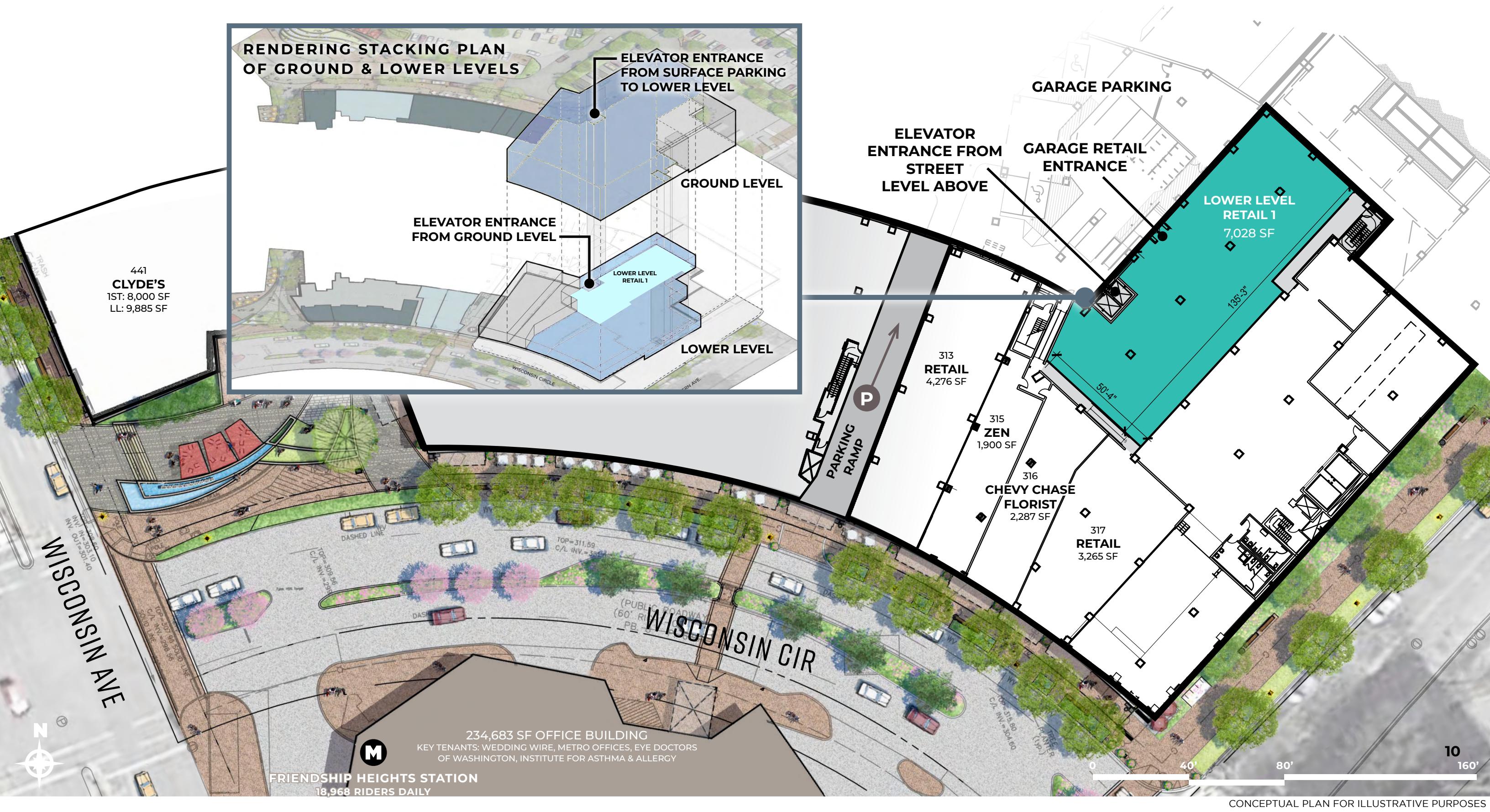
# RETAIL LEASING PLAN - PLAZA & WISCONSIN CIRCLE

## GROUND LEVEL



# LOWER LEVEL RETAIL

KEY
Leased
Available





## RETAIL LEASING

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