

# 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**  
27,017

**AVERAGE HOUSEHOLD INCOME**  
\$254,775

**BACHELOR'S DEGREE +**  
88%

**MEDIAN HOME VALUE**  
\$965,246

**MEDIAN AGE**  
47.1

**DAYTIME POPULATION**  
36,565

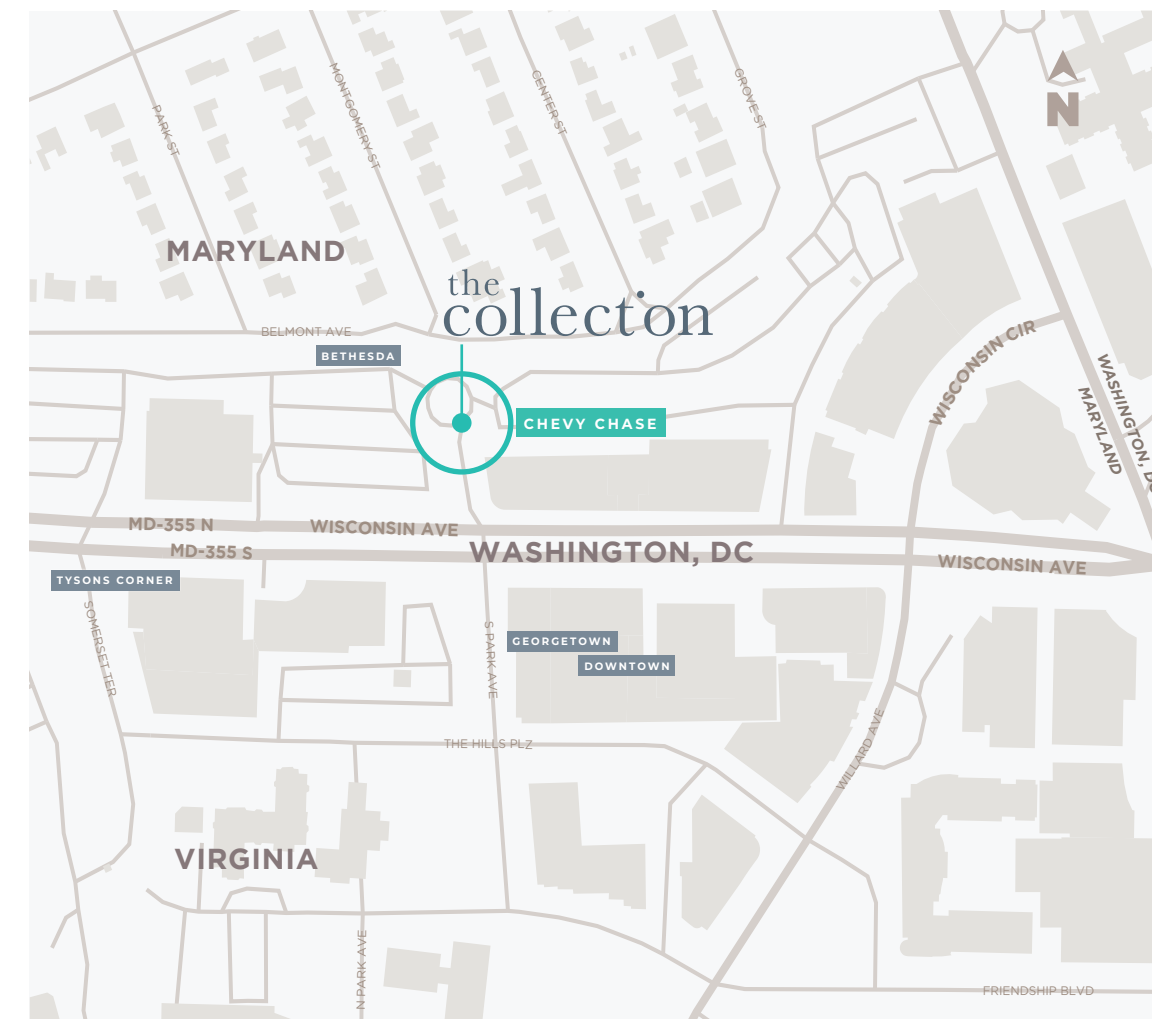


# DISTINCT BY DISTRICT



## 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

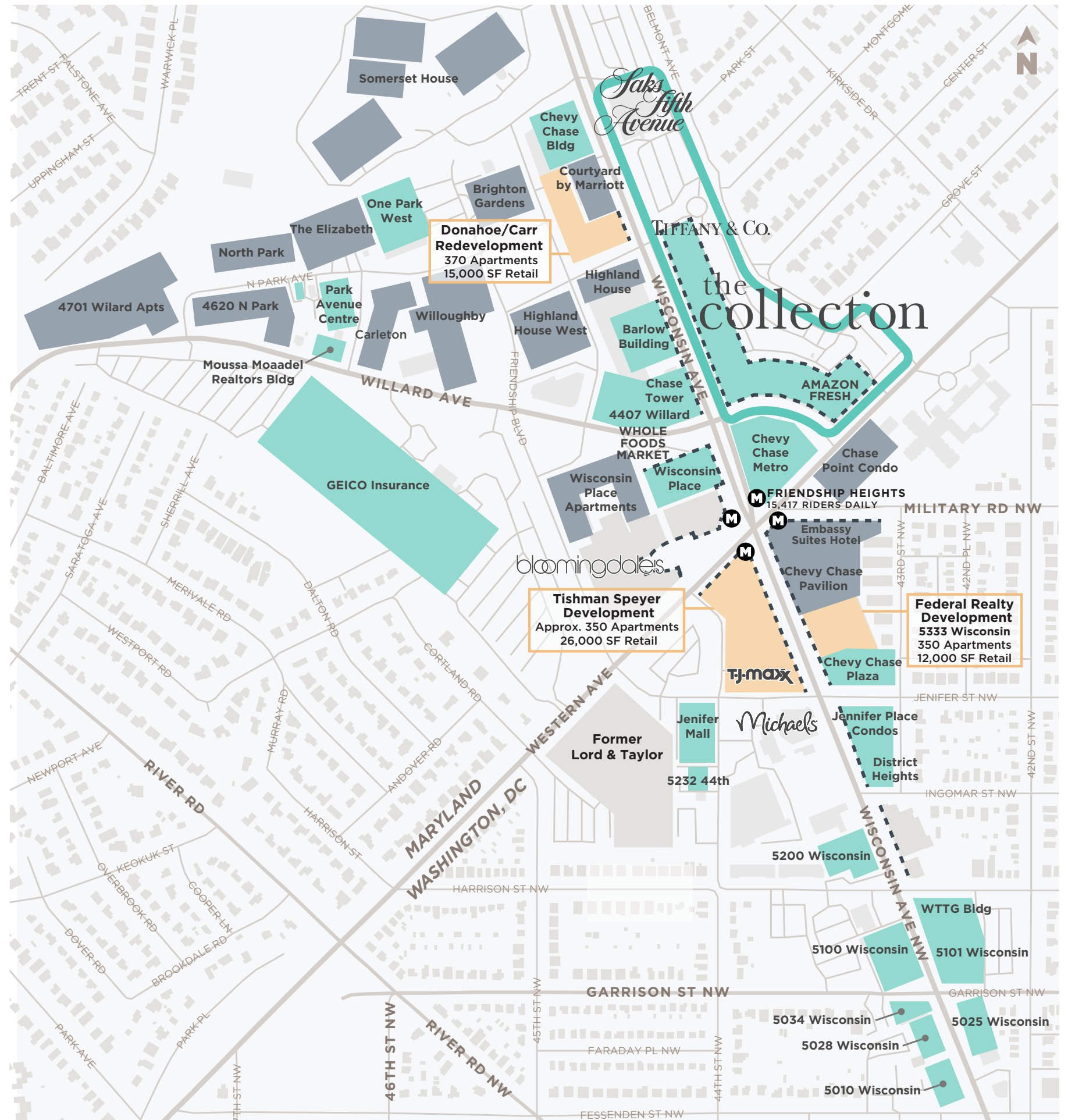


1,309 SINGLE FAMILY HOMES



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	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4a7c9c; border: 1px solid black;"></span>	Leased
<span style="display: inline-block; width: 15px; height: 15px; background-color: #00c09c; border: 1px solid black;"></span>	Available
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008060; border: 1px solid black;"></span>	At Lease

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



**M FRIENDSHIP HEIGHTS STATION**  
15,417 RIDERS DAILY

**TISHMAN SPEYER DEVELOPMENT**  
APPROX. 350 APARTMENTS & 26,000 SF RETAIL

**DONAHOE/CARR REDEVELOPMENT**  
370 APARTMENTS  
15,000 SF RETAIL

**HIGHLAND HOUSE**  
391 UNITS

**COURTYARD**  
226 ROOMS

**EMBASSY SUITES**  
198 ROOMS

**CHEVY CHASE PAVILION**  
CVS

**CHASE POINT**  
107 CONDOS

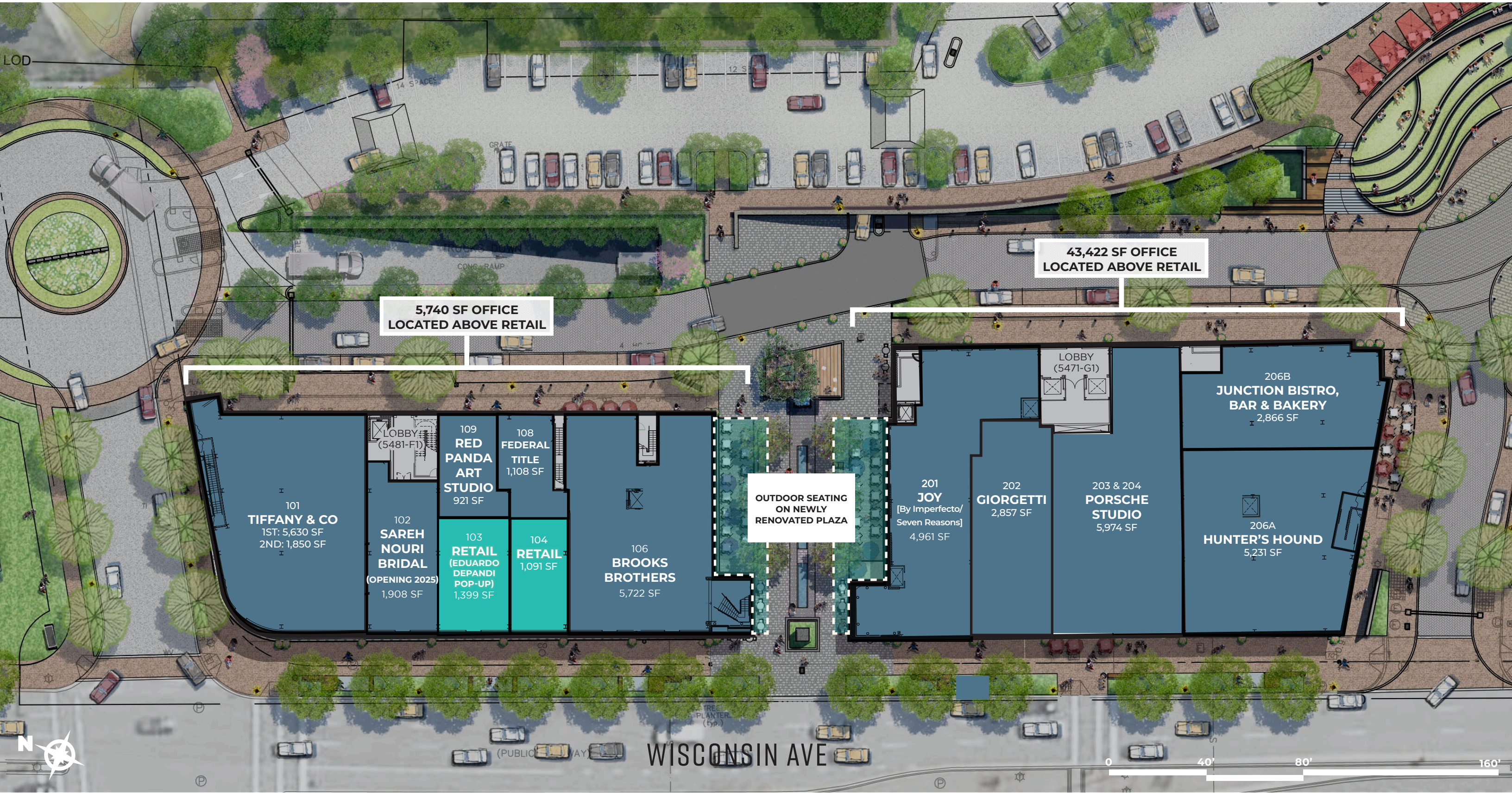


# RETAIL LEASING PLAN - WISCONSIN AVE

## FIRST FLOOR

**KEY**

- Leased
- Available



5,740 SF OFFICE  
LOCATED ABOVE RETAIL

43,422 SF OFFICE  
LOCATED ABOVE RETAIL

<p>101 <b>TIFFANY &amp; CO</b> 1ST: 5,630 SF 2ND: 1,850 SF</p>	<p>LOBBY (5481-F1)</p> <p>102 <b>SAREH NOURI BRIDAL</b> (OPENING 2025) 1,908 SF</p>	<p>103 <b>RETAIL</b> (EDUARDO DEPANDI POP-UP) 1,399 SF</p>	<p>104 <b>RETAIL</b> 1,091 SF</p>	<p>106 <b>BROOKS BROTHERS</b> 5,722 SF</p>	<p>108 <b>FEDERAL TITLE</b> 1,108 SF</p>	<p>109 <b>RED PANDA ART STUDIO</b> 921 SF</p>	<p>201 <b>JOY</b> [By Imperfecto/Seven Reasons] 4,961 SF</p>	<p>202 <b>GIORGETTI</b> 2,857 SF</p>	<p>203 &amp; 204 <b>PORSCHE STUDIO</b> 5,974 SF</p>	<p>206A <b>HUNTER'S HOUND</b> 5,231 SF</p>	<p>206B <b>JUNCTION BISTRO, BAR &amp; BAKERY</b> 2,866 SF</p>
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OUTDOOR SEATING  
ON NEWLY  
RENOVATED PLAZA



0 40' 80' 160'

WISCONSIN AVE

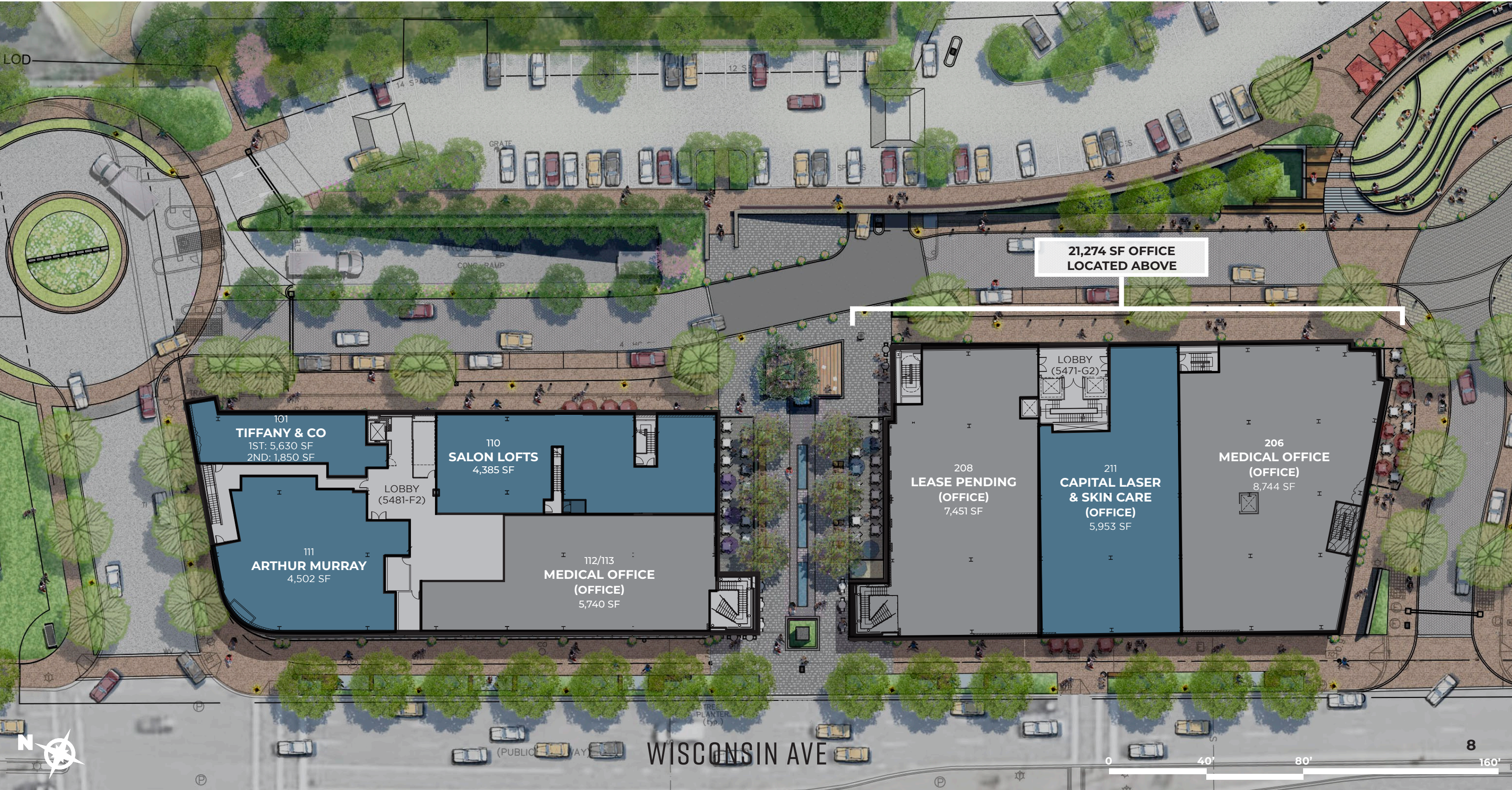


# RETAIL LEASING PLAN - WISCONSIN AVE

## SECOND FLOOR

### KEY

- Leased
- Office Space



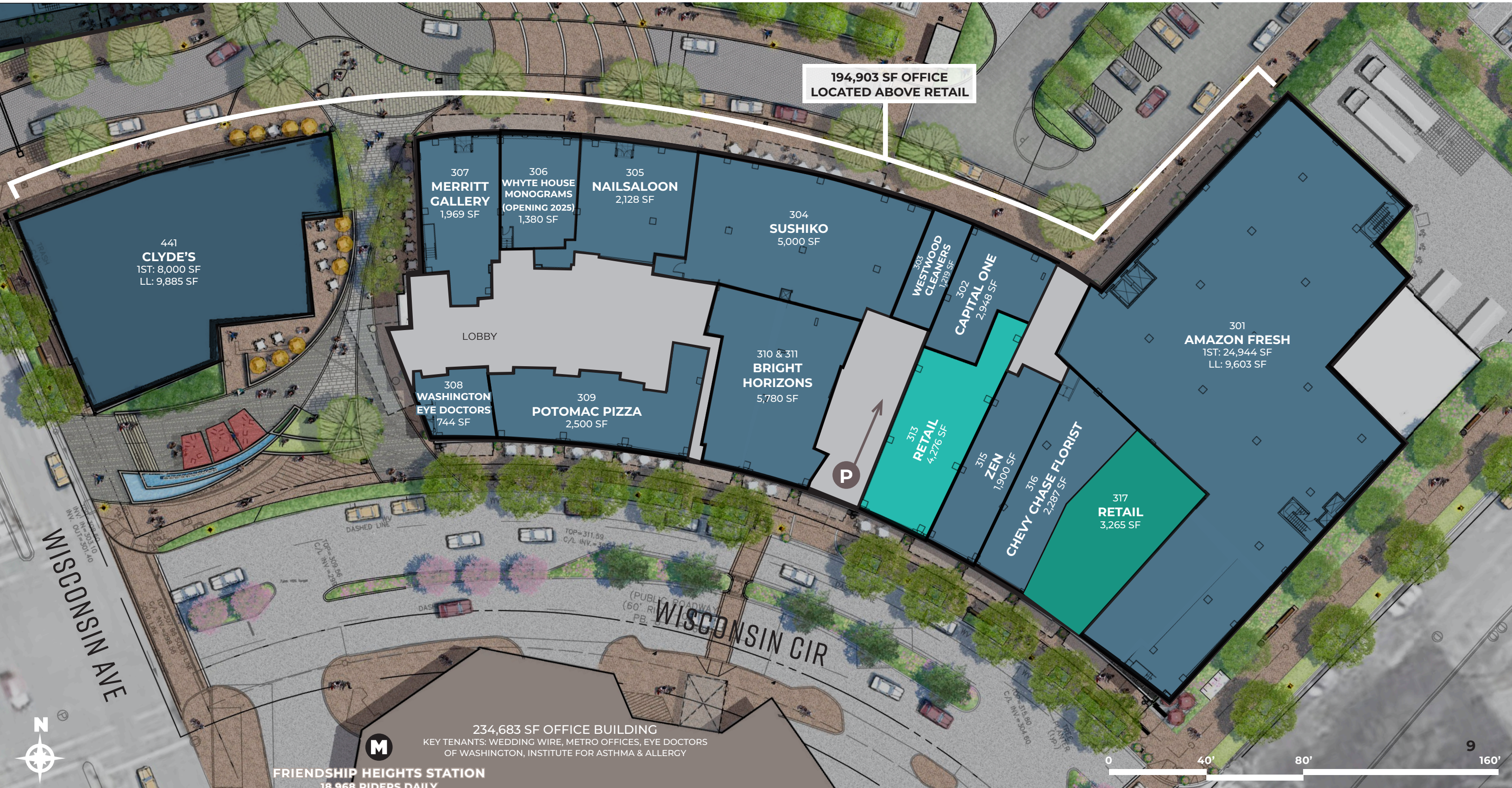


# RETAIL LEASING PLAN - PLAZA & WISCONSIN CIRCLE

## GROUND LEVEL

### KEY

- Leased
- Available
- At Lease











# RETAIL LEASING

LISA STODDARD  
+1 202 585 5519  
lisa.stoddard@cbre.com

JEN FINK  
+1 202 585 5742  
jen.fink@cbre.com

[COLLECTIONCHEVYCHASE.COM](http://COLLECTIONCHEVYCHASE.COM)

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