

# 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

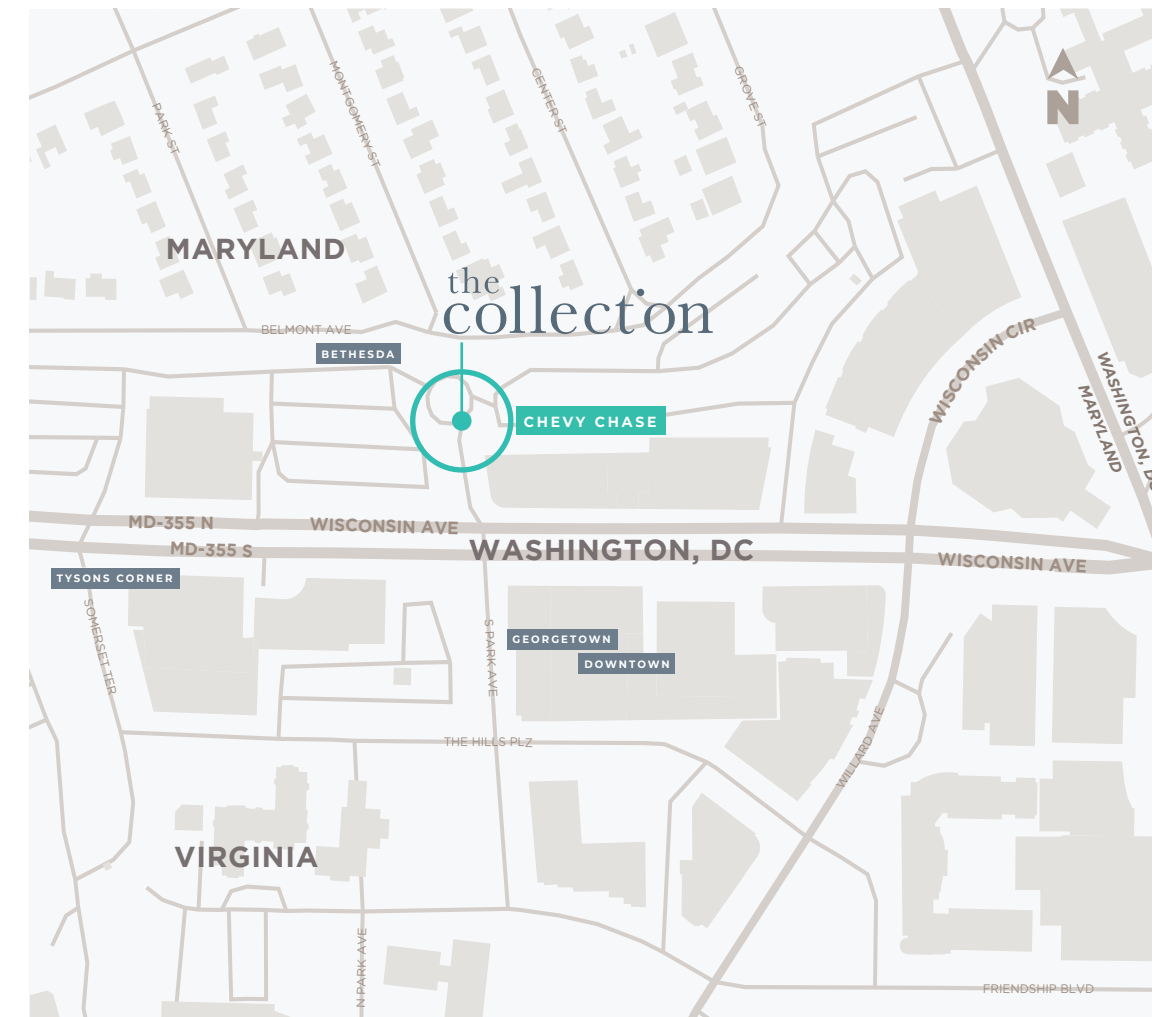
**DAYTIME POPULATION**  
37,334

# DISTINCT BY DISTRICT



## KEY

1. **SAKS FIFTH AVENUE**
2. Tiffany & Co.
3. Arthur Murray
4. Sareh Nouri Bridal
5. Red Panda Art Studio
6. Eduardo Depandi
7. Salon Lofts
8. Federal Title
9. Le Creuset
10. Brooks Brothers
11. Giorgetti
12. Porsche
13. Junction Bistro
14. Hunter's Hound
15. Capital Laser & Skin Care
16. Clyde's
17. Washington Eye Doctors
18. Merritt Gallery
19. Potomac Pizza
20. Whyte House Monograms
21. Nailsaloon
22. Bright Horizons
23. Sushiko
24. Westwood Cleaners
25. Burn Boot Camp
26. Capital One
27. Zen
28. Chevy Chase Florist
29. CityVet
30. **AMAZON FRESH**
31. Trader Joes
32. Cheesecake Factory
33. Maggiano's
34. Roche Bobois
35. New Balance Store
36. TJ Maxx
37. Wonder
38. Inspire Nail Bar



39. Just Salad
40. Total Wine
41. Capital Grille
42. **BLOOMINGDALE'S**
43. Talbots
44. Eileen Fisher
45. J. Jill
46. Kneads Bakery
47. RTR Pilates
48. My Gym
49. **WHOLE FOODS**

50. Chipotle
51. Meiwah
52. Potbelly's
53. Roti
54. Lia's
55. Gap
56. Banana Republic
57. Starbucks
58. Charles Shwartz
59. Sotheby's
60. Dessange





# 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;"></span>	Leased
<span style="display:inline-block; width:15px; height:15px; background-color:#00b09b;"></span>	Available
<span style="display:inline-block; width:15px; height:15px; background-color:#008080;"></span>	Lease Negotiation

2,372 HOUSEHOLDS WITHIN 1/4 MILE



Saks Fifth Avenue

Tiffany & Co

Red Panda Art Studio

Sareh Nouri

Federal Title

Porsche

Junction Bistro

Eduardo Depandi

Brooks Brothers

Giorgetti

Hunter's Hound

Le Creuset

Retail

Clyde's

Whyte House Monogram

Merritt Gallery

Nailsaloon

Sushiko

Westwood Cleaners

Capital One

Amazon Fresh

CityVet

Chevy Chase Florist

Zen

Burn Boot Camp

Bright Horizons

Potomac Pizza

Retail

CHASE POINT  
107 CONDOS

EMBASSY SUITES  
198 ROOMS

CHEVY CHASE  
PAVILION

CVS

Trader Joes

FRIENDSHIP HEIGHTS  
STATION  
15,417 RIDERS DAILY

TISHMAN SPEYER  
DEVELOPMENT

APPROX. 350  
APARTMENTS &  
26,000 SF RETAIL

Total Wine  
& More

COURTYARD  
226 ROOMS

DONAHOE/CARR  
REDEVELOPMENT  
370 APARTMENTS  
15,000 SF RETAIL

Dessange

Starbucks

Banana Republic

Gap

Sotheby's

Lia's

My Gym

Kneads  
Bakery

J. Jill

Eileen Fisher

Whole Foods Market

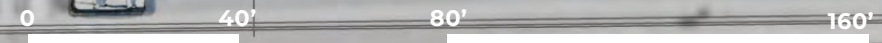
THE HILLS PLZ

# RETAIL LEASING PLAN - WISCONSIN AVE

## FIRST FLOOR

**KEY**

- Leased
- Available
- Lease Negotiation

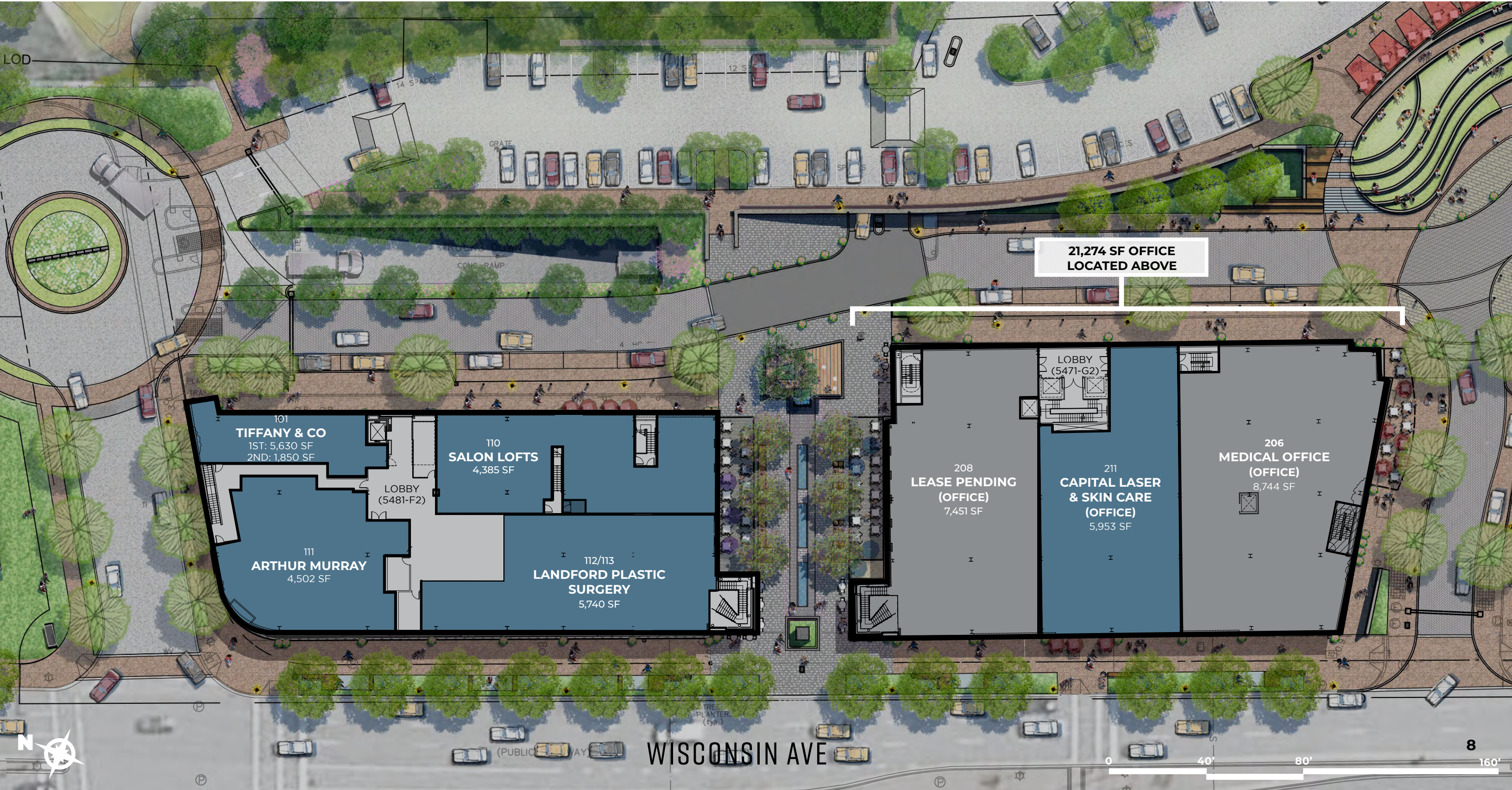


# RETAIL LEASING PLAN - WISCONSIN AVE

## SECOND FLOOR

### KEY

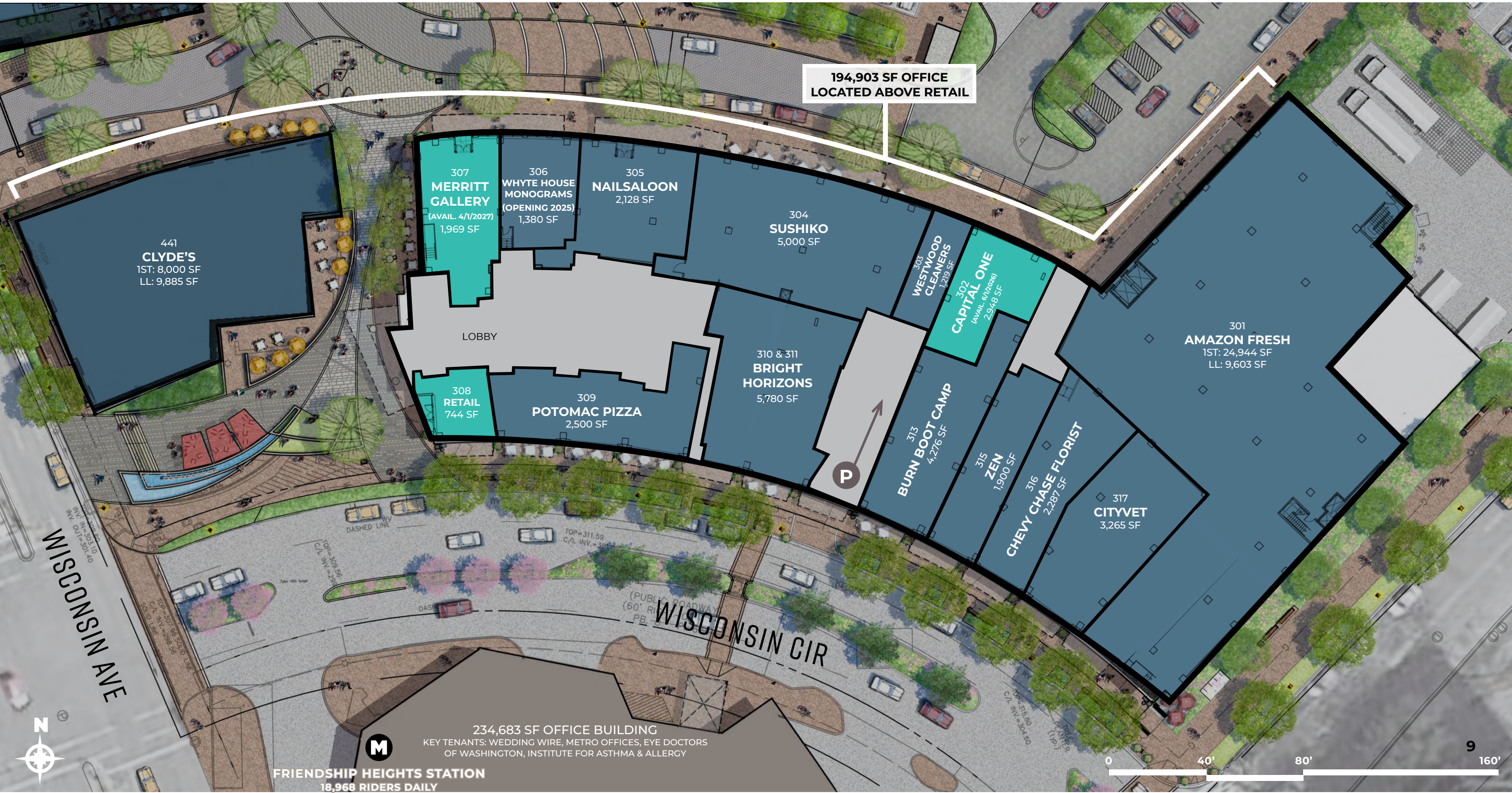
- Leased
- Office Space



# RETAIL LEASING PLAN - PLAZA & WISCONSIN CIRCLE

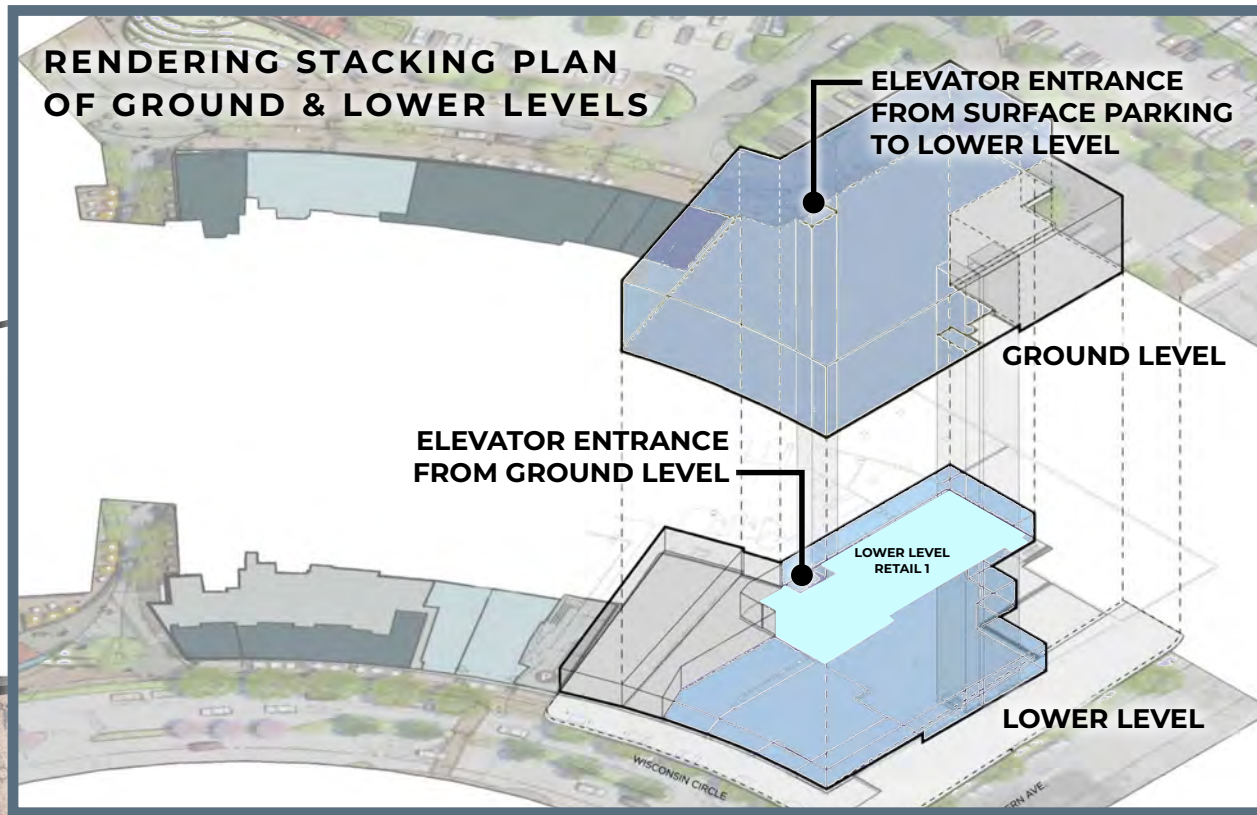
## GROUND LEVEL

KEY	
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<span style="display:inline-block; width:15px; height:15px; background-color:#008080;"></span>	Lease Negotiation

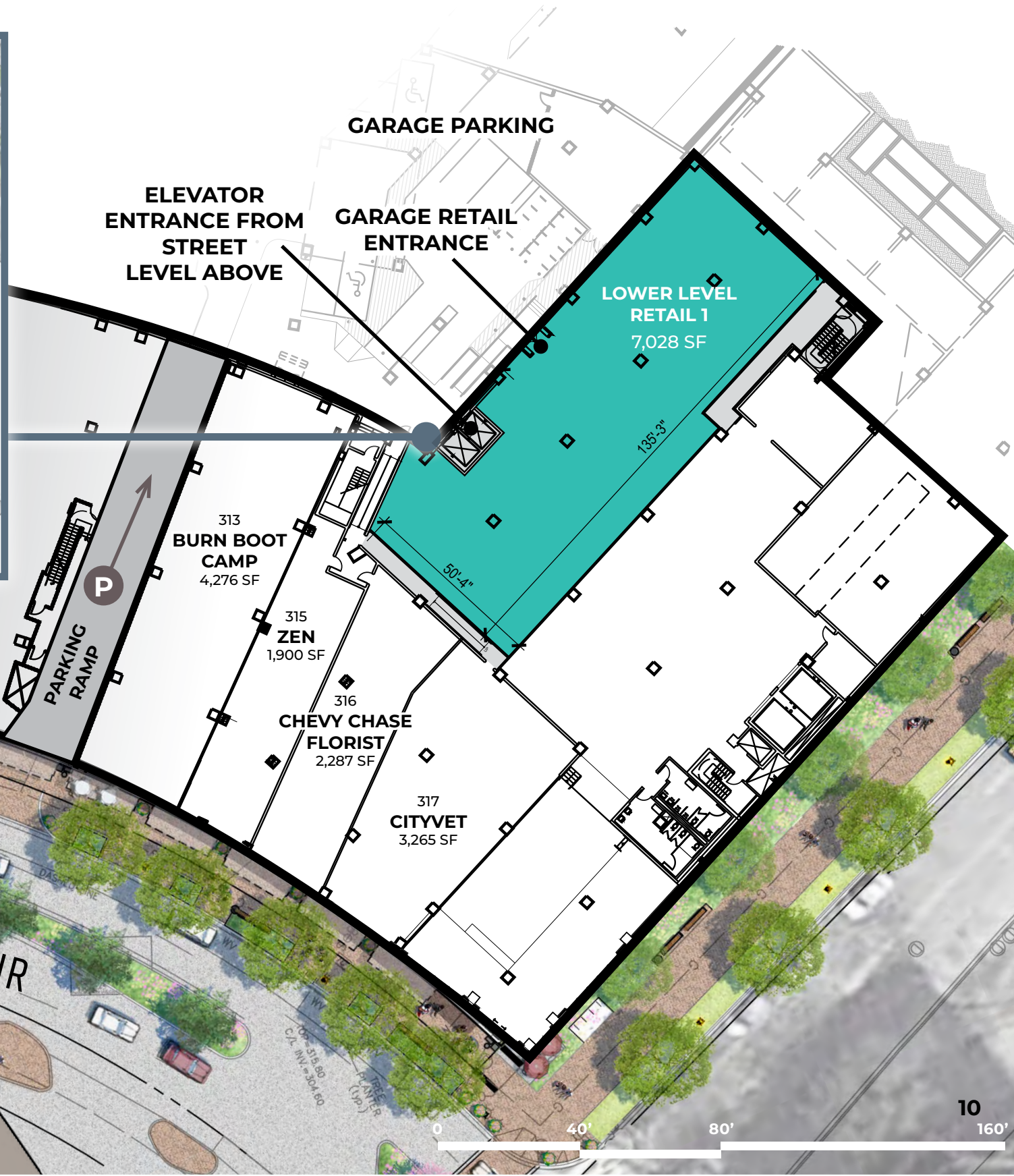


# LOWER LEVEL RETAIL

KEY	
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<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span>	Available



441  
**CLYDE'S**  
1ST: 8,000 SF  
LL: 9,885 SF





# RETAIL LEASING

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 **CCLC**

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