



Spring Valley Village

Washington, DC

375 - 2,578 SF available



Washington

District of Columbia

- Trophy shopping center located in Washington, D.C.
- In close proximity to American University with 14,800 students
- Fully leased center with a carefully curated blend of daily essentials, top-tier dining options, and vital medical services, catering to diverse needs within a vibrant community
- Introducing a 214-unit mixed-use development, conveniently located across the street
- Introducing one of Northwest DC
- 450 feet of frontage and two signalized intersections along Massachusetts Ave, a bustling commuter thoroughfare



2026 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	11,163	4,980	20,837
Daytime Population	207	3,564	10,255
Household Income	\$309,958	\$377,226	\$321,606
Traffic Counts	19,599 on Massachusetts Ave NW		

Area Retailers

Crate & Barrel



Capital One

COMPASS COFFEE

MILLIE'S

Spring Valley PEDIATRICS



WOODROW WILSON HIGH SCHOOL



49TH ST NW



SPRING VALLEY BUILDING
AMERICAN UNIVERSITY

Spring Valley

MASSACHUSETTS AVE NW 22,000 VPD

NEBRASKA AVE NW



CAVA



Nando's



KING ST OYSTER BAR

Onelife FITNESS



U.S. DEPARTMENT OF HOMELAND SECURITY

AMERICAN UNIVERSITY

TACO BAMBA



SIBLEY MEMORIAL HOSPITAL

Site Plan

3,065 SF available

Space #	Sq. Ft.	Tenant
4300-100	1,123	Modern Settlement
4301	3,221	Small Door Veterinary
4325-200	3,065	Available
4820	48,000	Crate & Barrel
4850	2,878	Compass Coffee
4850-100	3,630	Pizzeria Paradiso
4850-200	7,270	Spring Valley Pediatrics
4860	3,534	Capital One
4866	2,864	Millie's
4872	3,863	Bluestone Lane
4874	3,863	Bluestone Lane

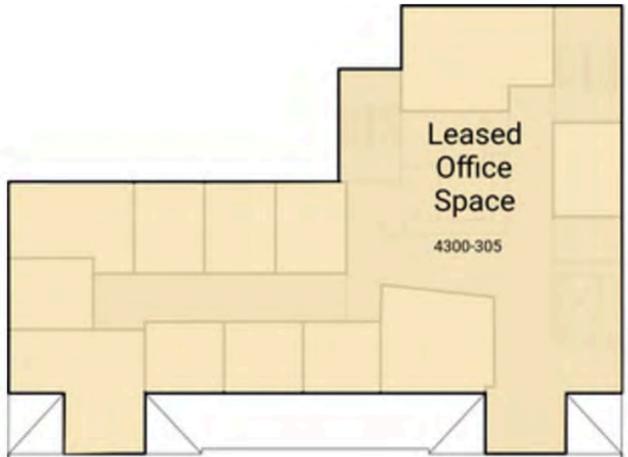
● Space Available



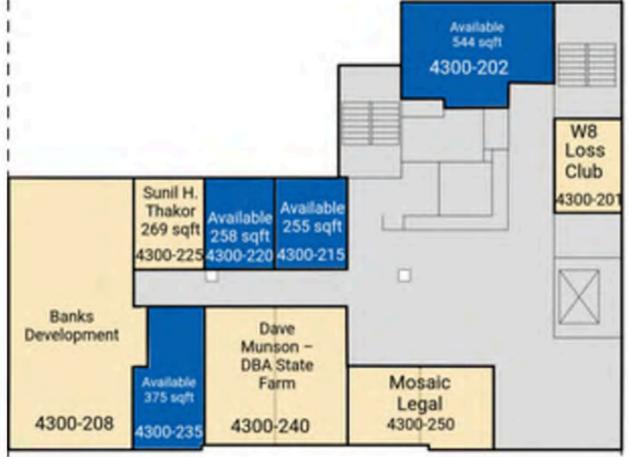
Office Site Plan

255 - 2,578 SF available

● Space Available



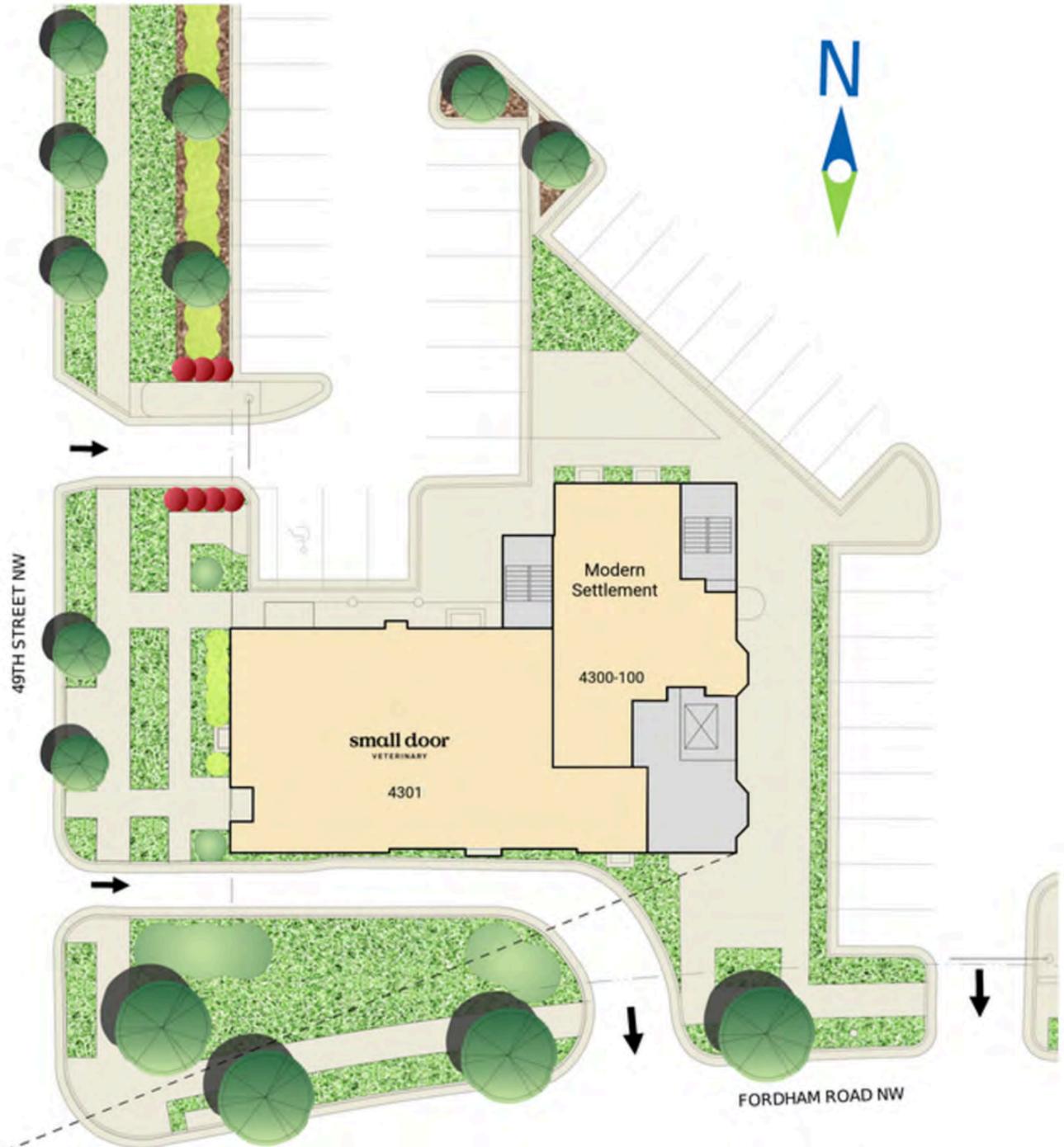
THIRD LEVEL PLAN



SECOND LEVEL PLAN



LOWER LEVEL PLAN



GROUND LEVEL PLAN

Tenant List

Space #	Sq. Ft.	Tenant
4300-100	1,123	Modern Settlement
4300-201	330	W8 Loss Club
4300-202	544	Available
4300-208	1,206	Banks Development
4300-215	255	Available

Space #	Sq. Ft.	Tenant
4300-220	258	Available
4300-225	269	Sunil H. Thakor
4300-235	375	Available
4300-240	715	Dave Munson – DBA State Farm
4300-250	455	Mosaic Legal

Space #	Sq. Ft.	Tenant
4300-305	3,545	Leased Office Space
4301	3,221	Small Door Veterinary
4302 LL	2,578	Available

The Property



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

SPRING VALLEY VILLAGE | 4820 - 4872 MASSACHUSETTS AVENUE, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Emily Whalen | ewhalen@rappaportco.com | 860.906.2413