



# For Sale or Lease

## PRIME RESTAURANT/BAR LOCATION

**2854 Wilson Blvd, Arlington, Virginia (Clarendon)**



Location: adjacent to Market Common at Clarendon

Size\*:

- Section 1: 3,900 sf 1<sup>st</sup> floor  
350 sf of sidewalk seating  
2,500 sf Basement
- Section 2: 3,900 sf 1<sup>st</sup> floor  
800sf 1<sup>st</sup> floor patio  
3,900 sf rooftop

Pricing/asking rent: upon request

Availability: upon request

\*Sections 1 and 2 can be leased separately or together

For more information, please contact:  
Todd Malamut [Todd@NREB.net](mailto:Todd@NREB.net) (301) 770-8586



# IN THE CENTER OF THE ACTION

2854 Wilson Blvd, Arlington, Virginia



## DEMOGRAPHICS (3-mile radius):

Population: 276,000

Income (ave. HH): \$136,000

Age (ave.): 36.0

Daytime Population: 27,800

Parking: 1,300 spaces

Metro: 1 block away

Bike Score: 84

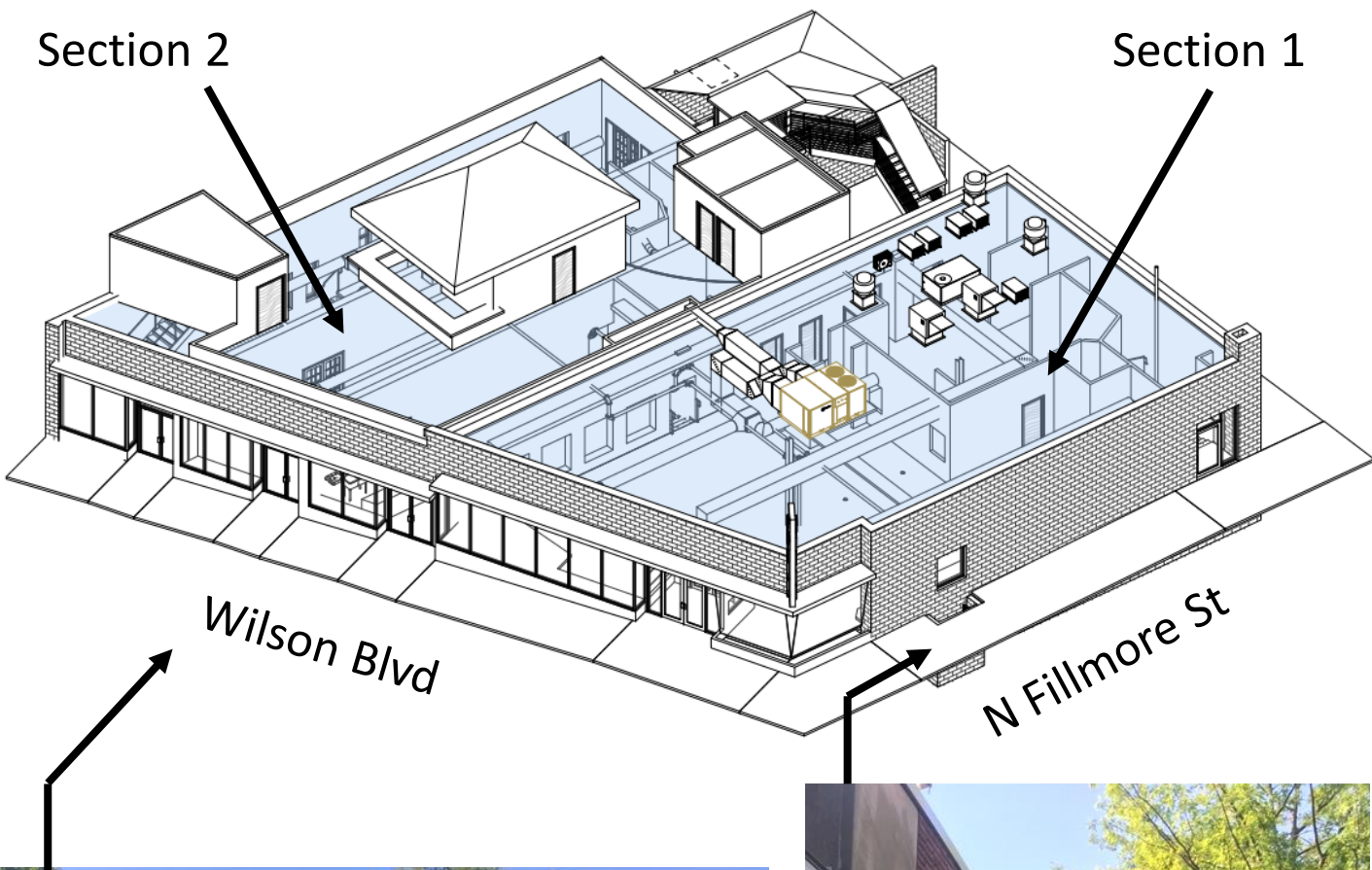
Walk Score: 96

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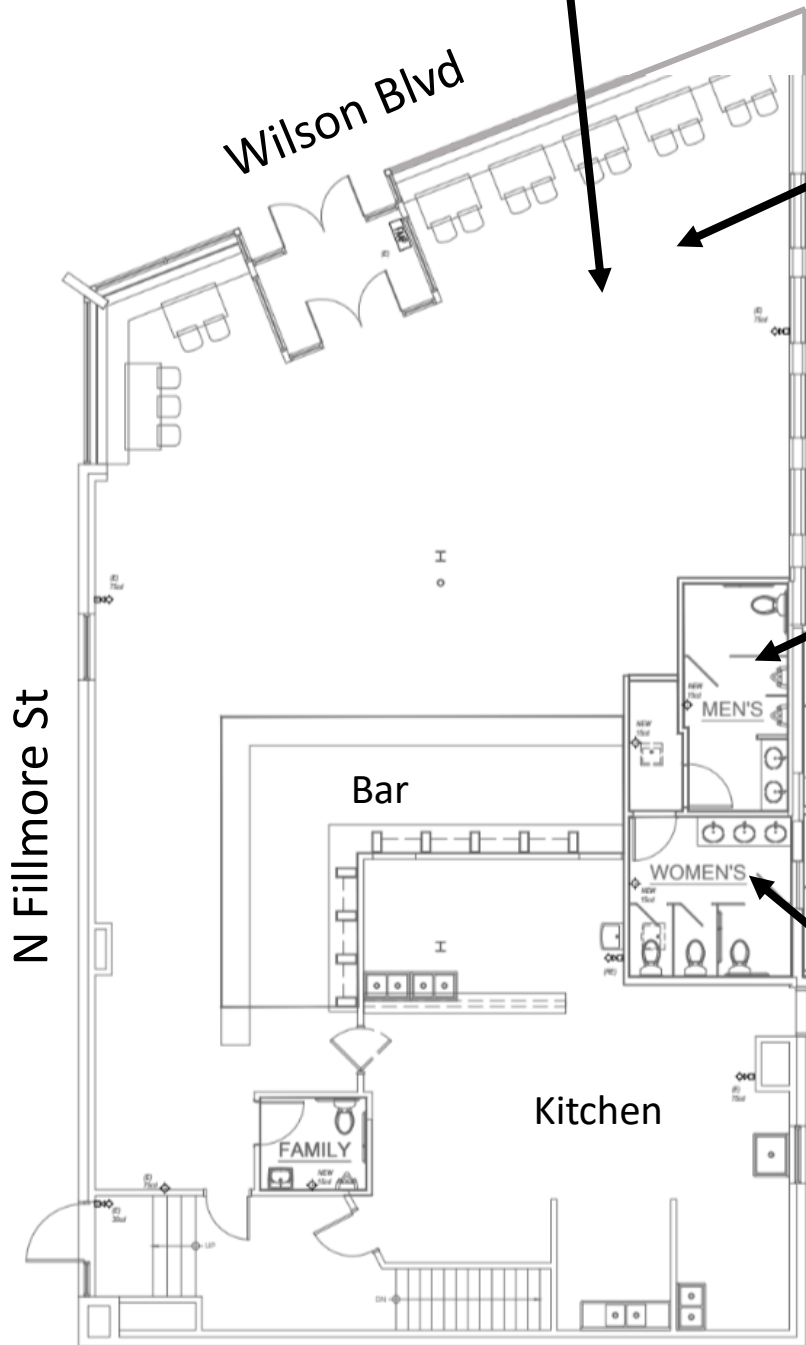
# 2854 Wilson Blvd, Arlington, Virginia



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**Section 1:**

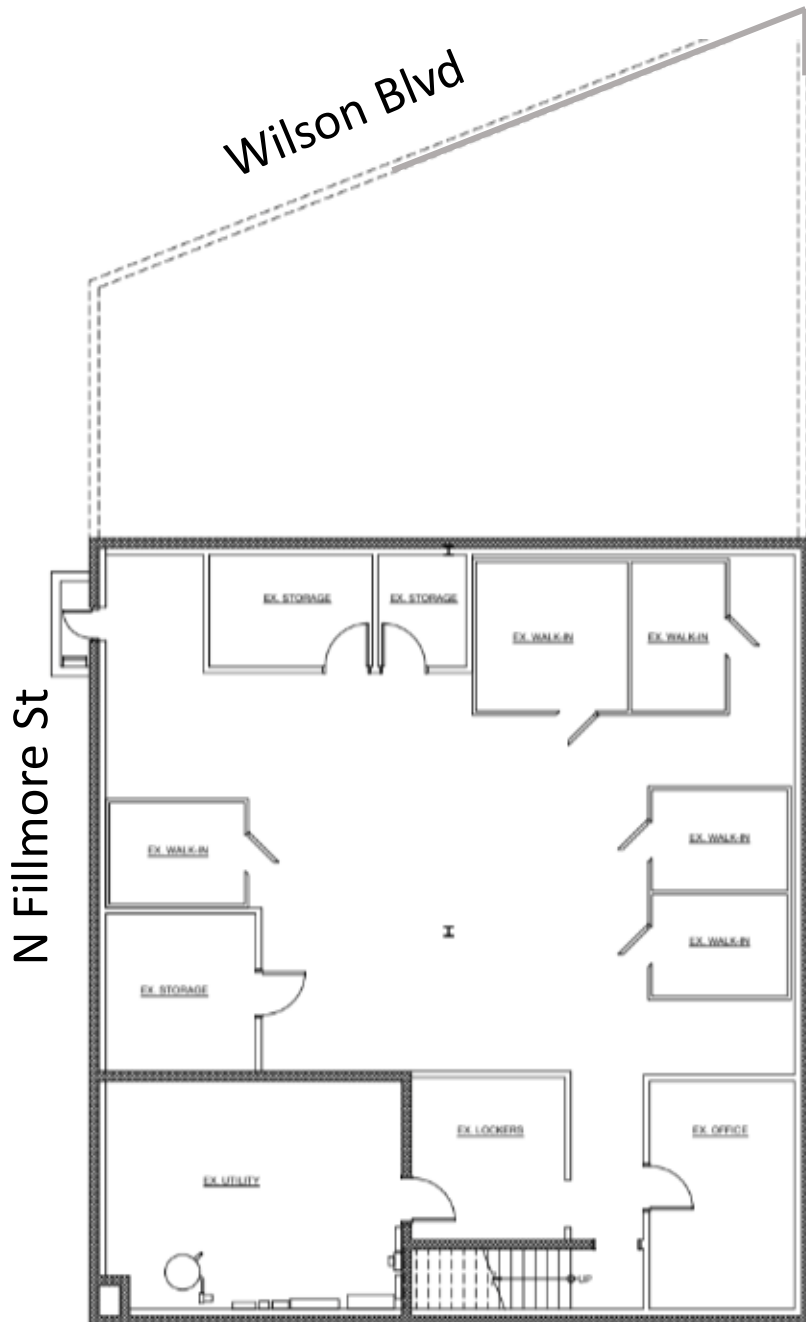
1<sup>st</sup> floor: approx. 3,900sf  
Contains a full kitchen  
Ceiling Height: 11'11"





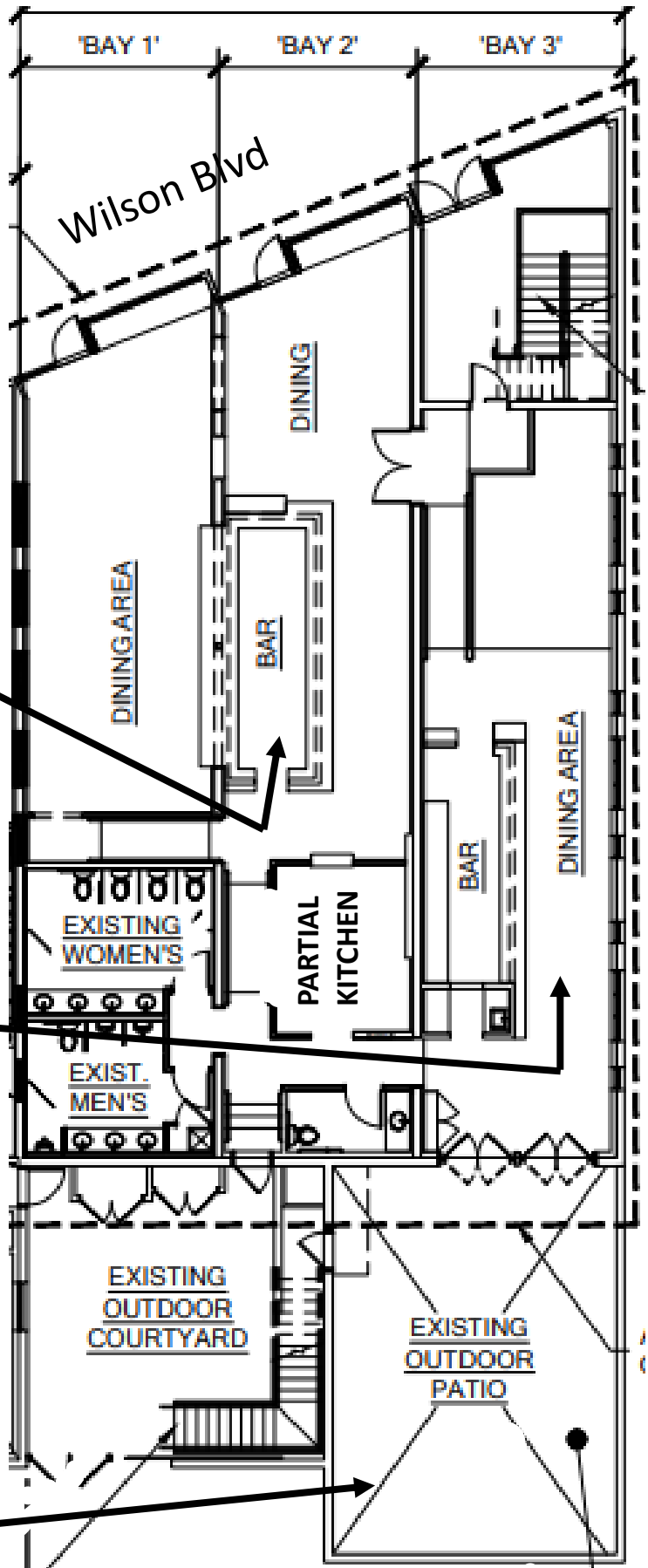
**Section 1:**

Basement: approx. 2,500sf  
Contains walk-ins and storage  
Ceiling Height: 10'



**Section 2:**

1<sup>st</sup> floor: approx. 3,900sf  
Contains a partial kitchen  
Ceiling Height: 10' to 11'



**Section 2:**

Rooftop: approx. 3,900sf  
Contains 2 restrooms

