

# OAKVILLE

STONEBRIDGE



# OAKVILLE *at a glance:*



12.3 acres



572 residential units



84 luxury townhomes



105,000 SF Inova Healthplex  
*(owned by Inova)* designed to  
serve the National Landing/  
Potomac Yard community



38,000 SF of street  
retail space with high visibility  
*(VDOT reports 30,000 cars  
travel by the site daily)*



Abundant park space,  
greenspace, hike-and-bike  
trail access



795 parking spaces  
for residents and retail



Retail is parked at 5/1,000  
*(5 spaces per 1,000 SF of retail)*



103,000 SF fully renovated  
self-storage facility



Richmond Highway SE View

# REMARKABLE

*from every angle*

**Oakville**, a development by Stonebridge that's bringing a new way of living to Alexandria, Virginia, with a vibrant community that reflects the principles of quality, relevance and convenience. Oakville is the future of mixed use, delivering unmatched **quality of life** and **merchandising** opportunities in one of the most dynamic locations in the region.



# *Get anywhere* **FROM HERE**

Oakville enjoys a proximity to I-395, I-495, I-66 and National Airport that connects you with ease to the region and makes it a great place to live or work. The project is in an ideal location to capitalize on shifting traffic patterns in the fastest-growing tech-focused submarket in the Washington, DC, Metropolitan Area.

AT A GLANCE

OVERVIEW

LOCATION

ACCESS

RECREATE, SHOP,  
ENTERTAIN

HEALTHCARE

FLOOR PLANS

CONTACT

# IN THE MIDDLE of everything

We are the hole of the doughnut, and development keeps growing towards us: National Landing to the North is pushing southward, Old Town towards the south is pushing northward, Potomac Yards to the east and Del Ray to the west are booming. Oakville is the vibrant connection to a 360-degree trade area that is dense and varied, with a wide variety of consumer profiles.





## AREA highlights:



Amazon Catalyst: Over \$2 billion of investment will boost the area and generate 38,000 new jobs (with average salaries of \$150,000)



Virginia Tech's \$1 billion Innovation Campus will be within walking distance of Oakville. Academic Building 1 of Virginia Tech's Innovation Campus is projected to open in August 2024.



New Potomac Yard Metrorail Station opening in fall 2022; expected to increase economic development potential and create as many as 26,000 new jobs



Proximity to major employment nodes in Arlington, the Pentagon, National Airport, Old Town Alexandria and Carlyle, with easy access to Washington, DC, and Fairfax County

## AREA *highlights:*



Entertain near great regional, neighborhood and local food, blocks to Del Ray's walkable small-town main street retail and Potomac Yard Center



Less than 2 miles to beautiful and historic Old Town Alexandria



Easy access to trails for biking, running, walking



Shop for everything from neighborhood convenience to a regional mall to local, independent retail

# *We are a* **VIBRANT** *neighborhood*

Oakville brings together a mixed-use environment that promotes a 21st century mix of uses and creates an extremely desirable lifestyle location in Northern Virginia.

# AN ANCHOR *of a different type*

Everyone needs healthcare, and the 105,000 SF Inova Medical Center is designed to serve the large National Landing/Potomac Yard community: a growing part of the City of Alexandria with neighboring Amazon HQ2, the Virginia Tech Innovation Campus, and the thousands of new residents and workers.

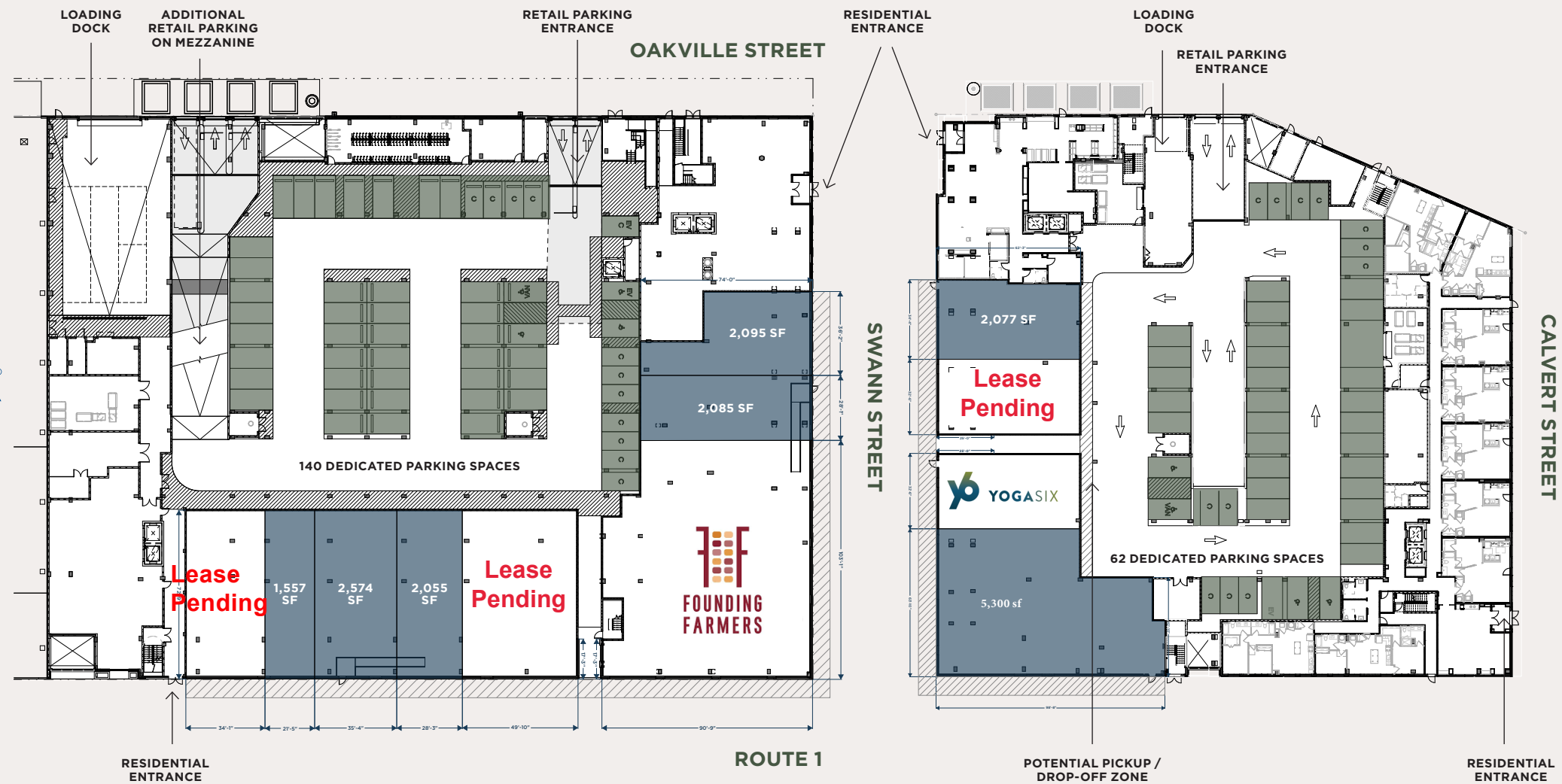
INOVA Oakville at Potomac Yard is a full-service outpatient facility that combines state-of-the-art technology with a comprehensive array of services including a 24-hour full-service emergency room, ambulatory surgery center, imaging services, a family medicine center and medical offices. Expected to receive +1,500 daily visits, this Ambulatory Center is more relevant than traditional anchors and reflects a new future for mixed-use developments.





# MIXED-USE WITH STRATEGIC MERCHANDISING: TIMELESS AND RELEVANT

Creating and maintaining a positive environment means that merchandising will be driven by local brands that complement the demands of the neighborhood and, in turn, benefit from the draw of this new lifestyle hub. Retail tenants will be selected based on quality and uniqueness to create a unique neighborhood feel and avoid a generic and predictable environment.



# STONEBRIDGE

## Contact

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