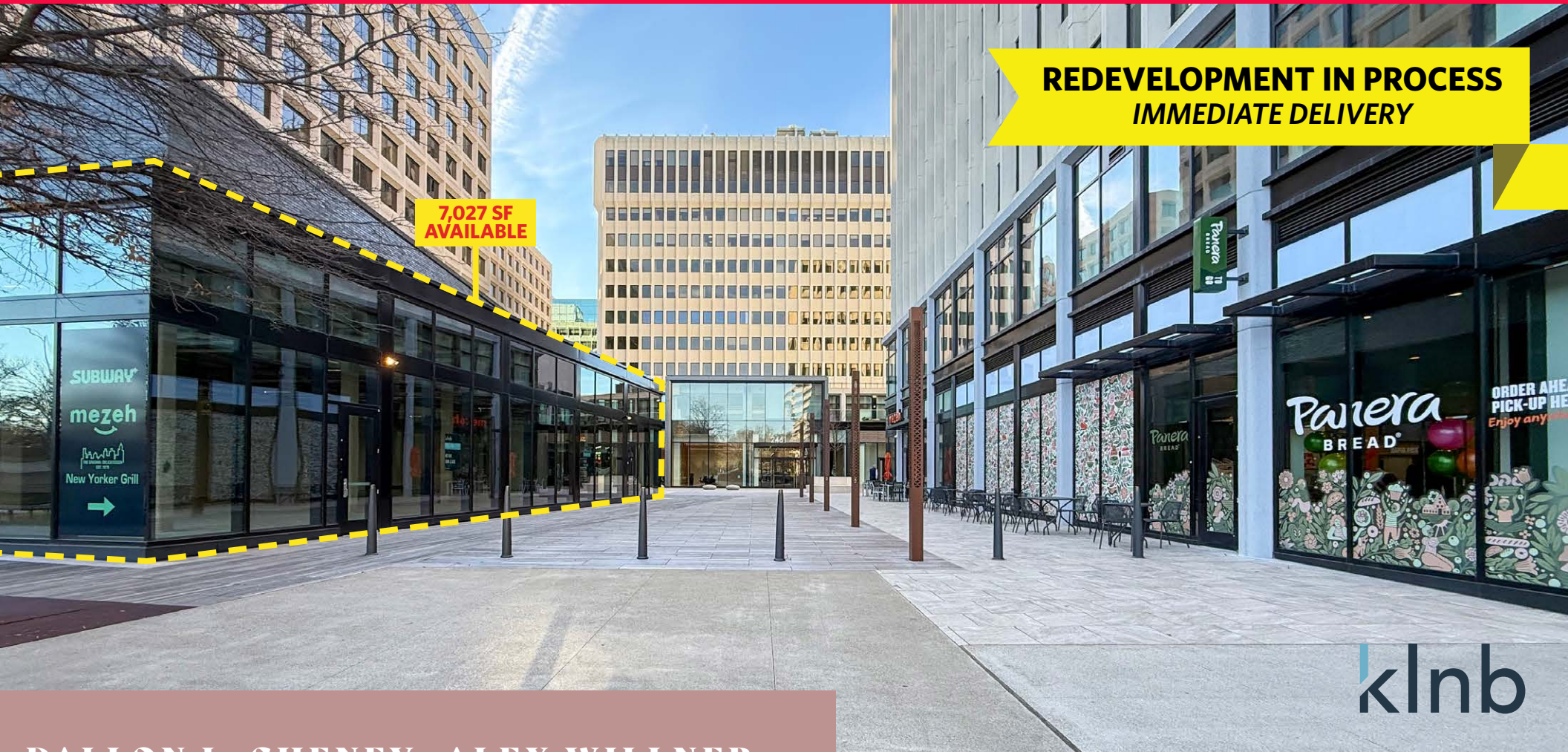


CRYSTAL & CLARK

Crystal Drive & 23rd Street, Arlington, VA 22202

NATIONAL BOUTIQUE GROCER COMING SOON!



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

REDEVELOPED BY:  **LaSalle**
INVESTMENT MANAGEMENT®

MRP
REALTY



REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY

RETAIL FOR LEASE

- Streetfront retail/restaurant space on Crystal Drive with outdoor seating available.
- Located in the heart of the vibrant Crystal City community with over 11 million SF of office, 50,000 SF of retail, and over 10,000 condo, apartment and hotel units.
- Retail will serve as an amenity base for Amazon HQ2 and the surrounding areas.
- Adjacent to Reagan National Airport and minutes to downtown Washington, DC.
- Walking distance from the Yellow/Blue Line Metro.
- Ample on-site parking.

JOIN:

mezeh

**NATIONAL
BOUTIQUE
GROCER**

Panera
BREAD®

NAVY
FEDERAL
Credit Union

 **BUFFALO
WILD WINGS**

klnb

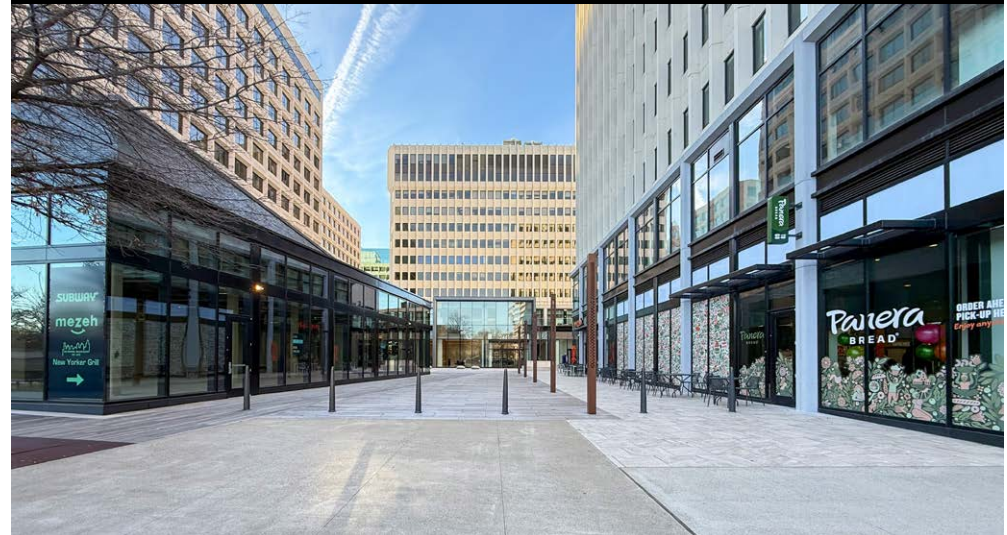
Redevelopment Photos

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202

LOOKING SOUTH ALONG THE CRYSTAL DRIVE STREETSCAPE



LOOKING INTO THE PLAZA FROM CRYSTAL DRIVE



LOOKING SOUTH ALONG THE CRYSTAL DRIVE STREETSCAPE



LOOKING NORTH ALONG THE CRYSTAL DRIVE STREETSCAPE



Redevelopment Photos

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



Ideal Location

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



The Market

26,000
RESIDENTS

VIRGINIA'S LARGEST
DOWNTOWN

450+
SHOPS & RESTAURANTS

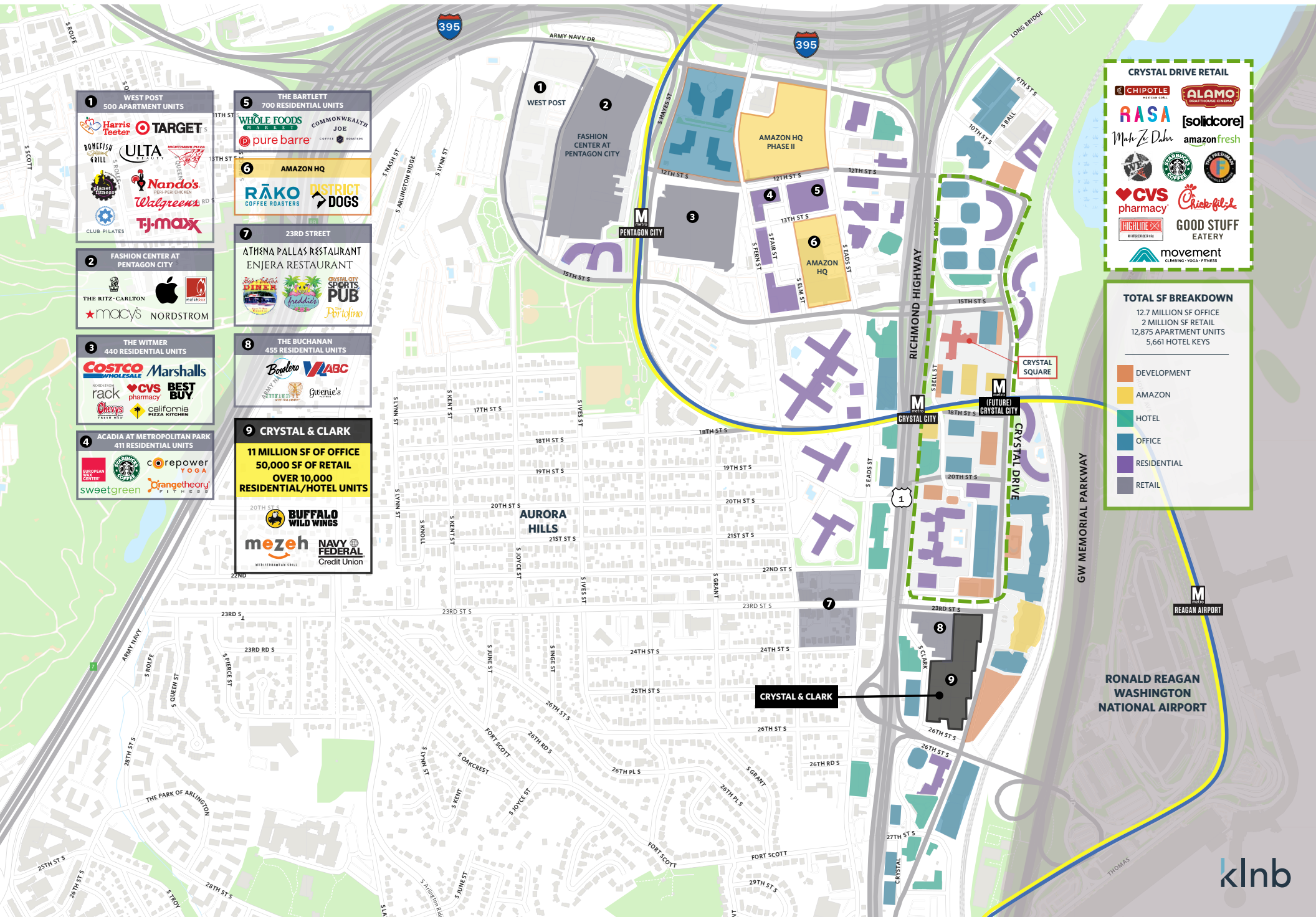
\$8 BILLION
PRIVATE INVESTMENTS
IN PIPELINE

CRYSTAL DRIVE RESIDENTAL DEVELOPMENTS



NATIONAL LANDING

Pentagon City | Crystal City | Potomac Yard

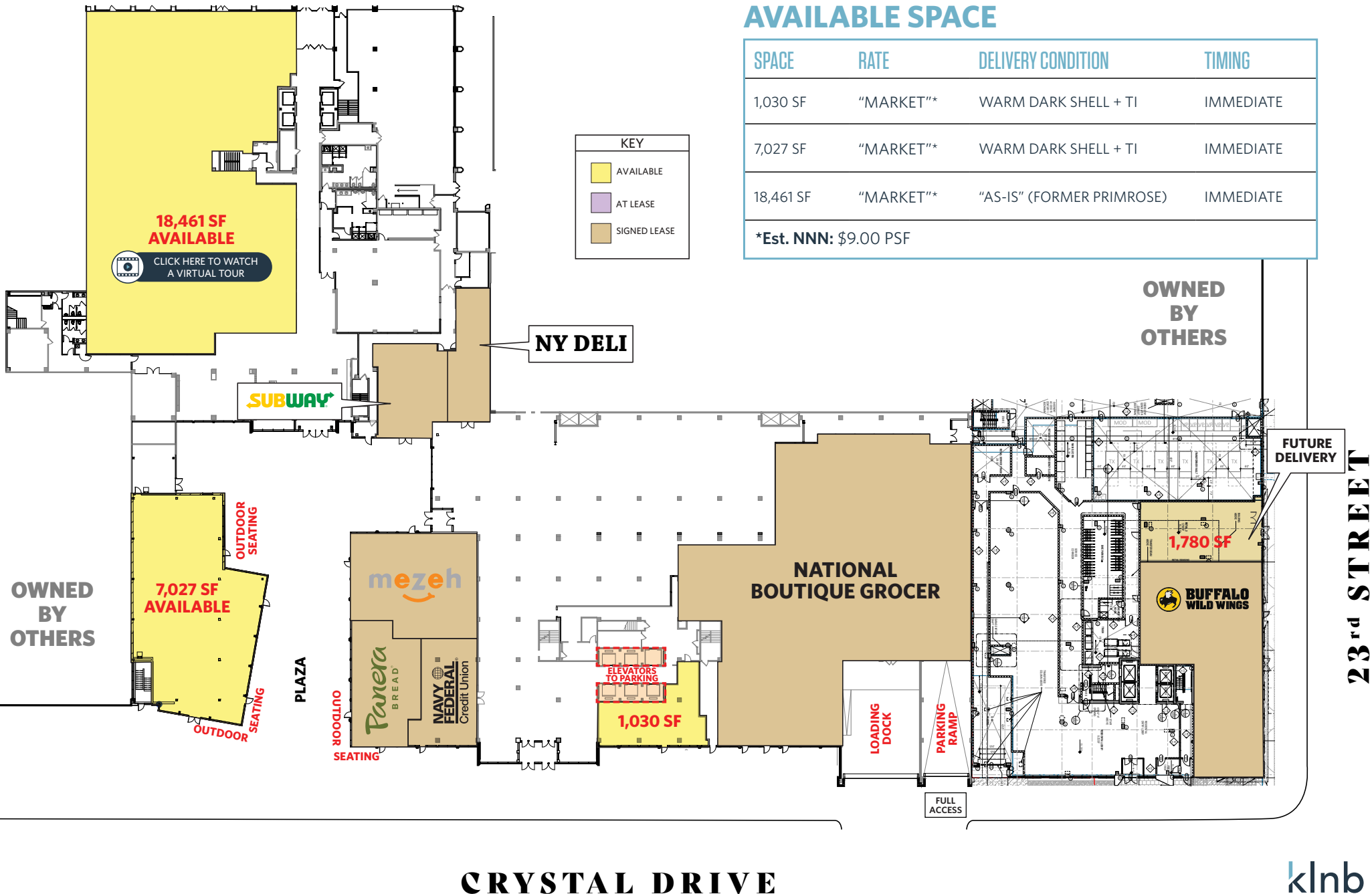


Site Plan

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202

AVAILABLE SPACE

SPACE	RATE	DELIVERY CONDITION	TIMING
1,030 SF	"MARKET"*	WARM DARK SHELL + TI	IMMEDIATE
7,027 SF	"MARKET"*	WARM DARK SHELL + TI	IMMEDIATE
18,461 SF	"MARKET"*	"AS-IS" (FORMER PRIMROSE)	IMMEDIATE
*Est. NNN: \$9.00 PSF			



Demographics | 2025

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



	1-MILE	3-MILE	5-MILE
POPULATION 	27,250	206,113	796,115
DAYTIME POP 	48,231	318,824	1,252,491
HOUSEHOLDS 	15,071	103,277	385,074
AVG HH INCOME 	\$174,333	\$167,608	\$170,975

[CLICK TO DOWNLOAD
DEMOGRAPHIC REPORT](#)

2024 TRAFFIC COUNT



ROUTE 1: 38,297 ADT



CRYSTAL & CLARK

Crystal Drive & 23rd Street, Arlington, VA 22202

[CLICK TO VIEW PROPERTY WEBSITE](#)

REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY

DALLON L. CHENEY | DCHENEY@KLNb.COM | 703.268.2703
ALEX WILLNER | AWILLNER@KLNb.COM | 703.268.2718

8065 LEESBURG PIKE, SUITE 700 | TYSONS, VA 22182

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