

3219 Washington Boulevard Clarendon, VA

Retail Space in Clarendon Back on the Market

- **Space B: New Smaller Size at 1,936 SF** - Ideally suited for non-vented cafés, dessert shops, spas, hair salons, fitness, banking, urgent care, real estate, insurance, medical/dental, etc.
- **Space E: 1,470 SF** - Built out as existing unvented restaurant. Heat venting may be available.



**Newly
Expanded**



Jeff Handler
jeff.handler@SVN.com
Direct: 703.969.3280

Rob Seidel
robert.seidel@SVN.com
Direct: 703.946.4984

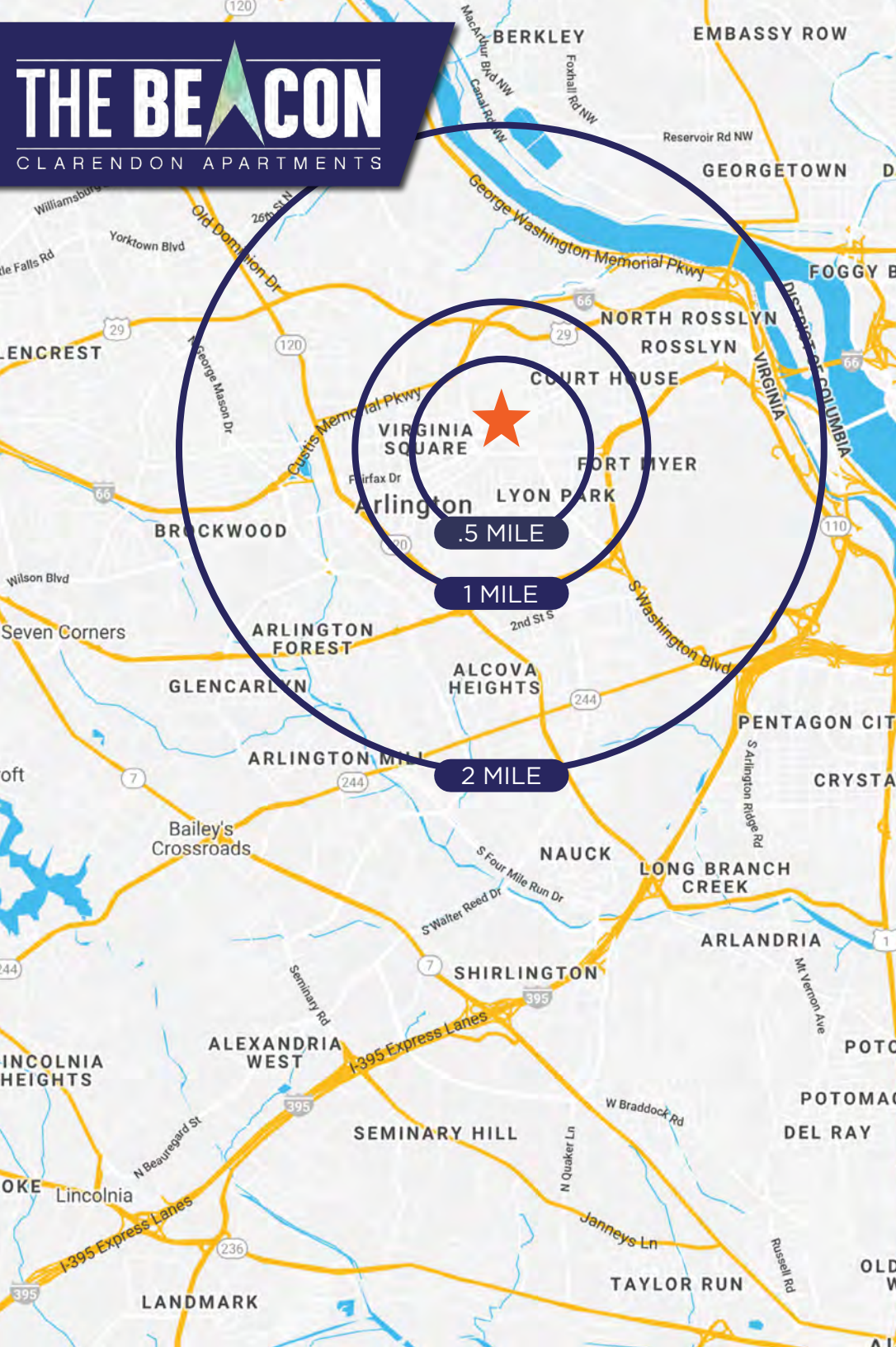
6842 Elm Street, Suite 106
McLean, VA 22101
(571) 526-1000
SVNprovidence.com



CLARENDON, VA

Clarendon is the heart of Arlington, it's original downtown, where residents go to eat, drink, be entertained, shop, live, and work. The pace is energetic and constantly changing, reflecting the heavy concentration of Millennials and Generation Zers who call Clarendon home, creating a continuing wave of new residential and commercial construction. Growth is happening all around The Beacon, making us the perfect place to land your concept.





ARLINGTON, VA

DEMOGRAPHICS



96

Walk Score



54-60%

Millennial/Gen Z
Population between
Ages of 25-44



#1

Fittest City
in the US



85%

Bachelor's
Degree or Above



25M SF

Office Space within
a 2-Mile Radius



7M SF

Office Space
in Pipeline



236,384

Employees in
Arlington 2020



240,335

Residents in
Arlington 2020



28.5%

Increase in
Households
since 2000

DEMOGRAPHICS - 2020	.5 MILE	1 MILE	2 MILES
POPULATION	11,554	57,402	131,616
DAYTIME POPULATION	16,740	80,343	207,296
AVG. HOUSEHOLD INCOME	\$200,286	\$169,143	\$166,446

Restaurants & Retail



Clarendon Ballroom
Liberty Tavern
Spider Kelly's
DON TITO



TRADER JOE'S
CIRCA
FOUR SISTERS GRILL
A VIETNAMESE BATTERY
SOUTH BLOCK CO.
JUICE • BREADS • ACAL BOWLS

WHOLE FOODS MARKET
SOULCYCLE
Apple
The Container Store
lululemon athletica



SMOKE & CRAFT



THE BEACON
CLARENDON APARTMENTS
aura CHIROPRACTIC
SAKAKI IZAKAYA
STONE HOLE
TIGER DUMPLINGS



NORTHSIDE SOCIAL

SVN
PROVIDENCE REALTY ADVISORS



1 **YMCA Development**
Proposed New YMCA
374 Unit Multi-family

2 **St. Charles Church Development**
Proposed New Church
Multi-family

3 **Alexan/Fitzroy**
Recently completed
multifamily

4 **Alexan/Earl**
Recently Completed
333 Unit Multi-family

5 **Terwilliger Place**
Recently Completed
160-unit multifamily

6 **Modera Clarendon**
Recently completed
270-unit multifamily

7 **GMU Arlington Campus**
Recently completed
\$250M Tech Building

8 **Joyce Motors Site**
Proposed
Multi-family & 3.5k
Retail Developments

9 **Bingham Center / Silver Diner Site**
Proposed
286 Unit Multi-family
224 Hotel Rooms
15k Retail

10 **Akridge/JAG**
Proposed
211 Unit Multi-family
68k Office
13k Retail

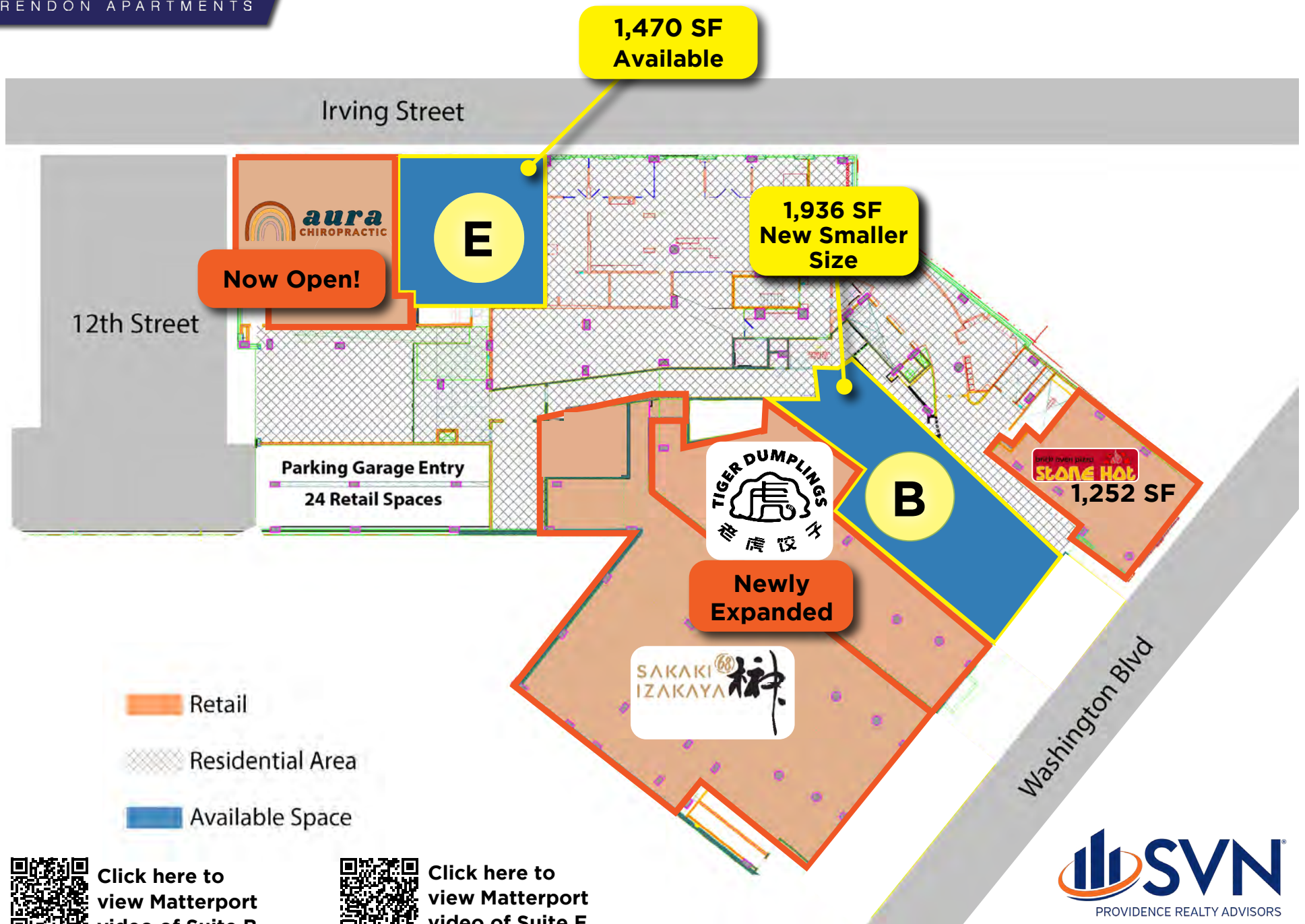
THE BEACON
CLARENDON APARTMENTS

Area Developments

M
metro

M
metro

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