

the collection

CHEVY CHASE, MD



CHEVY CHASE

On Washington, DC's northwest border with Maryland sits Chevy Chase—a unique mix of upscale shopping, stately homes, and neighborhood community uses. From Saks Fifth Avenue and Bloomingdale's to your favorite local eatery, Chevy Chase offers something for everyone!



The Collection is situated along bustling Wisconsin Avenue, adjacent to the Friendship Heights Metro station. The corridor boasts 1 million square feet of retail and dining space, making Chevy Chase one of the region's most formidable shopping districts and a vibrant, 18-hour neighborhood.

the collection HIGHLIGHTS

-  **RETAIL**
144,044 SF
-  **OFFICE**
244,065 SF
-  **PARKING**
1,300 SPACES
-  **WALKSCORE**
96
-  **PASSING VEHICLES**
24,000 PER DAY



NEIGHBORHOOD DEMOGRAPHICS WITHIN A 1 MILE RADIUS:

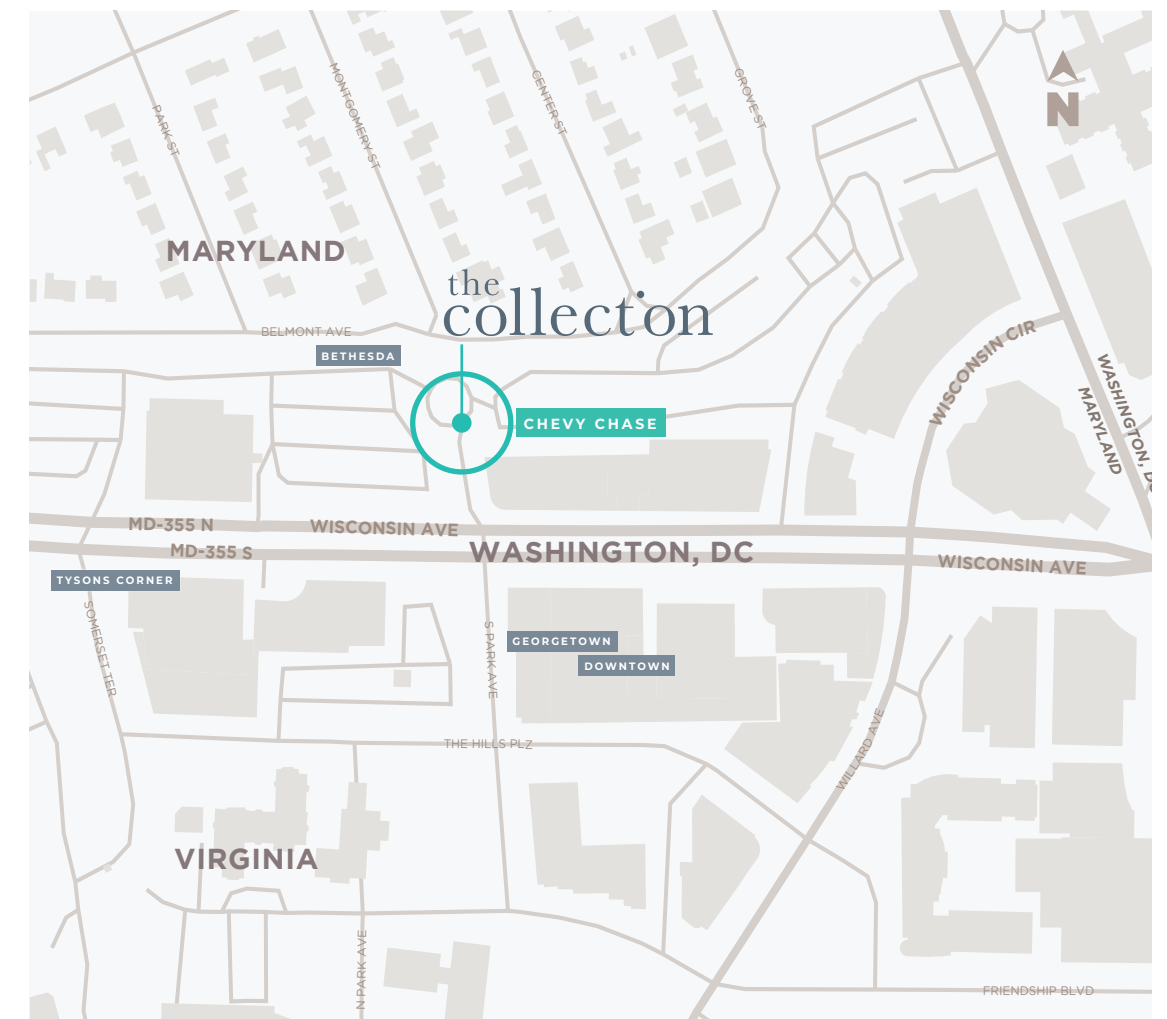
-  **POPULATION**
27,017
-  **AVERAGE HOUSEHOLD INCOME**
\$254,775
-  **BACHELOR'S DEGREE +**
88%
-  **MEDIAN HOME VALUE**
\$965,246
-  **MEDIAN AGE**
47.1
-  **DAYTIME POPULATION**
36,565

DISTINCT BY DISTRICT



KEY

1. **SAKS FIFTH AVENUE**
2. Tiffany & Co.
3. Arthur Murray
4. Whyte House Monograms
5. Red Panda Art Studio
6. Eduardo Depandi
7. Salon Lofts
8. Rinaldi Dental Arts
9. Porsche
10. Federal Title
11. Brooks Brothers
12. Joy by Seven Reasons
13. Giorgetti
14. Capital Laser & Skin Care
15. Junction Bistro
16. Hunter's Hound
17. Clyde's
18. Merritt Gallery
19. Washington Eye Doctors
20. Potomac Pizza
21. Bright Horizons
22. Nailsaloon
23. Sushiko
24. Westwood Cleaners
25. Zen
26. Capital One
27. Chevy Chase Florist
28. **AMAZON FRESH**
29. DJ Bennett
30. CVS
31. Cheesecake Factory
32. Maggiano's
33. Roche Bobois
34. New Balance Store
35. TJ Maxx
36. Charles Shwartz
37. Nina McLemore
38. The Capital Grille



39. **BLOOMINGDALE'S**
40. Talbots
41. Eileen Fisher
42. J. Jill
43. Sephora
44. **WHOLE FOODS**
45. Chipotle
46. Meiwah
47. Potbelly's

48. Roti
49. Lia's
50. RTR Pilates
51. Gap
52. Banana Republic
53. Starbucks
54. Sotheby's
55. Dessange

THE NEIGHBORHOOD

CHEVY CHASE/FRIENDSHIP HEIGHTS

ALL WITHIN 0.5 MILES



1M SF EXISTING RETAIL



3.67M SF OFFICE

ESTIMATED 16.5K OFFICE WORKERS



3,474 APARTMENT/CONDO UNITS

ESTIMATED 9.7K RESIDENTS

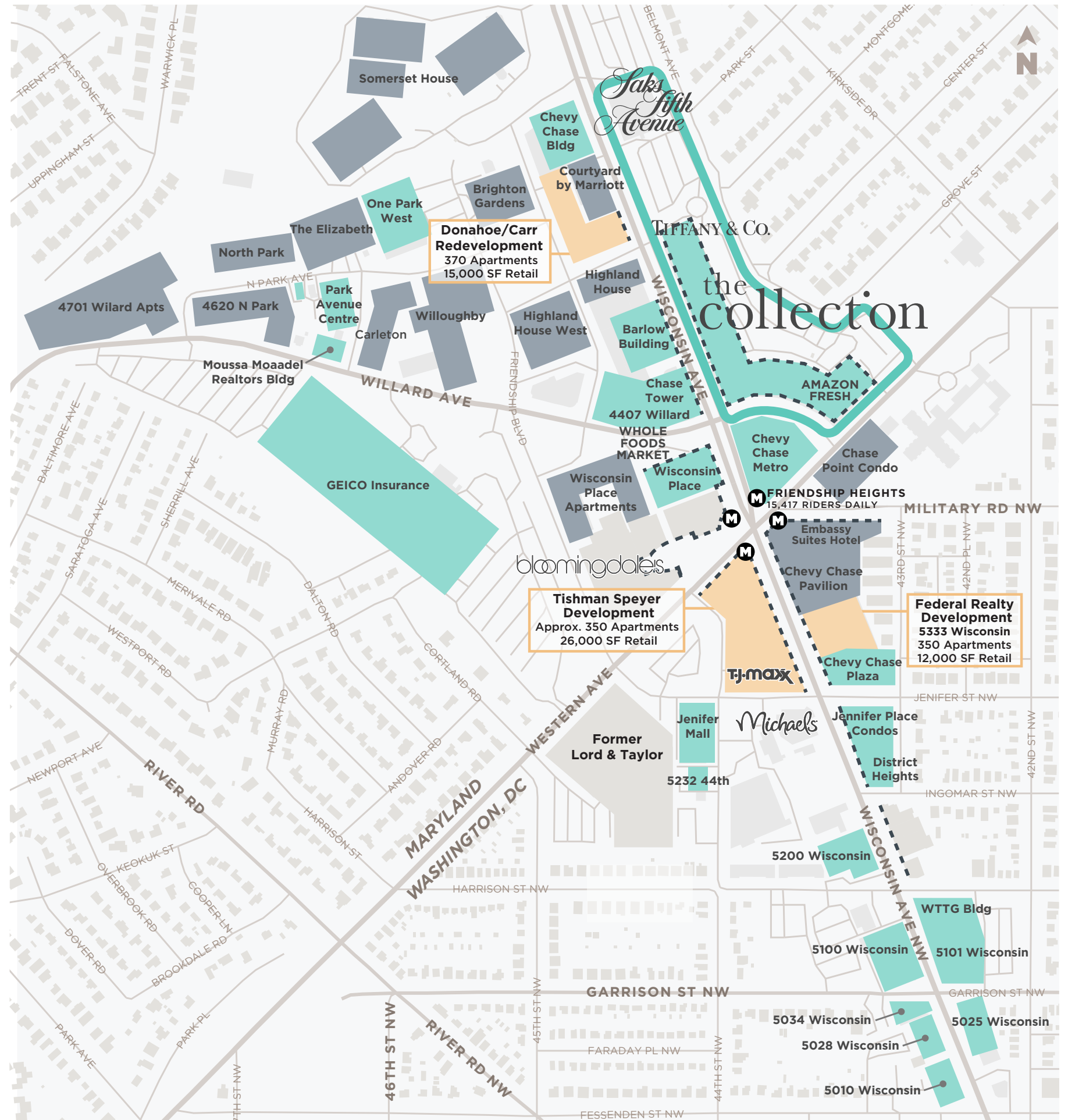


1,309 SINGLE FAMILY HOMES



3 PLANNED DEVELOPMENTS
TOTALING 1,070 APARTMENTS &
53,000 SF RETAIL

	RETAIL
	OFFICE
	RESIDENTIAL
	DEVELOPMENTS / REDEVELOPMENT



INTRODUCING OUR NEWEST HOT SPOTS!



From the owners of **Seven Reasons** and Michelin-Starred **Imperfecto**, JOY is an upscale casual, Latin American concept.

As its name suggests, Joy intends to create an elevated culinary experience that inspires fun and excitement. Joy is an extension of Chef Enrique Limardo and Ezequiel Vázquez-Ger's award-winning DC concept, Seven Reasons, where Latin flavors meld with a contemporary twist. This alluring cocktail-oriented venue offers an entertaining and family-friendly atmosphere.



Junction Bakery & Bistro offers quick and full-service breakfast, lunch and dinner with a full cocktail bar. The owner, Noe Landini, opened the original location in Del Ray Alexandria, which will supply fresh baked goods daily. Bar Deco, Fish Market Restaurant and Raw Bar, and CXIIIREX are also among the list of Landini's establishments.



Owners Jason O'Brien and Chef Donal Crosbie of New York based restaurants Trinity Place and Hudson Hound opened their first DC restaurant, Hunter's Hound. The neighborhood-oriented restaurant serves traditional Irish American cuisine with a fresh spin along with craft beer, cocktails and wine in an elevated-but-casual local setting.

AMAZON FRESH

The Collection is home to Maryland's first Amazon Fresh. Amazon Fresh is the newest spot for your grocery needs. Using new technology and innovation, Amazon Fresh gives shoppers a seamless shopping experience with features like a cashierless checkout option, Amazon Returns, and Ask Alexa stations to help shoppers quickly locate items throughout the store. Amazon Fresh has the traditional grocery offerings such as a wide assortment of national, private and local brands, produce, meats and seafood, as well as made-to-order prepared foods, all at a low price. Same-day delivery and pickup available.





EXPERIENCE IS EVERYTHING!

\$20 MILLION INVESTMENT IN PLACEMAKING IMPROVEMENTS

REENVISIONED STOREFRONTS

SEASONAL EVENT CALENDAR

INCORPORATION OF GREEN SPACE

COMMUNITY GATHERING PLACE

PEDESTRIAN PLAZA

COMMUNITY EVENTS:

- Live music
- Outdoor Movies
- Fall Festival
- Pet-Friendly Events
- Fitness Classes
- Winter Holiday Events

RETAIL PLAN

KEY	
	Leased
	Available
	At Lease

2,372 HOUSEHOLDS WITHIN 1/4 MILE



RETAIL LEASING PLAN - WISCONSIN AVE

FIRST FLOOR

KEY

Leased

Available

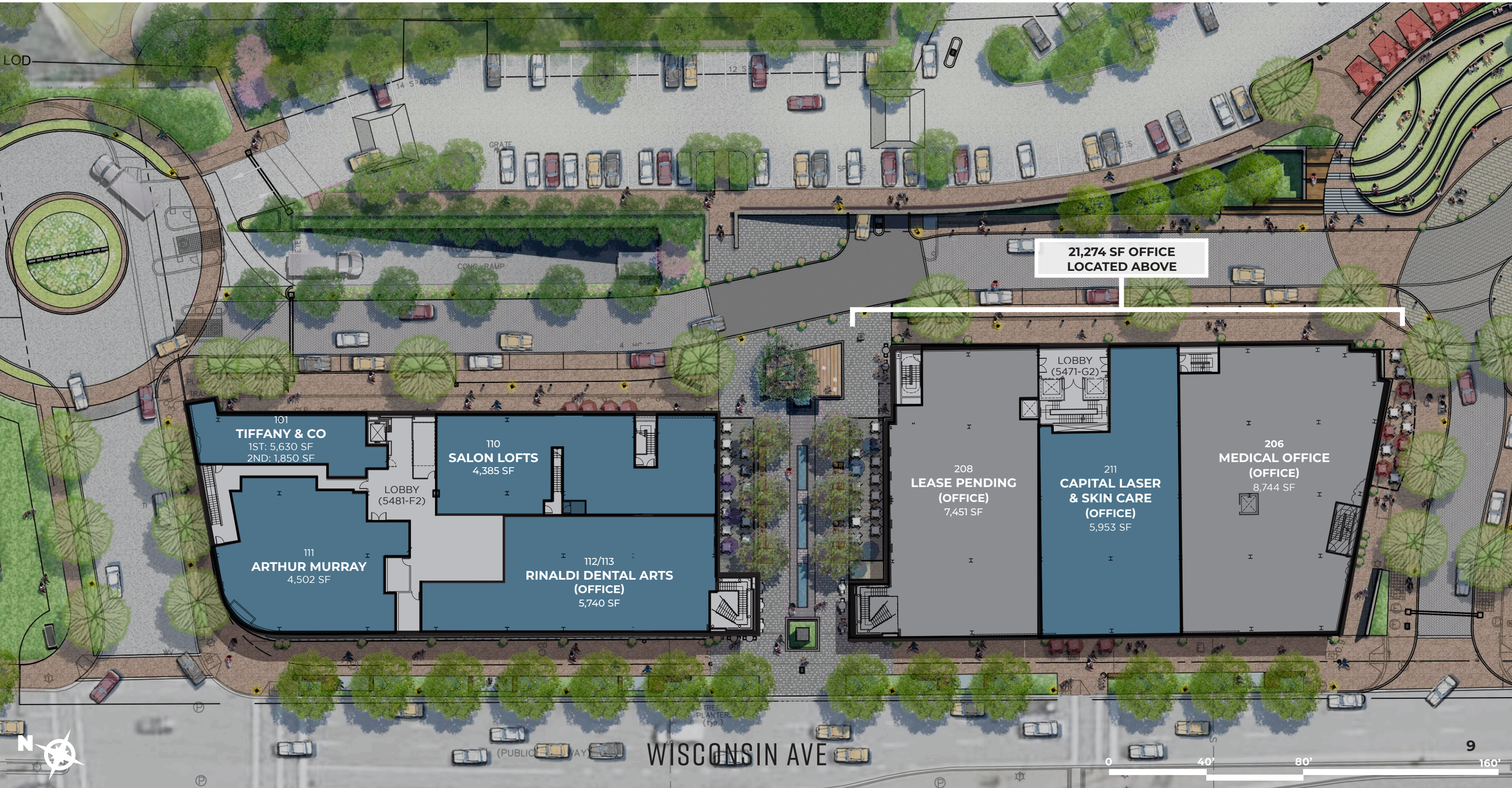


RETAIL LEASING PLAN - WISCONSIN AVE

SECOND FLOOR

KEY

- Leased
- Office Space

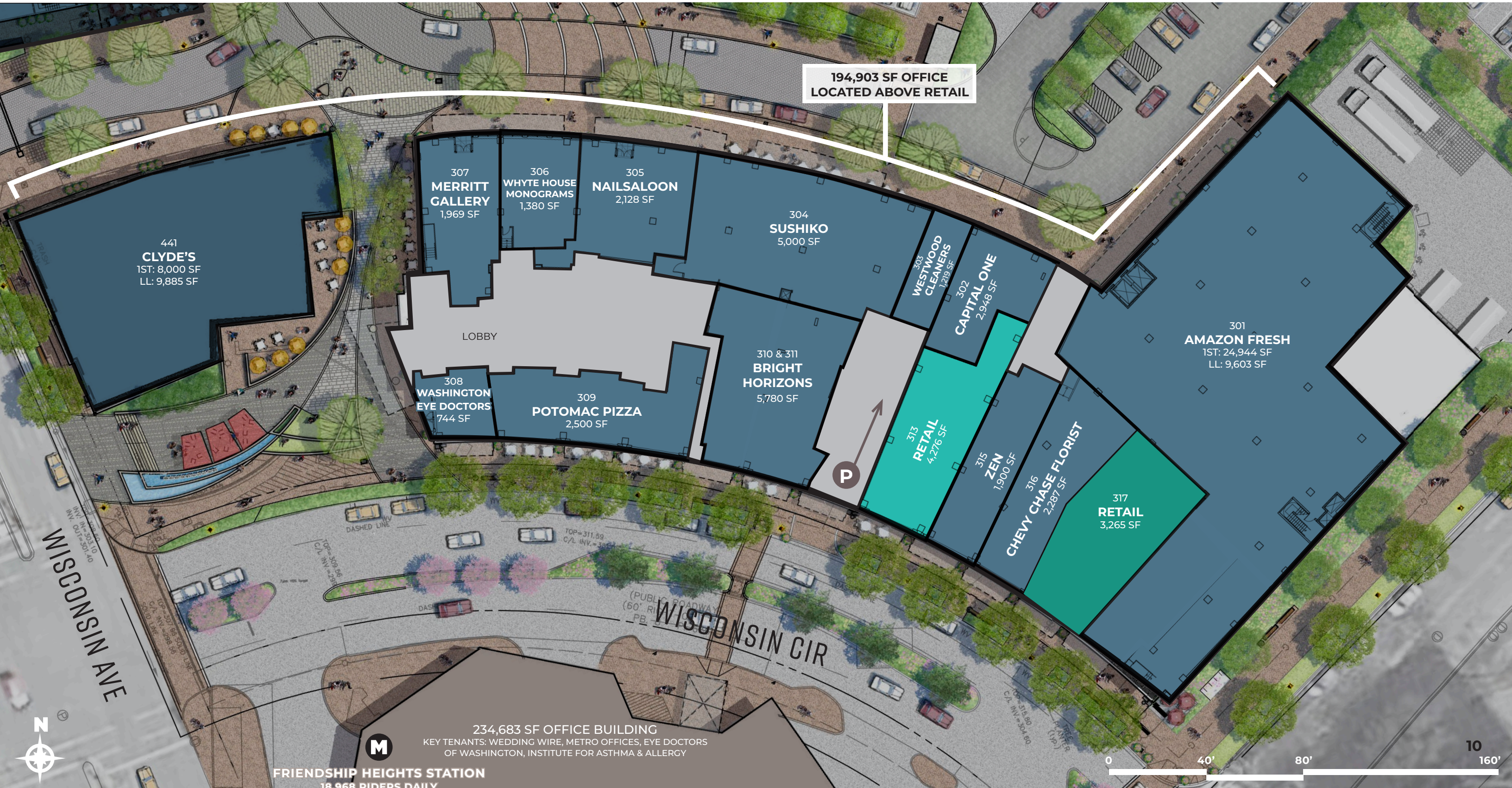


RETAIL LEASING PLAN - PLAZA & WISCONSIN CIRCLE

GROUND LEVEL

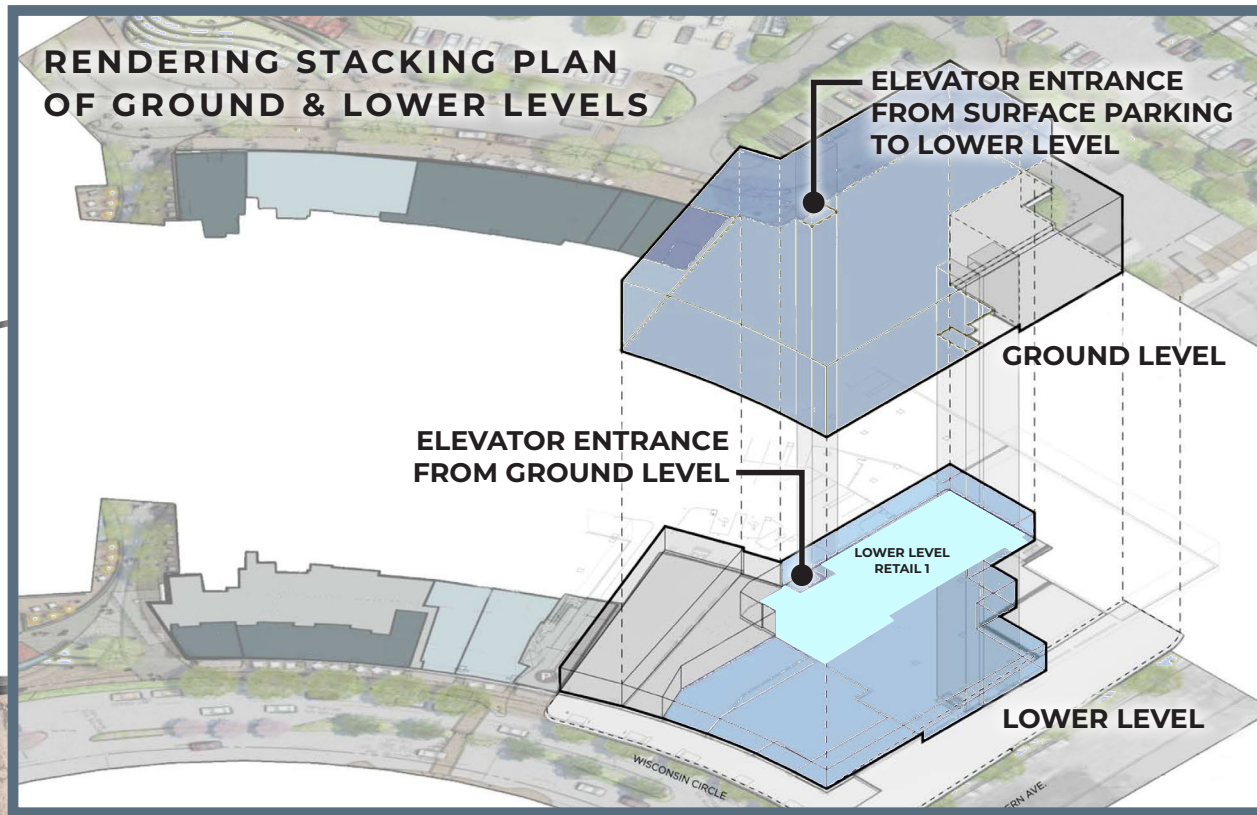
KEY

- Leased
- Available
- At Lease

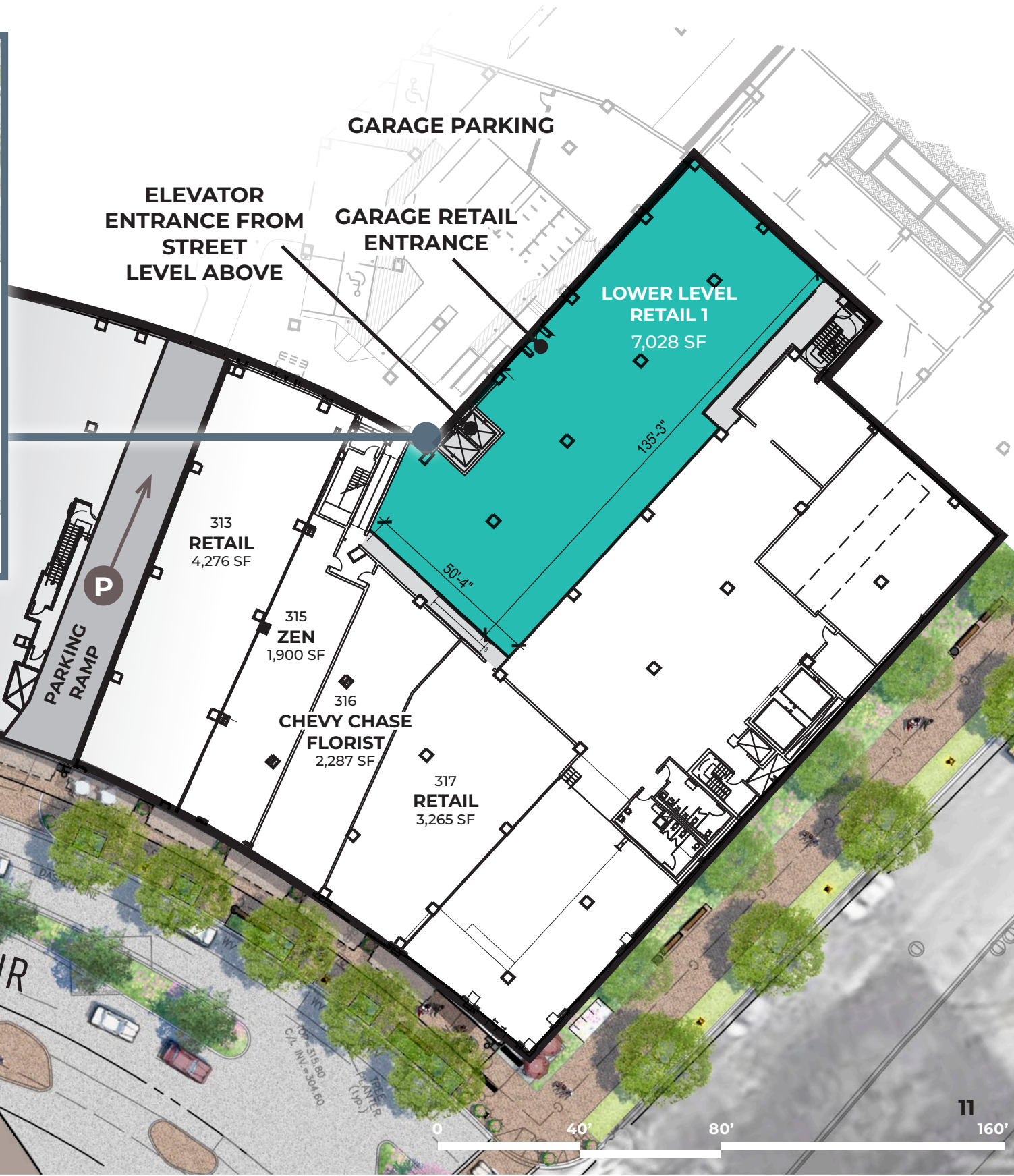


LOWER LEVEL RETAIL

KEY	
	Leased
	Available



441
CLYDE'S
 1ST: 8,000 SF
 LL: 9,885 SF



WISCONSIN AVE



M 234,683 SF OFFICE BUILDING
 KEY TENANTS: WEDDING WIRE, METRO OFFICES, EYE DOCTORS OF WASHINGTON, INSTITUTE FOR ASTHMA & ALLERGY

FRIENDSHIP HEIGHTS STATION
 18,968 RIDERS DAILY

0 40' 80' 160'



RETAIL LEASING

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