

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

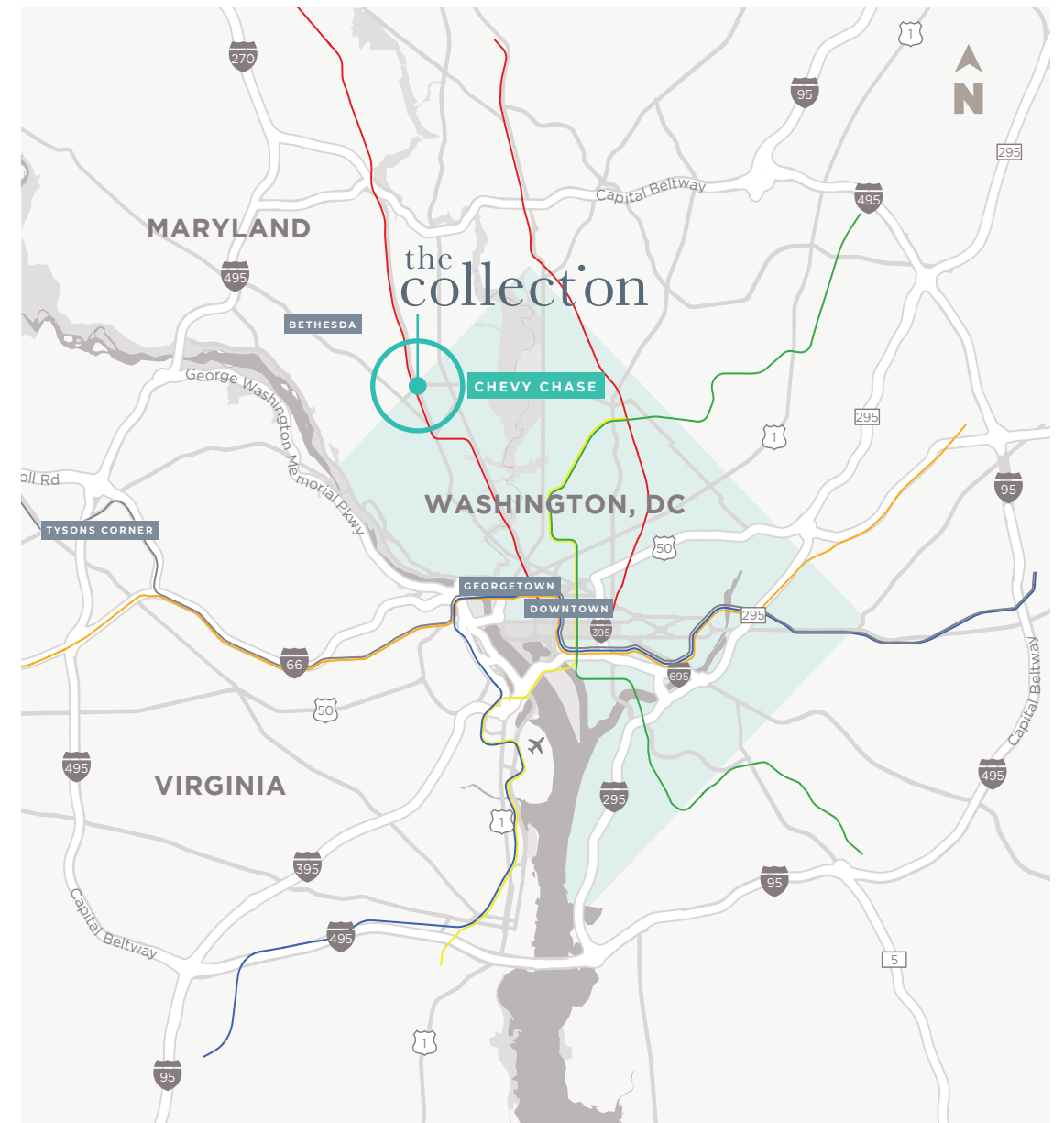
DAYTIME POPULATION
36,565

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. Joy by Seven Reasons
12. Giorgetti
13. Capital Laser & Skin Care
14. Junction Bistro
15. Hunter's Hound
16. Clyde's
17. Merritt Gallery
18. Washington Eye Doctors
19. Potomac Pizza
20. Bright Horizons
21. Nailsaloon
22. Sushiko
23. Westwood Cleaners
24. Zen
25. Capital One
26. Chevy Chase Florist
27. **AMAZON FRESH**
28. DJ Bennett
29. CVS
30. Cheesecake Factory
31. Maggiano's
32. Roche Bobois
33. New Balance Store
34. TJ Maxx
35. Charles Shwartz
36. Nina McLemore
37. The Capital Grille



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

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

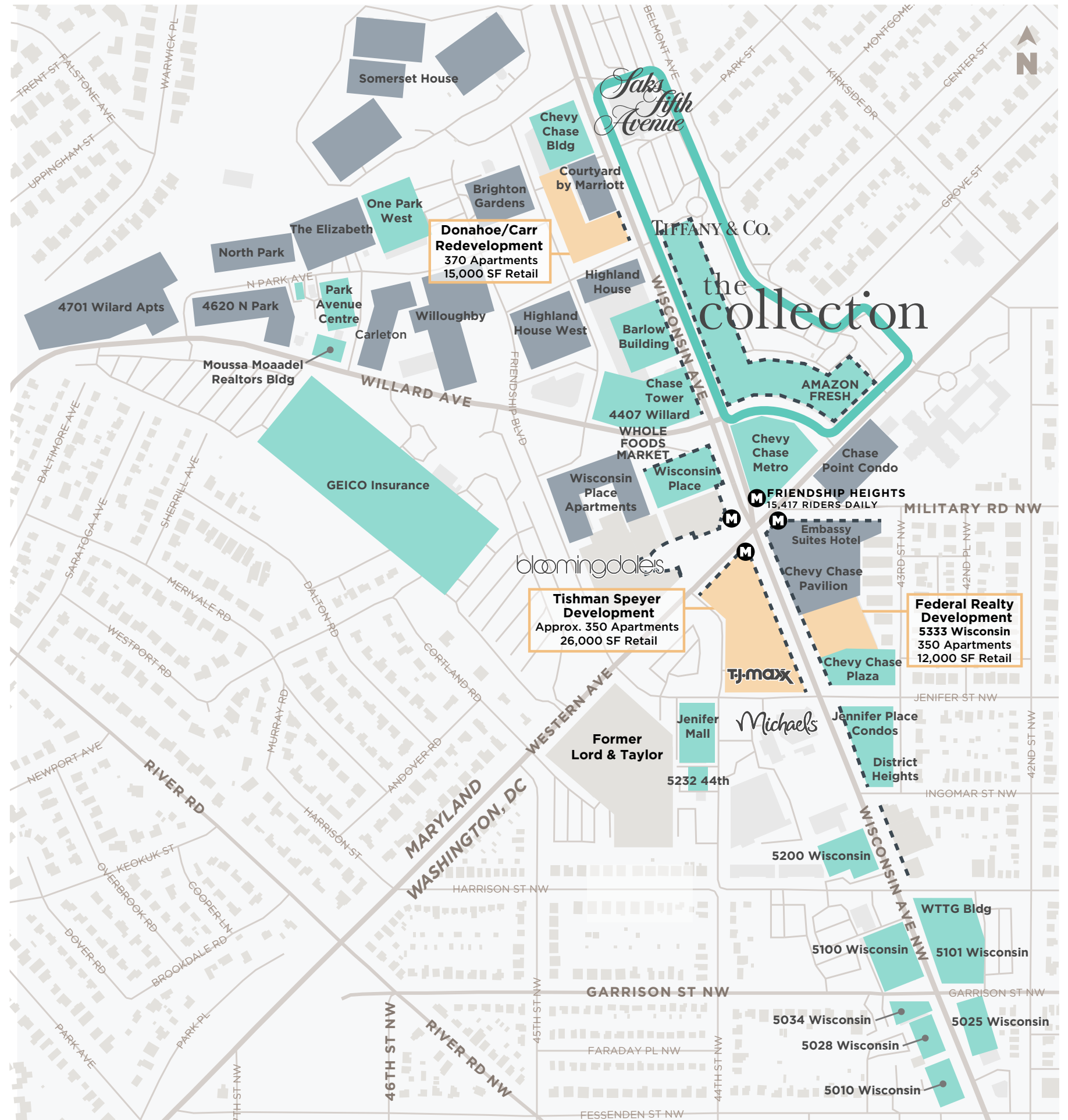


1,309 SINGLE FAMILY HOMES



**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

2,372 HOUSEHOLDS WITHIN 1/4 MILE



RETAIL LEASING PLAN - WISCONSIN AVE

FIRST FLOOR

KEY

Leased

Available

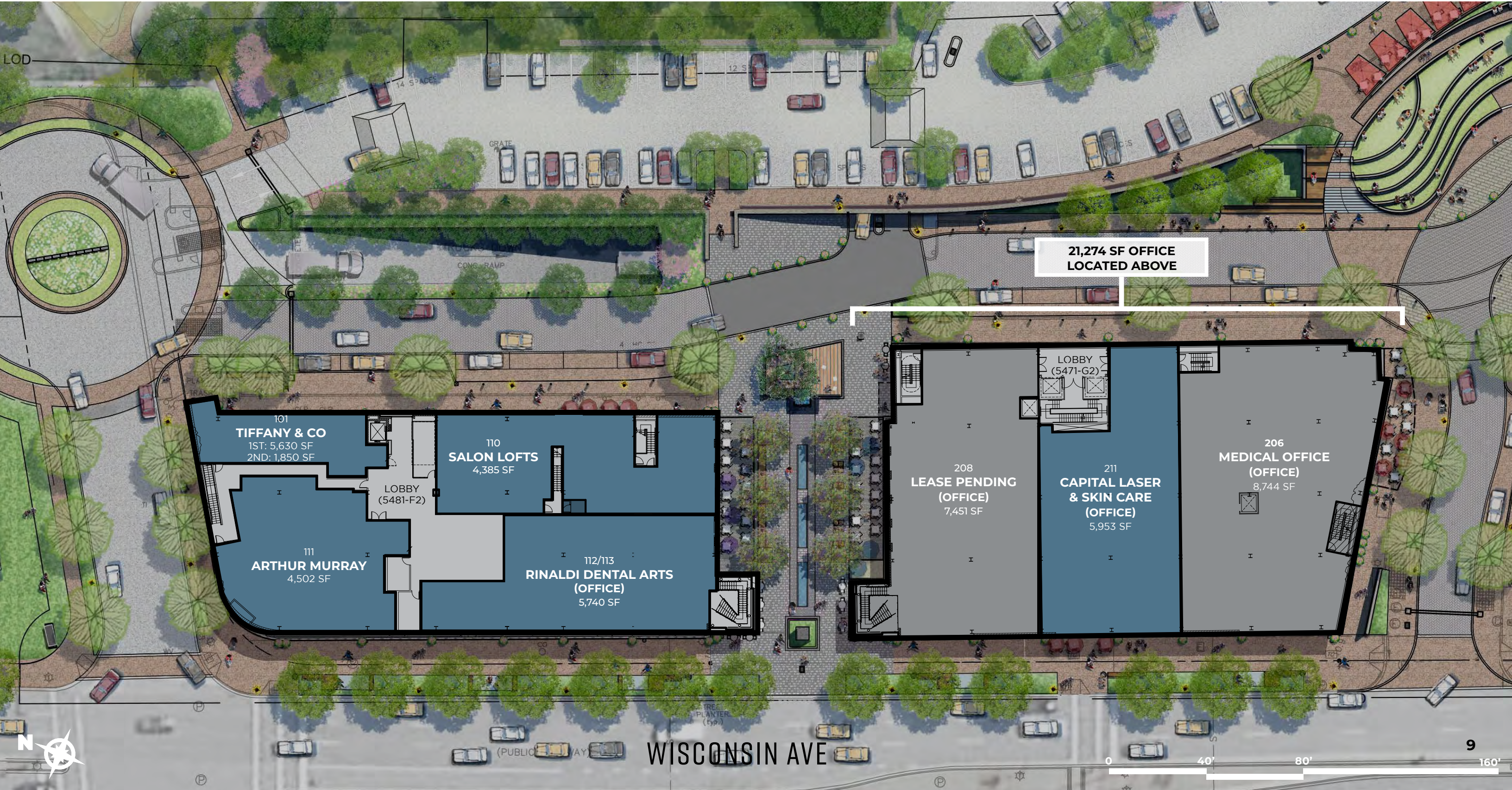


RETAIL LEASING PLAN - WISCONSIN AVE

SECOND FLOOR

KEY

- Leased
- Office Space



21,274 SF OFFICE
LOCATED ABOVE



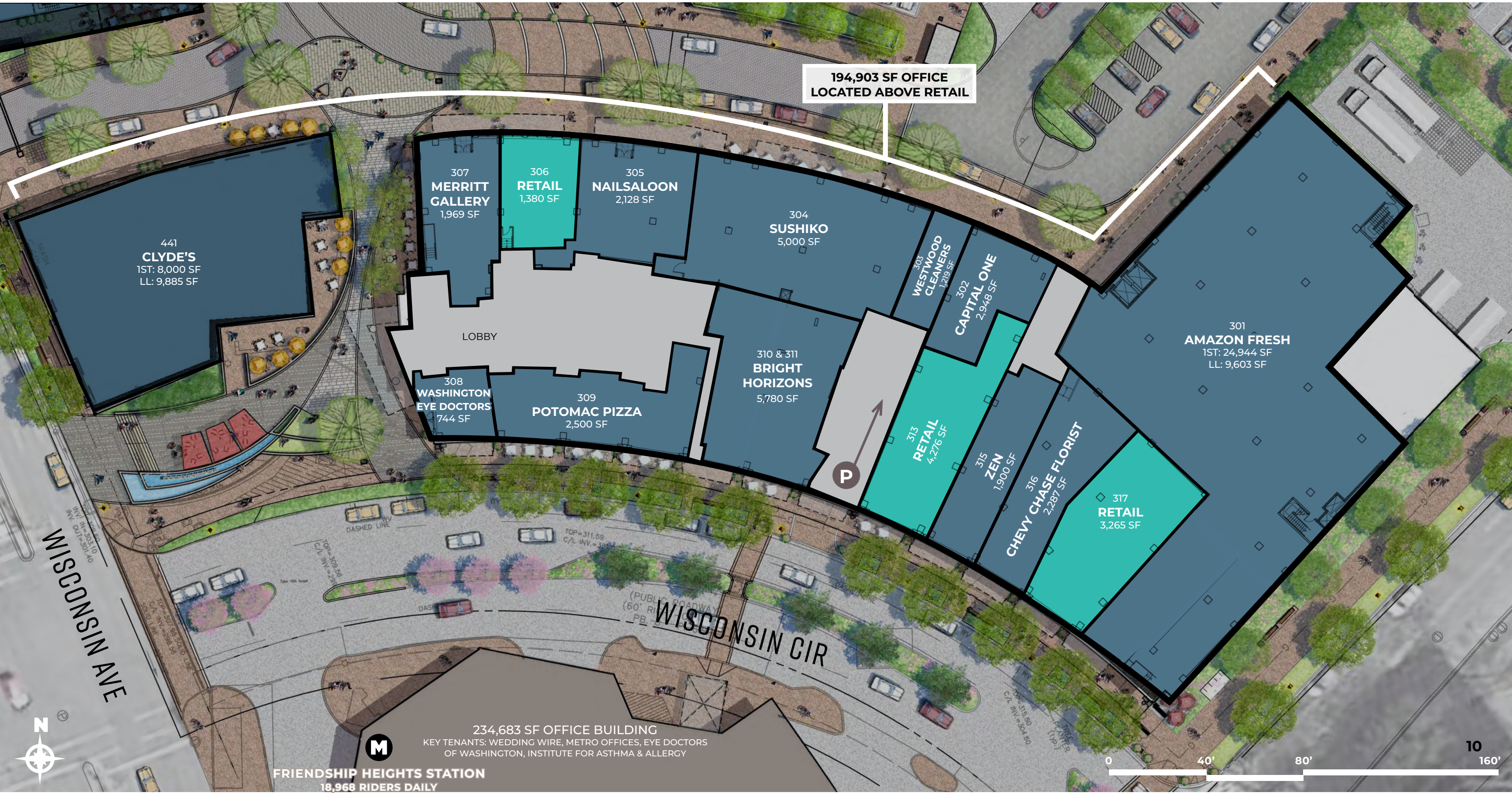
WISCONSIN AVE

0 40' 80' 160'

RETAIL LEASING PLAN - PLAZA & WISCONSIN CIRCLE

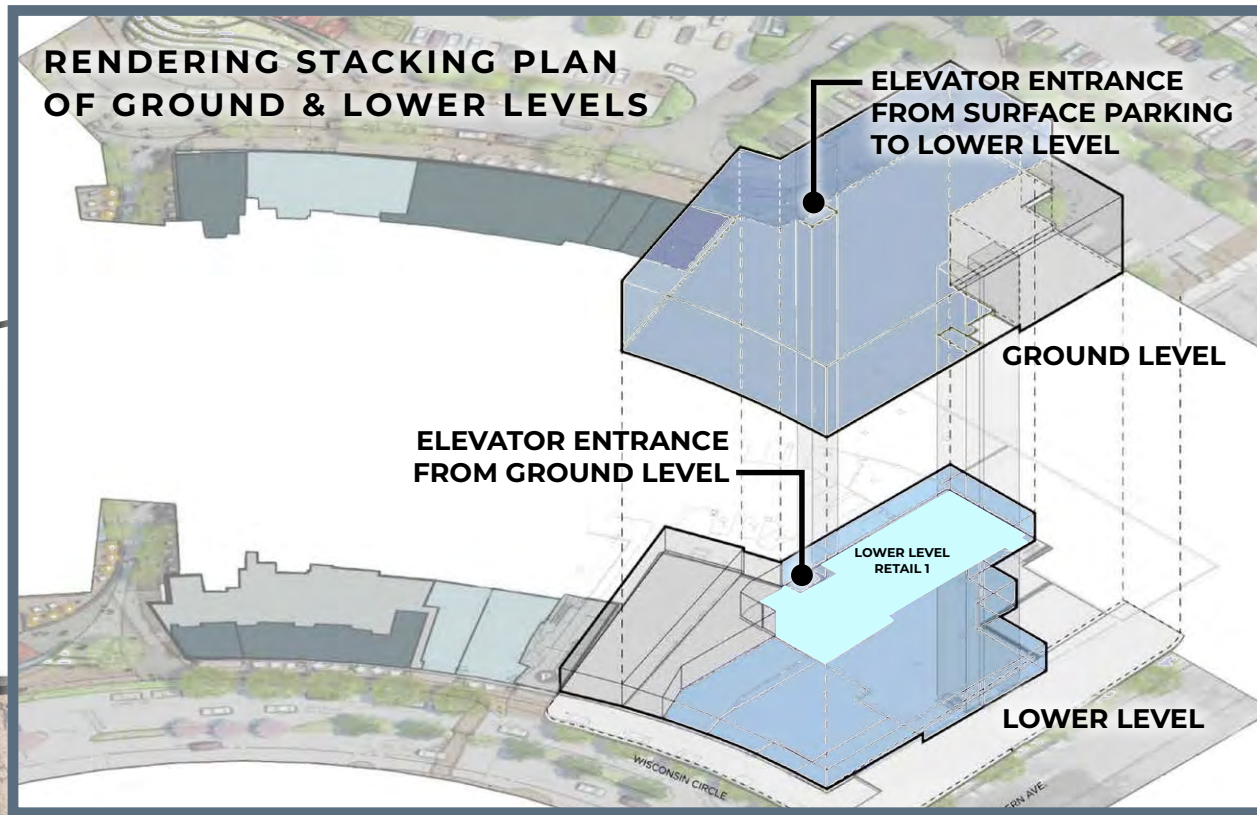
KEY	
	Leased
	Available

GROUND LEVEL

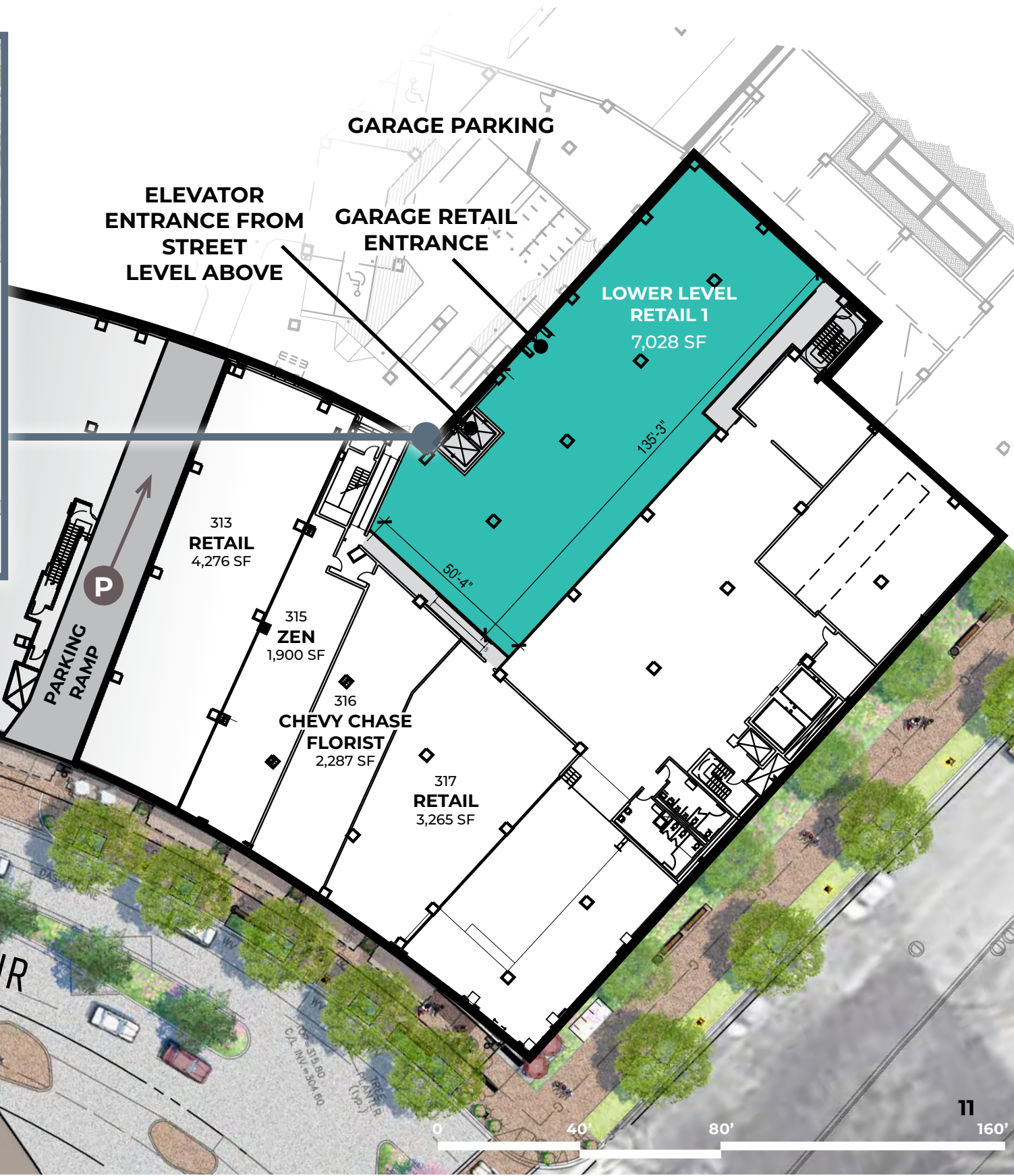


LOWER LEVEL RETAIL

KEY	
	Leased
	Available



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





RETAIL LEASING

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