

MAZZA GALLERIE

Pike & Rose

iPic THEATERSSM

west elm

H&M

AMP

KREI

PINSTRIPES

BISTRO BOWLING BOCCE

Downtown Bethesda

POTTERY BARN

Apple

THE NORTH FACE

BONOBOS

LANDMARK THEATRES

lululemon

amazon books

ANTHROPOLOGIE

Downtown Silver Spring

REGAL CINEMAS

H&M

Marshall's

WHOLE FOODS MARKET

TJ-maxx

ANN TAYLOR

LOFT

DSW

The Shops at Wisconsin Place

bloomingdale's

WHOLE FOODS MARKET

Chevy Chase Pavilion

J.CREW

WORLD MARKET

OLD NAVY

MAZZA GALLERIE

Neiman Marcus

AMC CINEMAS

TJ-maxx

Friendship Center

NORDSTROM

rack

DSW

Marshall's

DC USA

BED BATH & BEYOND

Marshall's

TARGET

DSW

BEST BUY

WSC

OLD NAVY

Georgetown

URBAN OUTFITTERS

H&M

TJ-maxx

PINSTRIPES

BISTRO BOWLING BOCCE

AMC CINEMAS

J.CREW

WSC

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Downtown

TJ-maxx

Marshall's

NORDSTROM

rack

REGAL CINEMAS

LUCKY STRIKE LANES

Saks Fifth Avenue

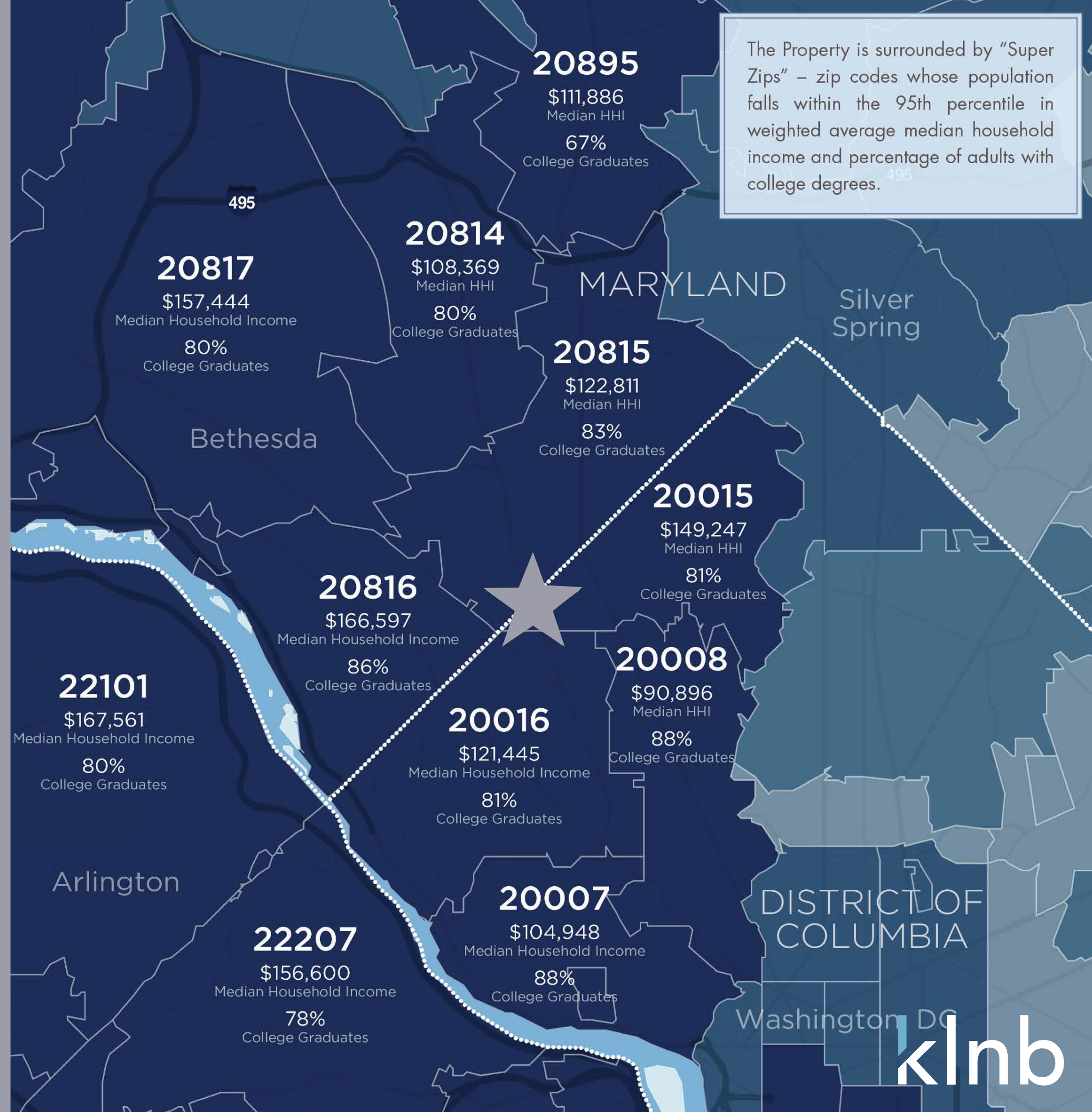
OFF 5TH

SPiN

DEMOGRAPHICS

	1 mi	3 mi	5 mi	5 min drive	15 min drive	20 min drive
	29,594	179,652	623,043	34,593	146,400	349,755
	\$202,001	\$191,848	\$156,891	\$195,764	\$198,551	\$170,584
	23,759	117,180	543,810	29,875	103,569	204,502
AVERAGE AGE	44.8	40.7	36.7	43.7	41.6	39.1
\$ SPENT ON DINING	\$109,513,488	\$640,254,859	\$1,840,684,345	\$128,724,520	\$1,105,527,152	\$2,046,473,731
\$ SPENT ON ENTERTAINMENT	\$24,298,040	\$137,470,225	\$375,768,370	\$28,062,846	\$232,896,815	\$423,315,440
\$ SPENT ON GOODS & SERVICES	\$717,077,169	\$4,152,470,218	\$11,735,541,895	\$835,302,888	\$7,125,806,051	\$13,150,703,756

The Property is surrounded by "Super Zips" – zip codes whose population falls within the 95th percentile in weighted average median household income and percentage of adults with college degrees.



TRAFFIC

	29,000 ADT WISCONSIN AVENUE
	3,200 ADR WMATA BUS VOLUME
	9,700 ADR FRIENDSHIP HEIGHTS METRO RED LINE
	24,700 ADT WESTERN AVENUE
	6,000 ADR MOCO RIDE-ON VOLUME



AMAZING SIGNAGE OPPORTUNITIES



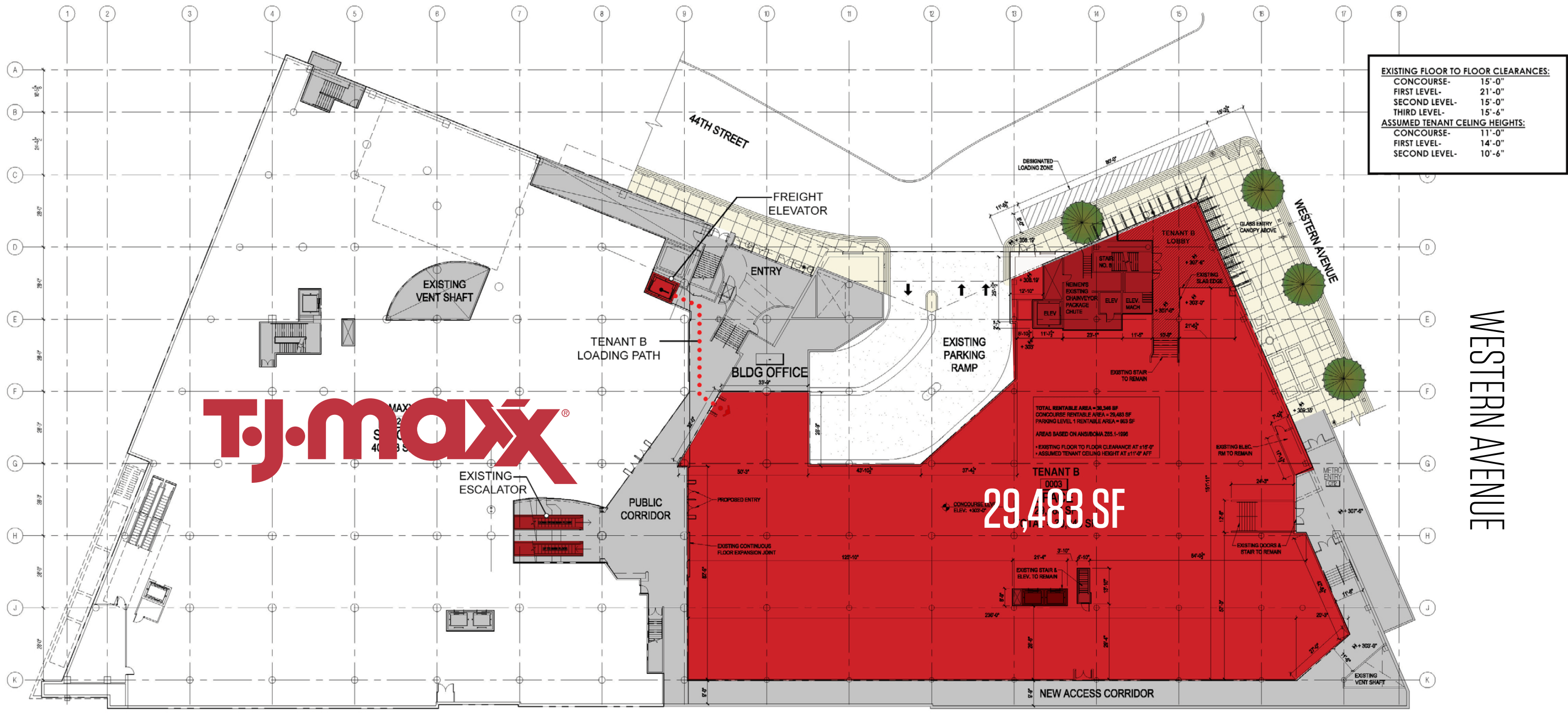
klnb

PROJECT AT A GLANCE

- 7 Screen Luxury Movie Theater
- 357 Parking Spaces
- 300,000 SF of Retail (GLA)
- Interior Access to the Metro (9,700 ADR)

NEIGHBORHOOD RETAILERS

CONCOURSE LEVEL



EXISTING FLOOR TO FLOOR CLEARANCES:	
CONCOURSE-	15'-0"
FIRST LEVEL-	21'-0"
SECOND LEVEL-	15'-0"
THIRD LEVEL-	15'-6"
ASSUMED TENANT CEILING HEIGHTS:	
CONCOURSE-	11'-0"
FIRST LEVEL-	14'-0"
SECOND LEVEL-	10'-6"

T.J. maxx

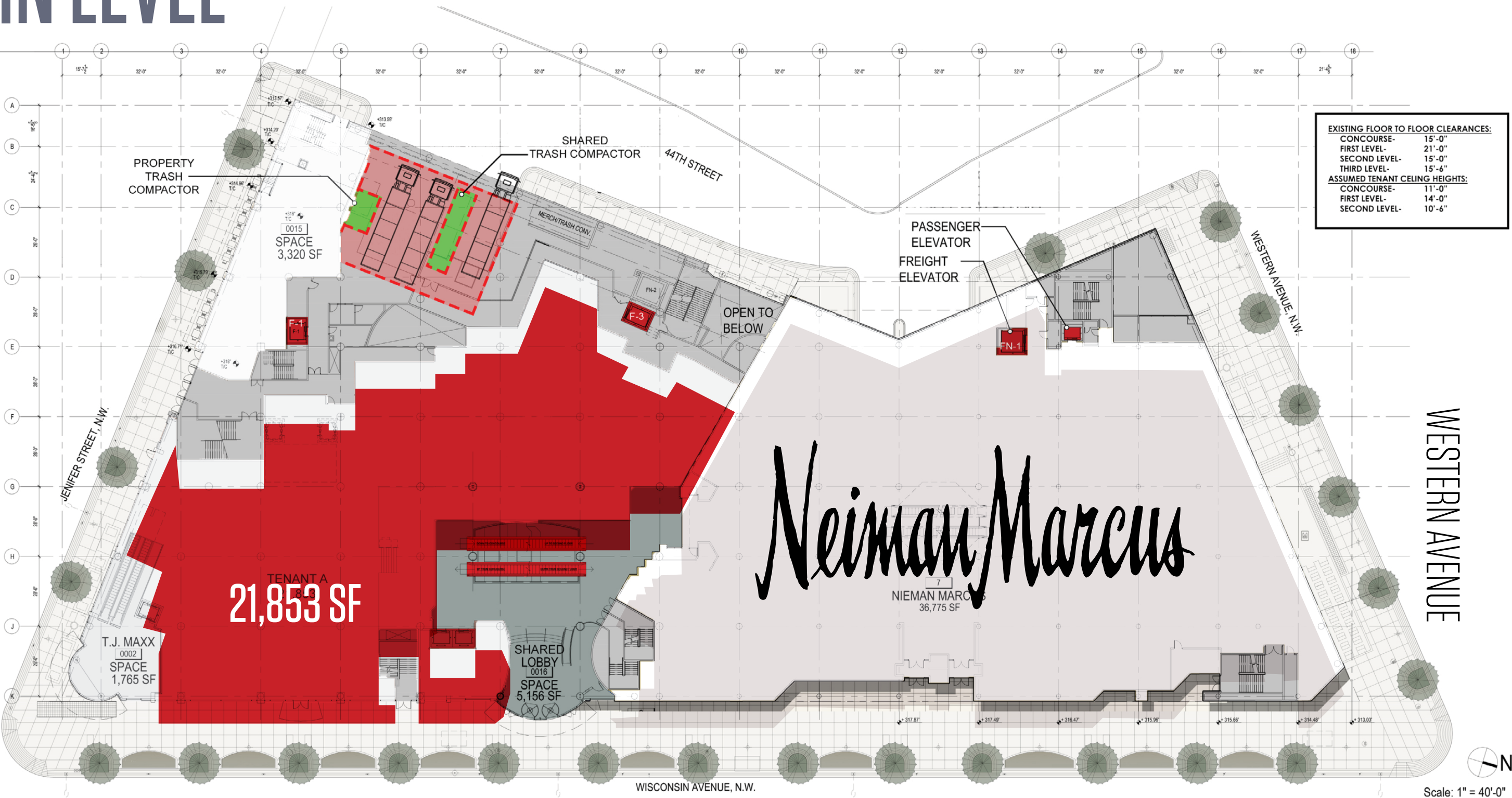
29,483 SF

AVAILABLE

WISCONSIN AVENUE

WESTERN AVENUE

MAIN LEVEL

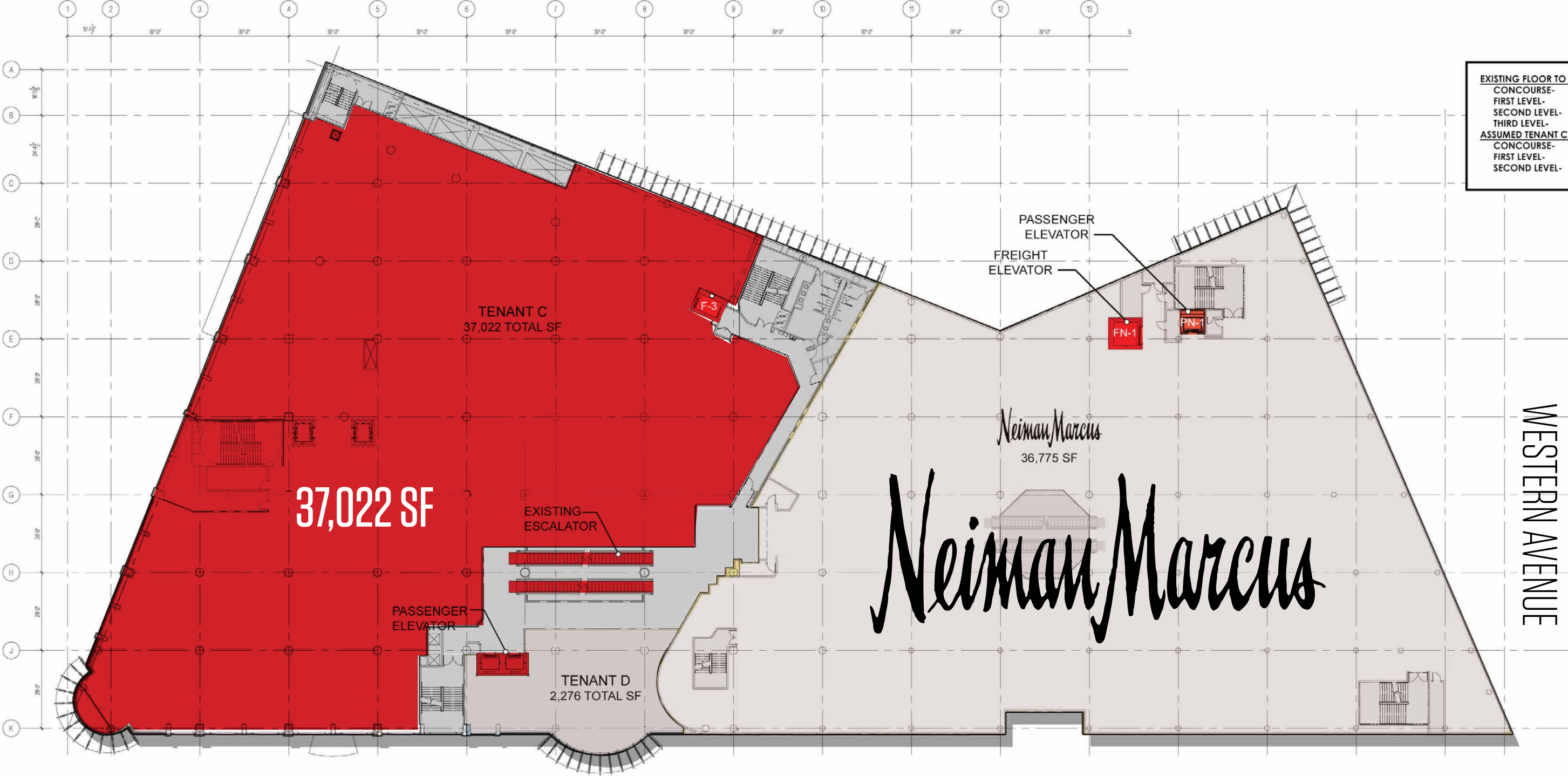


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 AVAILABLE

Scale: 1" = 40'-0"

SECOND LEVEL



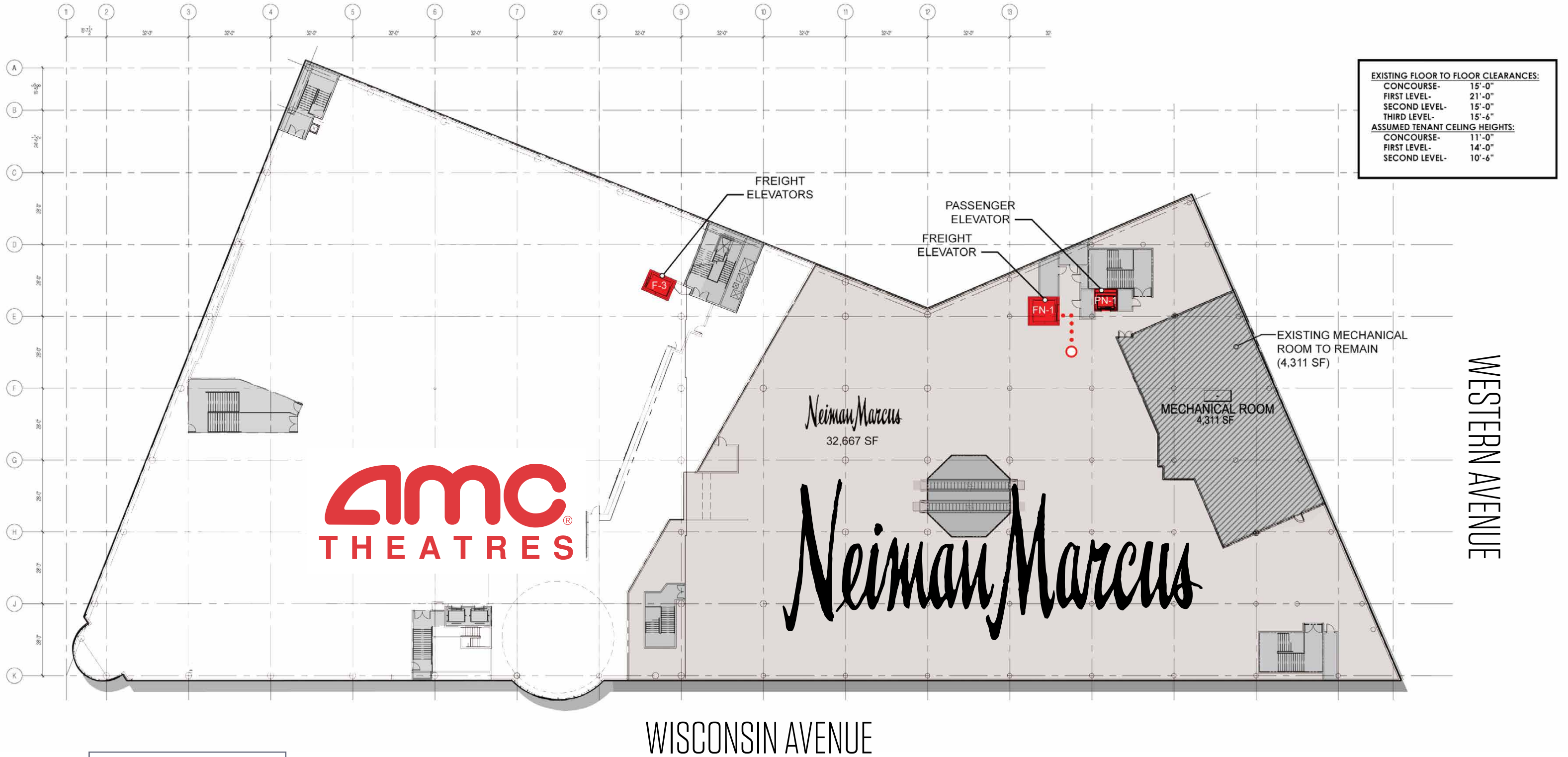
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AVAILABLE

WISCONSIN AVENUE

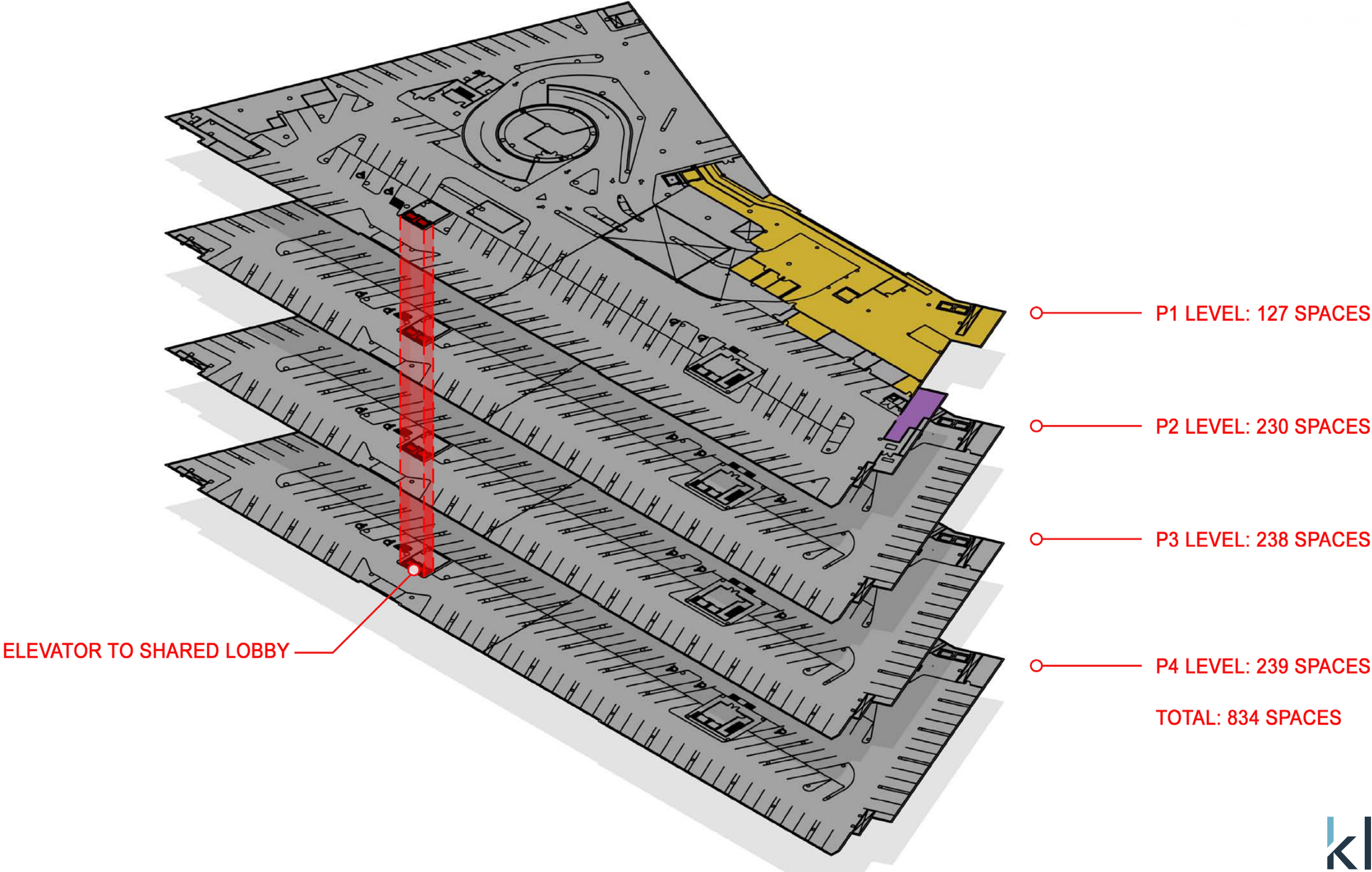
WESTERN AVENUE

THIRD LEVEL



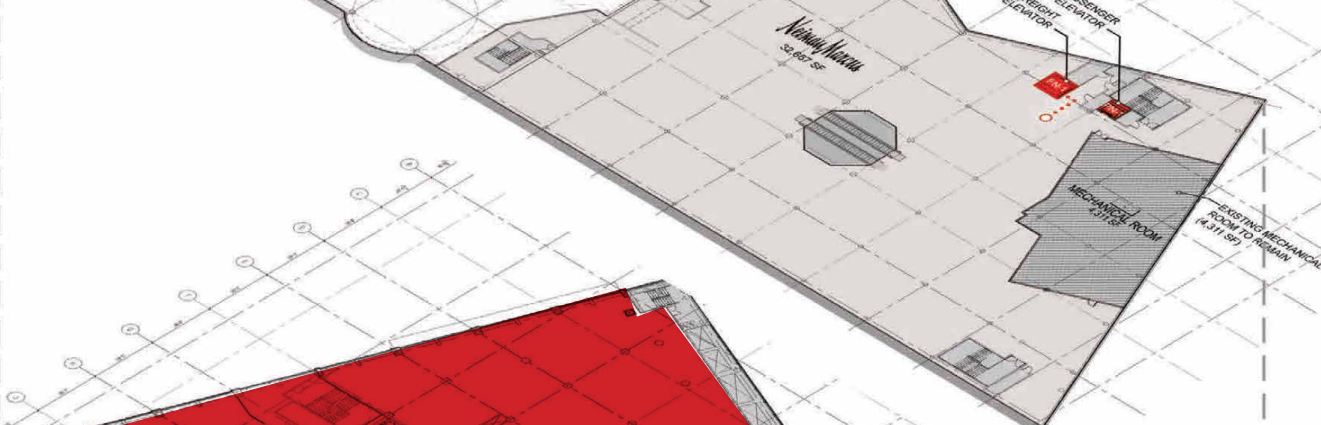
 AVAILABLE

PARKING

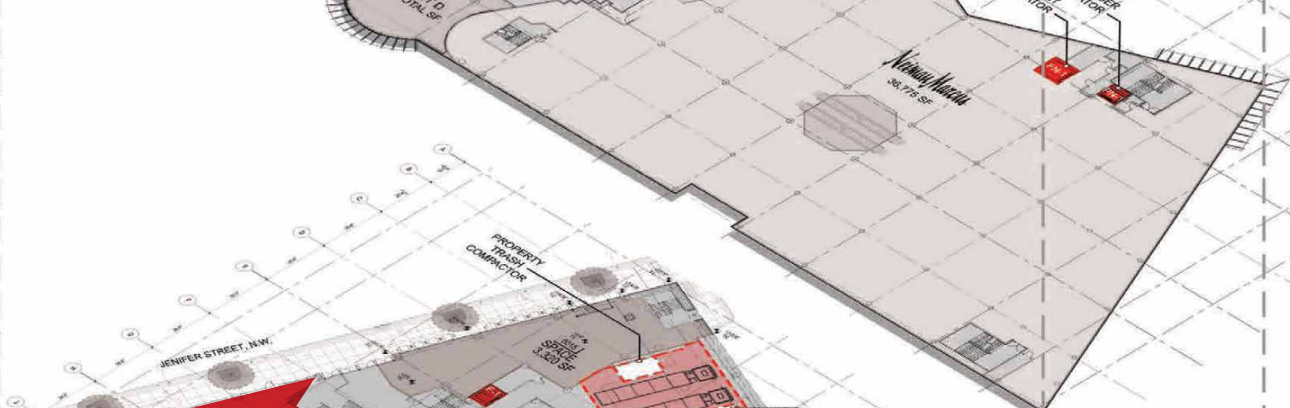


STACKING PLAN

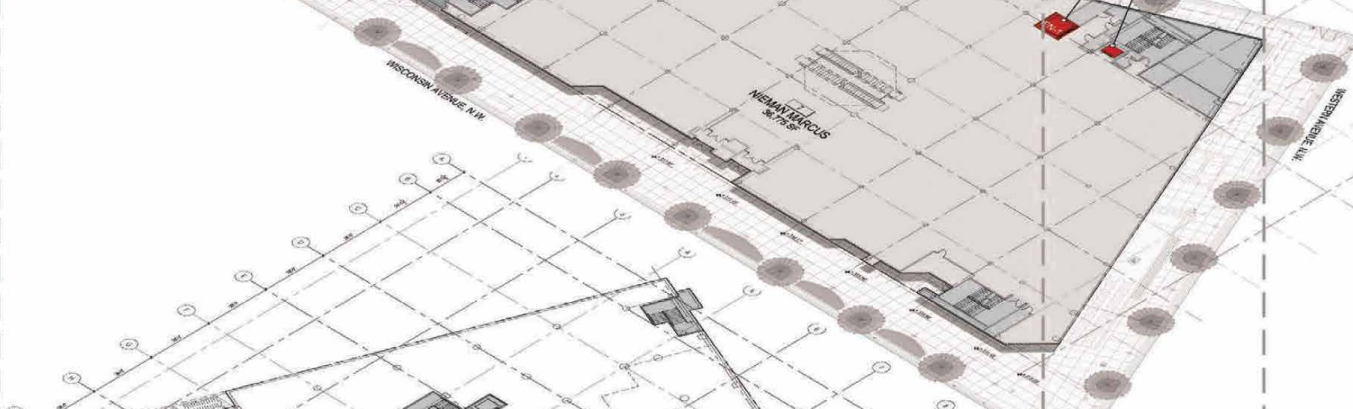
THIRD LEVEL
CEILING HEIGHT: 15'-6"



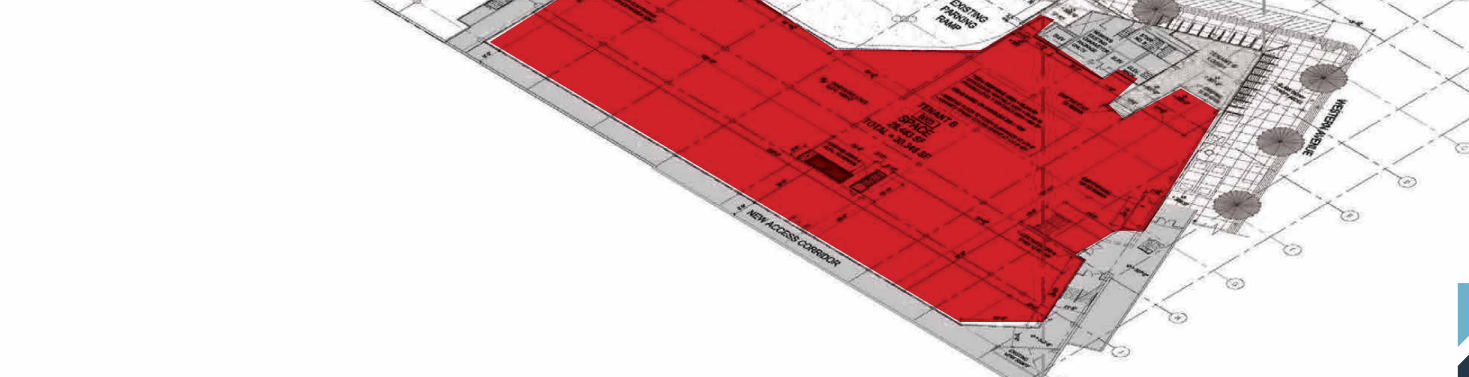
SECOND LEVEL
CEILING HEIGHT: 15'-6"



MAIN LEVEL
CEILING HEIGHT: 21'-0"



CONCOURSE LEVEL
CEILING HEIGHT: 15'-0"



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