

# CRYSTAL & CLARK

Crystal Drive & 23<sup>rd</sup> Street, Arlington, VA 22202

**NATIONAL BOUTIQUE GROCER COMING SOON!**

**REDEVELOPMENT IN PROCESS  
IMMEDIATE DELIVERY**



**klnb**

**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 Renderings

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 Renderings

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



# Ideal Location

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



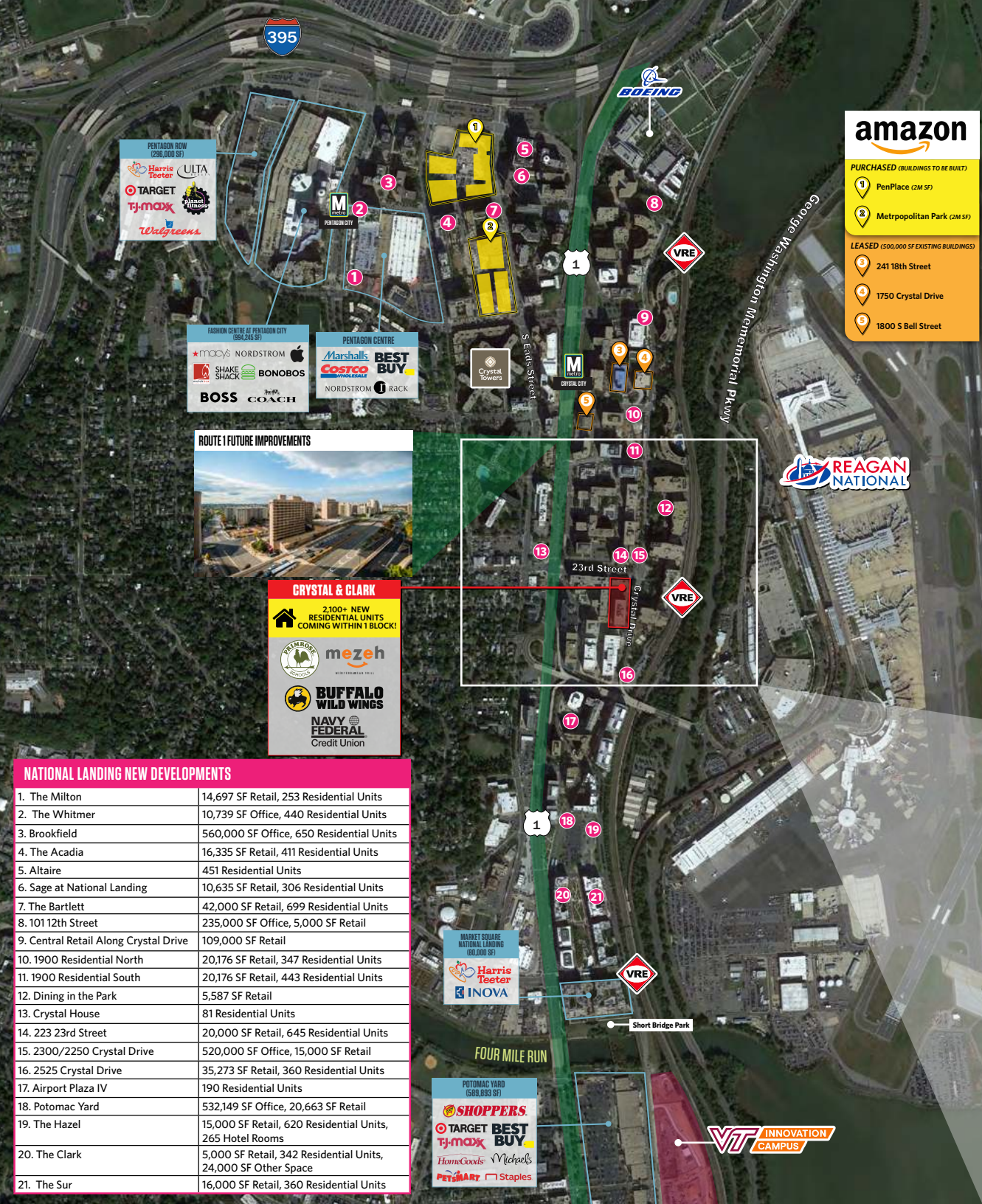
# The Market

26,000  
RESIDENTS

VIRGINIA'S LARGEST  
DOWNTOWN

450+  
SHOPS & RESTAURANTS

\$8 BILLION  
PRIVATE INVESTMENTS  
IN PIPELINE



**amazon**

**PURCHASED (BUILDINGS TO BE BUILT)**

- 1 PenPlace (2M SF)
- 2 Metropolitan Park (2M SF)

**LEASED (500,000 SF EXISTING BUILDINGS)**

- 3 241 18th Street
- 4 1750 Crystal Drive
- 5 1800 S Bell Street

**FASHION CENTRE AT PENTAGON CITY (894,245 SF)**

macys NORDSTROM Apple  
SHAKE SHACK BONOBOS BOSS COACH

**PENTAGON CENTRE**

Marshalls BEST BUY  
Cosco NORSTROM I RACK



**CRYSTAL & CLARK**

2,100+ NEW RESIDENTIAL UNITS COMING WITHIN 1 BLOCK!

mezeh  
BUFFALO WILD WINGS  
NAVY FEDERAL Credit Union

**NATIONAL LANDING NEW DEVELOPMENTS**

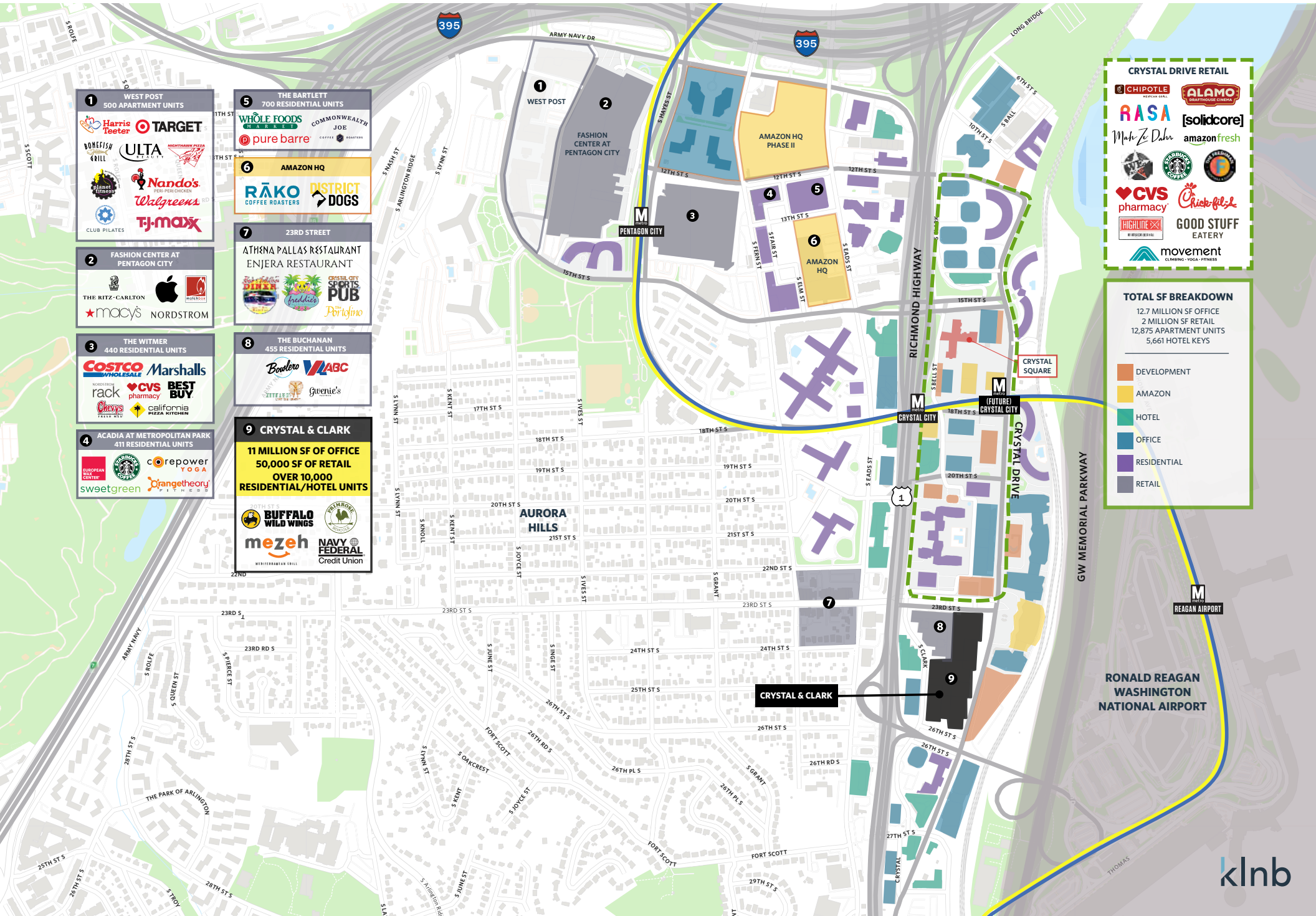
1. The Milton	14,697 SF Retail, 253 Residential Units
2. The Whitmer	10,739 SF Office, 440 Residential Units
3. Brookfield	560,000 SF Office, 650 Residential Units
4. The Acadia	16,335 SF Retail, 411 Residential Units
5. Altaire	451 Residential Units
6. Sage at National Landing	10,635 SF Retail, 306 Residential Units
7. The Bartlett	42,000 SF Retail, 699 Residential Units
8. 101 12th Street	235,000 SF Office, 5,000 SF Retail
9. Central Retail Along Crystal Drive	109,000 SF Retail
10. 1900 Residential North	20,176 SF Retail, 347 Residential Units
11. 1900 Residential South	20,176 SF Retail, 443 Residential Units
12. Dining in the Park	5,587 SF Retail
13. Crystal House	81 Residential Units
14. 223 23rd Street	20,000 SF Retail, 645 Residential Units
15. 2300/2250 Crystal Drive	520,000 SF Office, 15,000 SF Retail
16. 2525 Crystal Drive	35,273 SF Retail, 360 Residential Units
17. Airport Plaza IV	190 Residential Units
18. Potomac Yard	532,149 SF Office, 20,663 SF Retail
19. The Hazel	15,000 SF Retail, 620 Residential Units, 265 Hotel Rooms
20. The Clark	5,000 SF Retail, 342 Residential Units, 24,000 SF Other Space
21. The Sur	16,000 SF Retail, 360 Residential Units

**CRYSTAL DRIVE RESIDENTAL DEVELOPMENTS**



# NATIONAL LANDING

Pentagon City | Crystal City | Potomac Yard



**1 WEST POST**  
500 APARTMENT UNITS

Harris Teeter, TARGET, BONEFISH GRILL, ULTA, Nando's, Walgreens, T.J. MAXX, CLUB PILATES

**5 THE BARTLETT**  
700 RESIDENTIAL UNITS

WHOLE FOODS MARKET, COMMONWEALTH JOE, pure barre, COFFEE, CROISSANTS

**6 AMAZON HQ**

RÄKO COFFEE ROASTERS, DISTRICT DOGS

**7 23RD STREET**

ATHENA PALLAS RESTAURANT, ENJERA RESTAURANT, CRISTAL CITY SPORTS PUB, Pötigino

**2 FASHION CENTER AT PENTAGON CITY**

THE RITZ-CARLTON, Apple, macy's, NORDSTROM

**8 THE BUCHANAN**  
455 RESIDENTIAL UNITS

Bowlero, ABC, Guenie's

**3 THE WITMER**  
440 RESIDENTIAL UNITS

COSTCO WHOLESALE, Marshalls, rack, CVS pharmacy, BEST BUY, Chicks, california PIZZA KITCHEN

**4 ACADIA AT METROPOLITAN PARK**  
411 RESIDENTIAL UNITS

EUROPEAN CENTER, Starbucks, corepower YOGA, sweetgreen, Orangetheory FITNESS

**9 CRYSTAL & CLARK**

11 MILLION SF OF OFFICE  
50,000 SF OF RETAIL  
OVER 10,000 RESIDENTIAL/HOTEL UNITS

BUFFALO WILD WINGS, mezeH, NAVY FEDERAL Credit Union

**CRYSTAL DRIVE RETAIL**

CHIPOTLE, ALAMO DRAPPHOUSE CINEMA, RASA, [solidcore], Madi Z Dahi, amazonfresh, Starbucks, CVS pharmacy, Chick-fil-e, GOOD STUFF EATERY, movement CLIMBING • YOGA • FITNESS

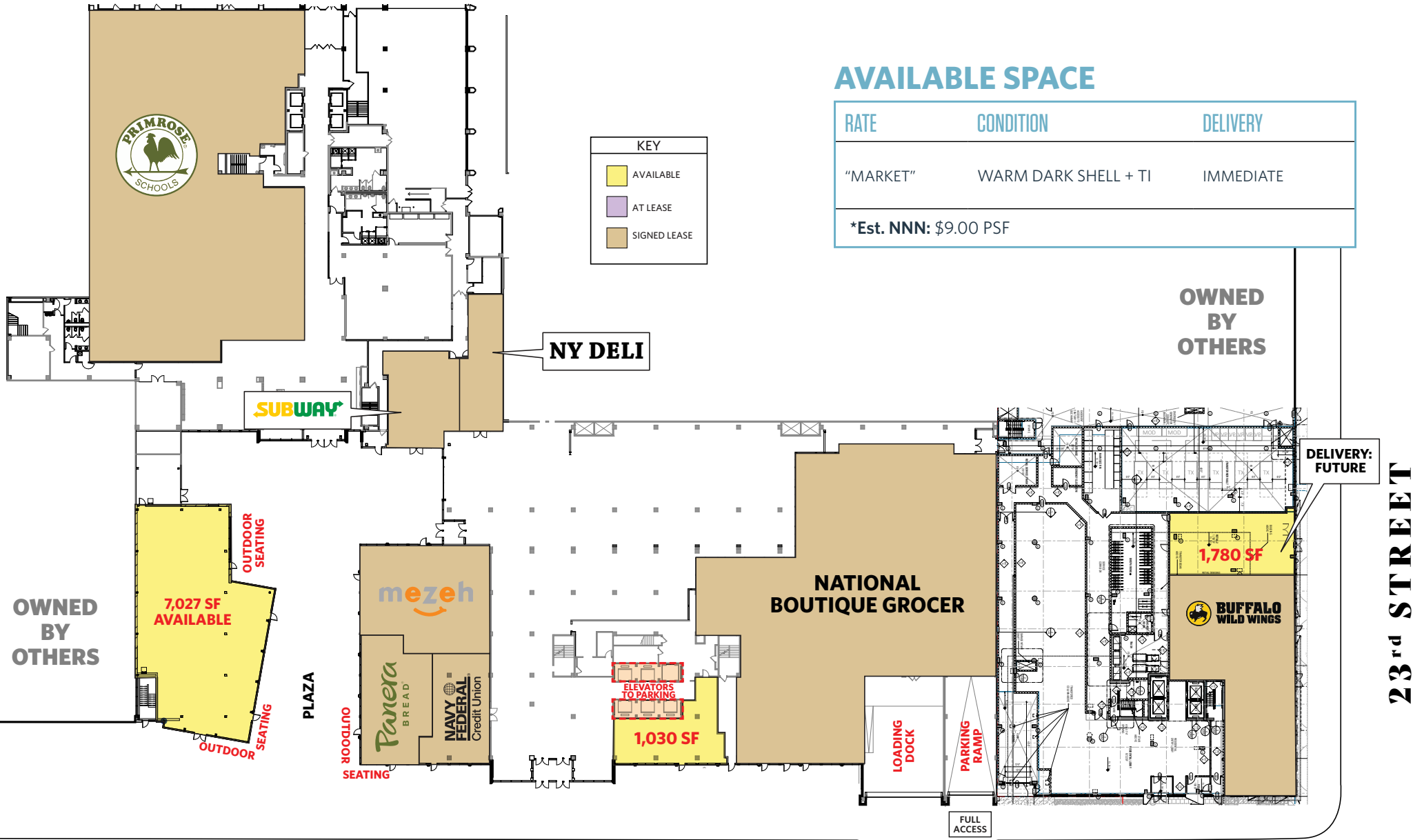
**TOTAL SF BREAKDOWN**

12.7 MILLION SF OFFICE  
2 MILLION SF RETAIL  
12,875 APARTMENT UNITS  
5,661 HOTEL KEYS

DEVELOPMENT  
AMAZON  
HOTEL  
OFFICE  
RESIDENTIAL  
RETAIL

# Site Plan

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



## AVAILABLE SPACE

RATE	CONDITION	DELIVERY
"MARKET"	WARM DARK SHELL + TI	IMMEDIATE
*Est. NNN: \$9.00 PSF		

**KEY**

- AVAILABLE
- AT LEASE
- SIGNED LEASE

**OWNED BY OTHERS**

**OWNED BY OTHERS**

**DELIVERY: FUTURE**

**23rd STREET**

**CRYSTAL DRIVE**







# Demographics | 2023

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



	1-MILE	3-MILE	5-MILE
--	--------	--------	--------

POPULATION 	25,462	199,495	785,817
DAYTIME POP 	47,484	344,827	1,311,281
HOUSEHOLDS 	14,219	99,649	376,688
AVG HH INCOME 	\$165,611	\$162,040	\$164,247

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## 2022 TRAFFIC COUNT

 ROUTE 1: 43,594 ADT



# CRYSTAL & CLARK

Crystal Drive & 23<sup>rd</sup> Street, Arlington, VA 22202

**REDEVELOPMENT IN PROCESS**  
**IMMEDIATE DELIVERY**

[CLICK TO VIEW PROPERTY WEBSITE](#)



DALLON L. CHENEY | [DCHENEY@KLN.B.COM](mailto:DCHENEY@KLN.B.COM) | 703.268.2703  
ALEX WILLNER | [AWILLNER@KLN.B.COM](mailto:AWILLNER@KLN.B.COM) | 703.268.2718

8065 LEESBURG PIKE, SUITE 700 | TYSONS, VA 22182

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**