

# CANIVAS

5300 BALTIMORE AVE • HYATTSVILLE, MARYLAND

**NOW DELIVERED**  
32,000 SF RETAIL  
WITH 150+ PARKING SPACES

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**UIP** urban  
investment partners

**klnb**



# BRUSHSTROKE OF BRILLIANCE

Canvas is located in Hyattsville within the Gateway Arts District, an environment that celebrates the diversity of art and entertainment.

**32,000 SF** GROUND FLOOR  
RETAIL SPACE

**285** APARTMENT  
UNITS

**350,000 SF** TOTAL IN  
DEVELOPMENT



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# PALETTE OF POSSIBILITIES

## MARKET DRIVERS



**Nearby Metro Stations**  
Hyattsville Crossing  
W. Hyattsville



**Direct Access**  
to Route 1 with  
21,754 ADT

**90**

**Walkscore**  
Daily Errands can be  
achieved on Foot

**WMATA Transit**  
Available for  
Commuters

## EDUCATIONAL EPICENTER



**UNIVERSITY OF MARYLAND**

**THE CATHOLIC UNIVERSITY OF AMERICA**

**HOWARD UNIVERSITY**

**GALLAUDET UNIVERSITY**

**56K**

Total Enrolled Students in  
20 Minute Drive Time Distance

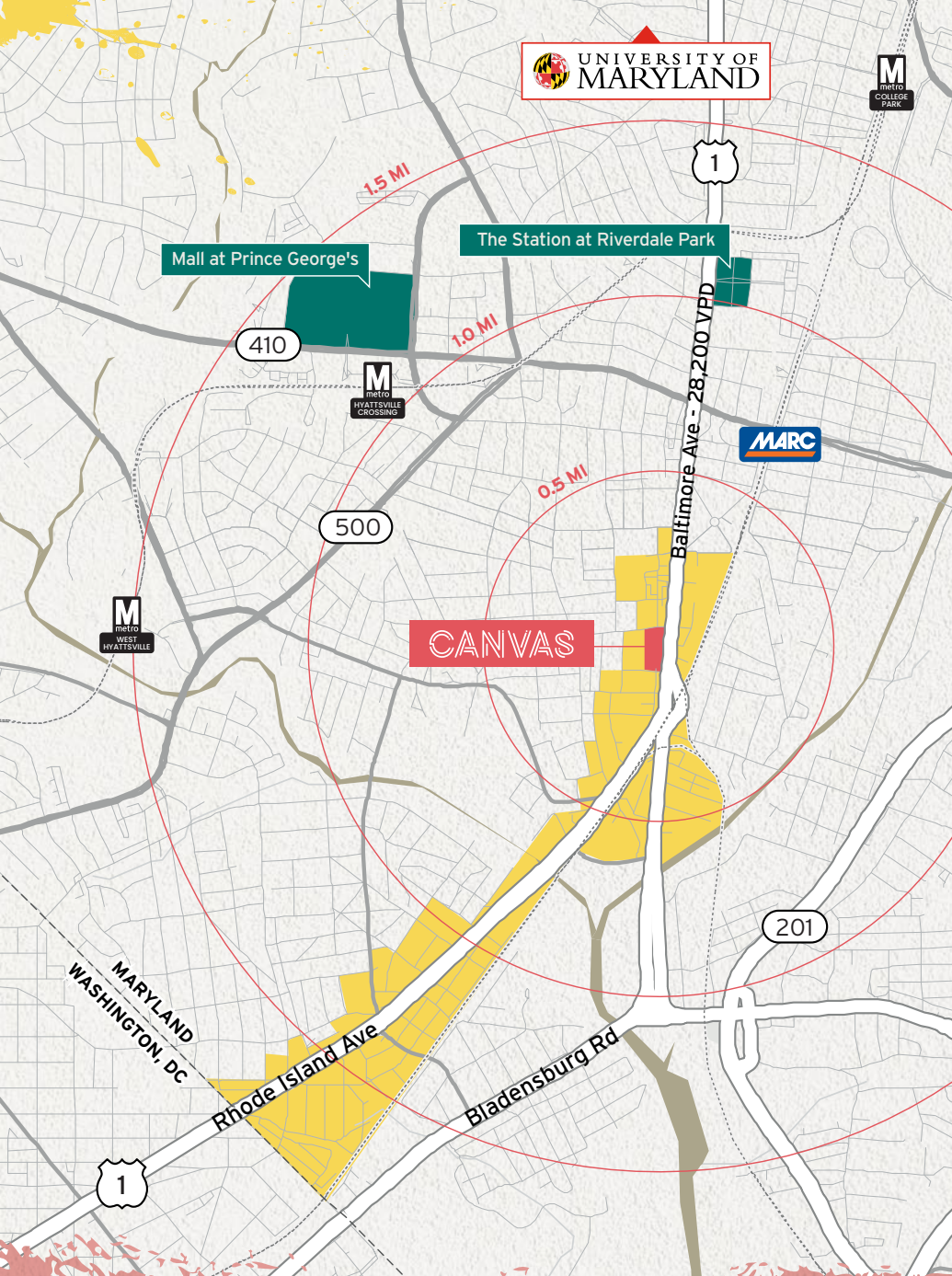
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## THE ARTS DISTRICT CORRIDOR



Located less than two miles northeast of Washington, DC, and conveniently close to the Metro's Yellow and Green lines, Hyattsville offers retailers a prime location with effortless access to the District.

Stretching along Route 1, Hyattsville's crown jewel, **The Arts District Corridor**, shines bright. Here, the town's vibrant arts and culture scene is on full display—brick buildings adorned with lively murals, sculptures mingling with the community, and mailboxes wrapped in hues of every shade. This creative hub not only draws in visitors but also offers a warm embrace to potential retailers, introducing them to a lively atmosphere filled with specialty shops, cozy coffeehouses, unique eateries, and an eclectic mix of boutique businesses.

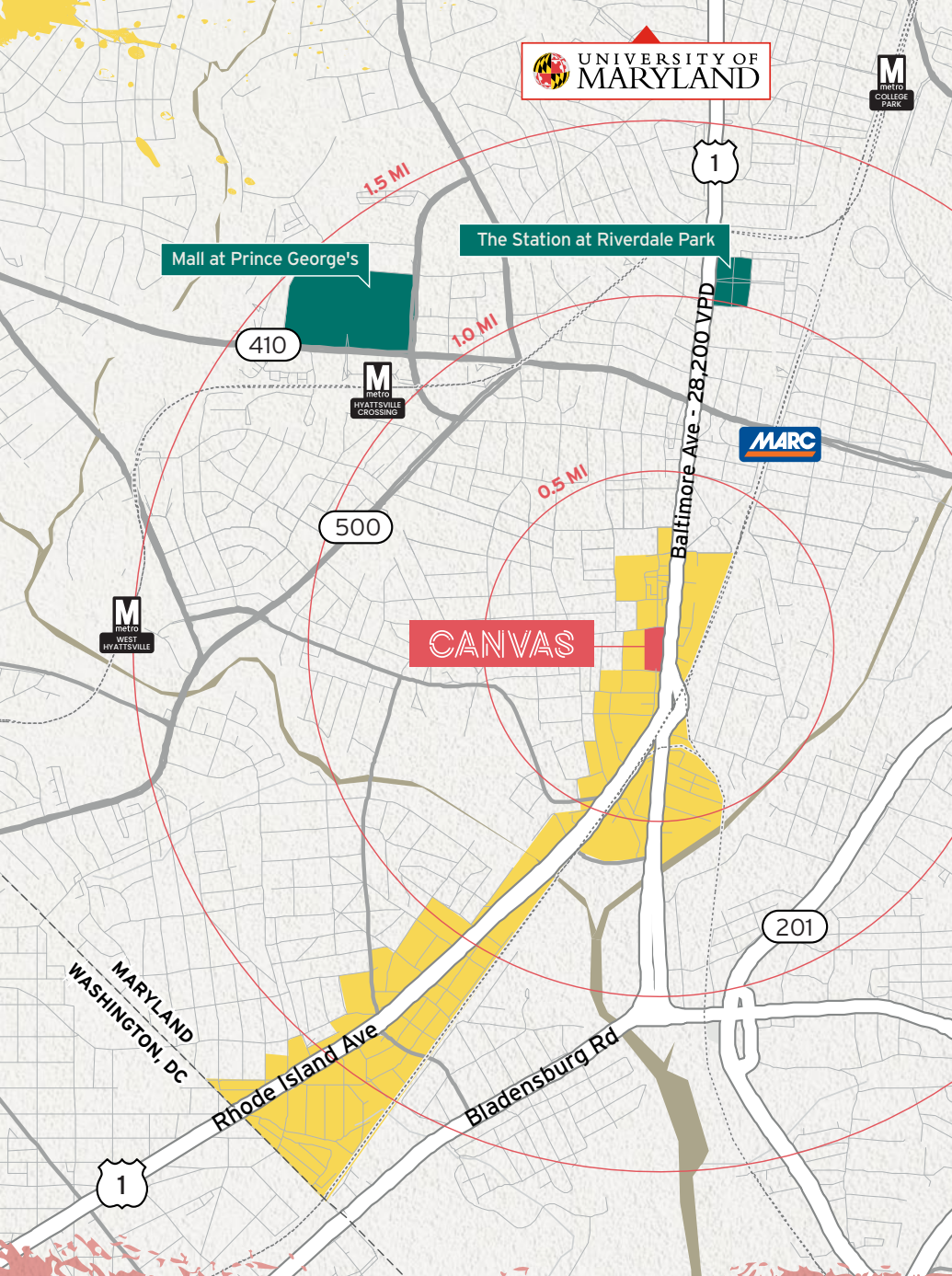


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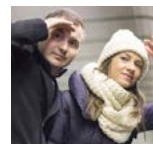
## DEMOGRAPHICS

| RADIUS             | 0.5 MI    | 1.0 MI    | 1.5 MI    |
|--------------------|-----------|-----------|-----------|
| Population         | 5,109     | 20,900    | 56,716    |
| Daytime Population | 5,891     | 18,347    | 50,603    |
| Households         | 2,102     | 6,935     | 18,761    |
| AVG. HH Income     | \$126,462 | \$121,511 | \$109,465 |



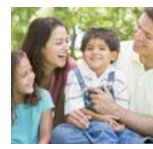
|                    |        |
|--------------------|--------|
| Undergrad Students | 30,608 |
| Grad Students      | 10,205 |
| Faculty & Staff    | 14,922 |

## CORE AUDIENCE PROFILES



### City Lights MEDIAN AGE: 39.3

A blend of owners and renters, this group is both racially and ethnically diverse. Generally, they are price-savvy consumers but will pay for quality brands they trust.



### NeWest Residents MEDIAN AGE: 27.3

They are new to America and new to their careers, with new, young, families. There is a high presence of children under 5 years old compared to the US average.



### Urban Villages MEDIAN AGE: 34.0

Families are multigenerational and multilingual, with a consumer focus on children and maintaining homes. They are fashion-conscious, attentive to trends and new styles.

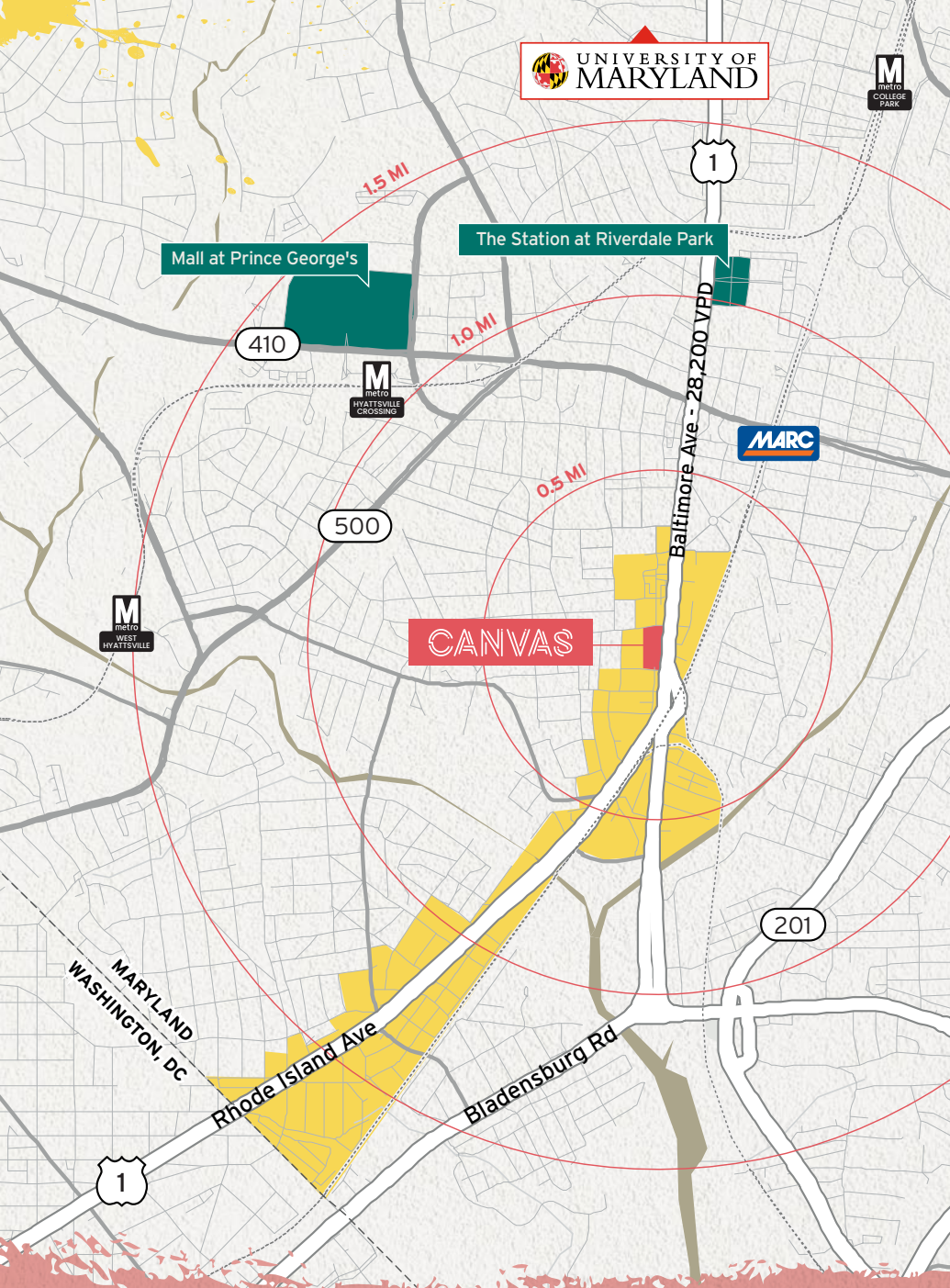


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## MALL AT PRINCE GEORGE'S



## THE STATION AT RIVERDALE PARK



## THE ARTS DISTRICT CORRIDOR



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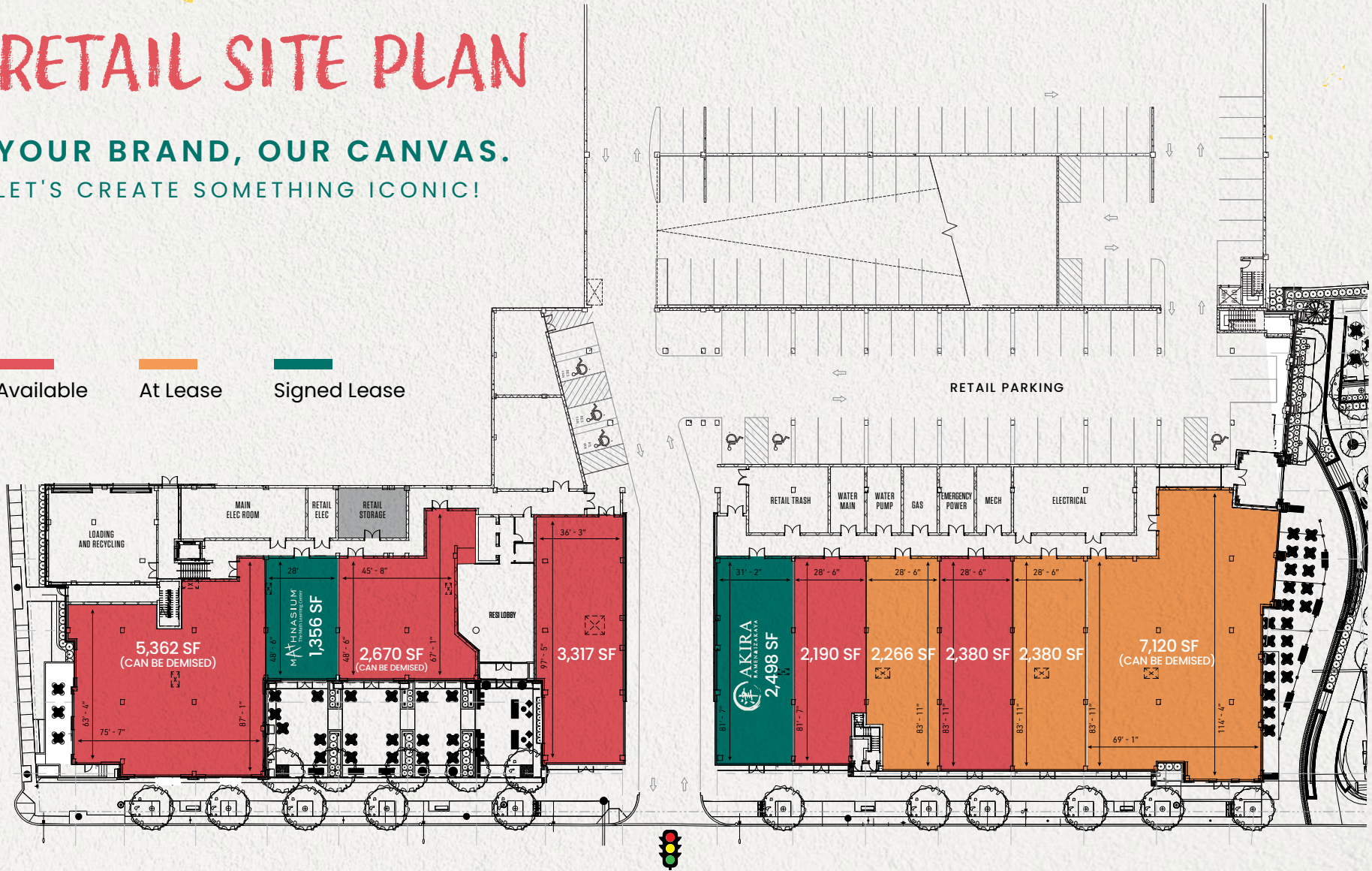
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# RETAIL SITE PLAN

YOUR BRAND, OUR CANVAS.  
LET'S CREATE SOMETHING ICONIC!

█ Available   
 █ At Lease   
 █ Signed Lease

HAMILTON STREET



BALTIMORE AVE | 21,754 ADT



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# ARMORY PLAZA

OUTDOOR SEATING AREA



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