

CHEVY CHASE PAVILION

5335 WISCONSIN AVE NW, WASHINGTON, DC 20015

**SMALL SHOP, RESTAURANT & ANCHOR
SPACES AVAILABLE**

TRADER JOE'S

M
metro
FRIENDSHIP HEIGHTS
3,368 ADR



**CLARION
PARTNERS**

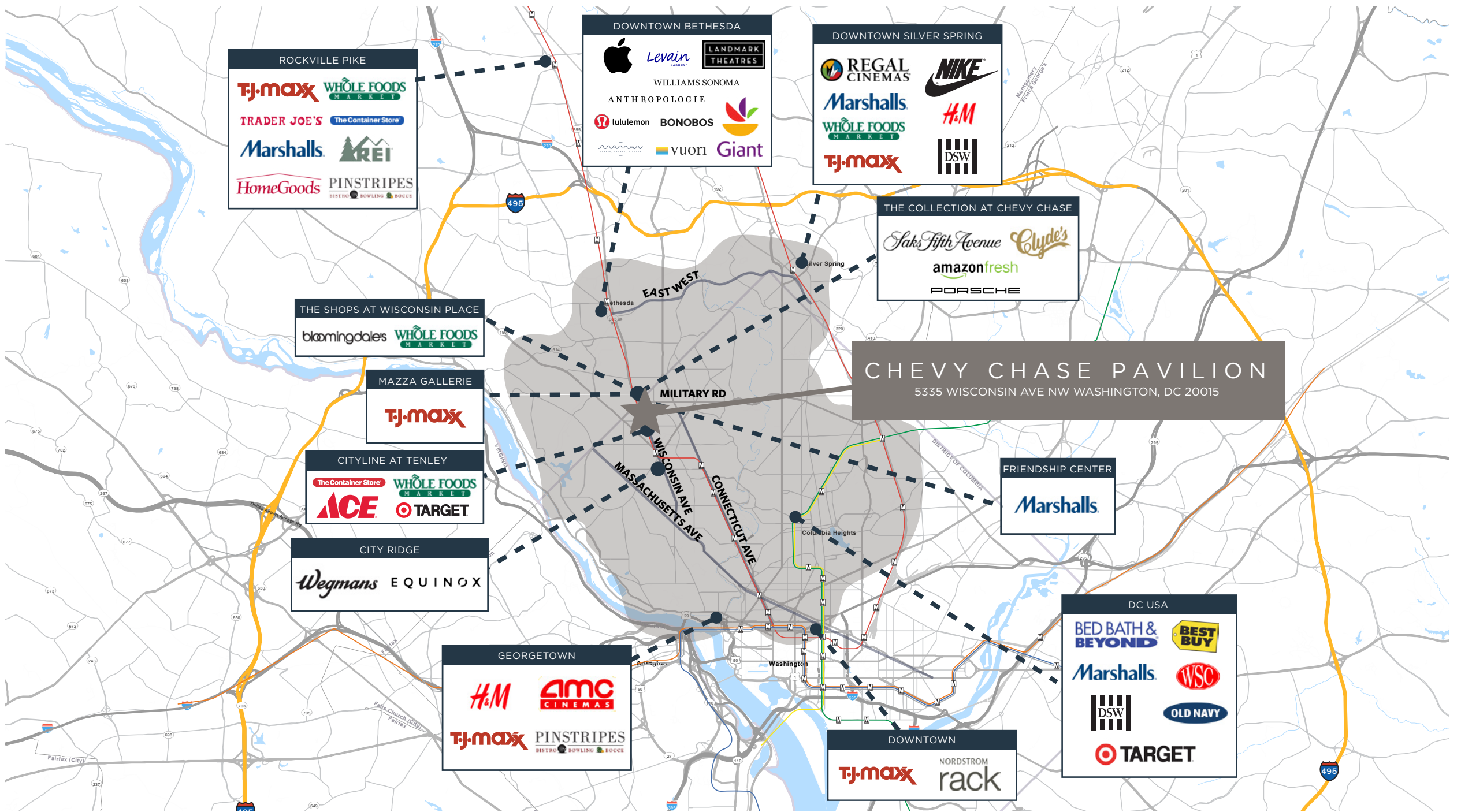
MATT SKALET
202.420.7775
mskalet@klnb.com

KELLY ATKINSON
202.420.7762
katkinson@klnb.com

JENNIFER PRICE
202.420.7768
jprice@klnb.com

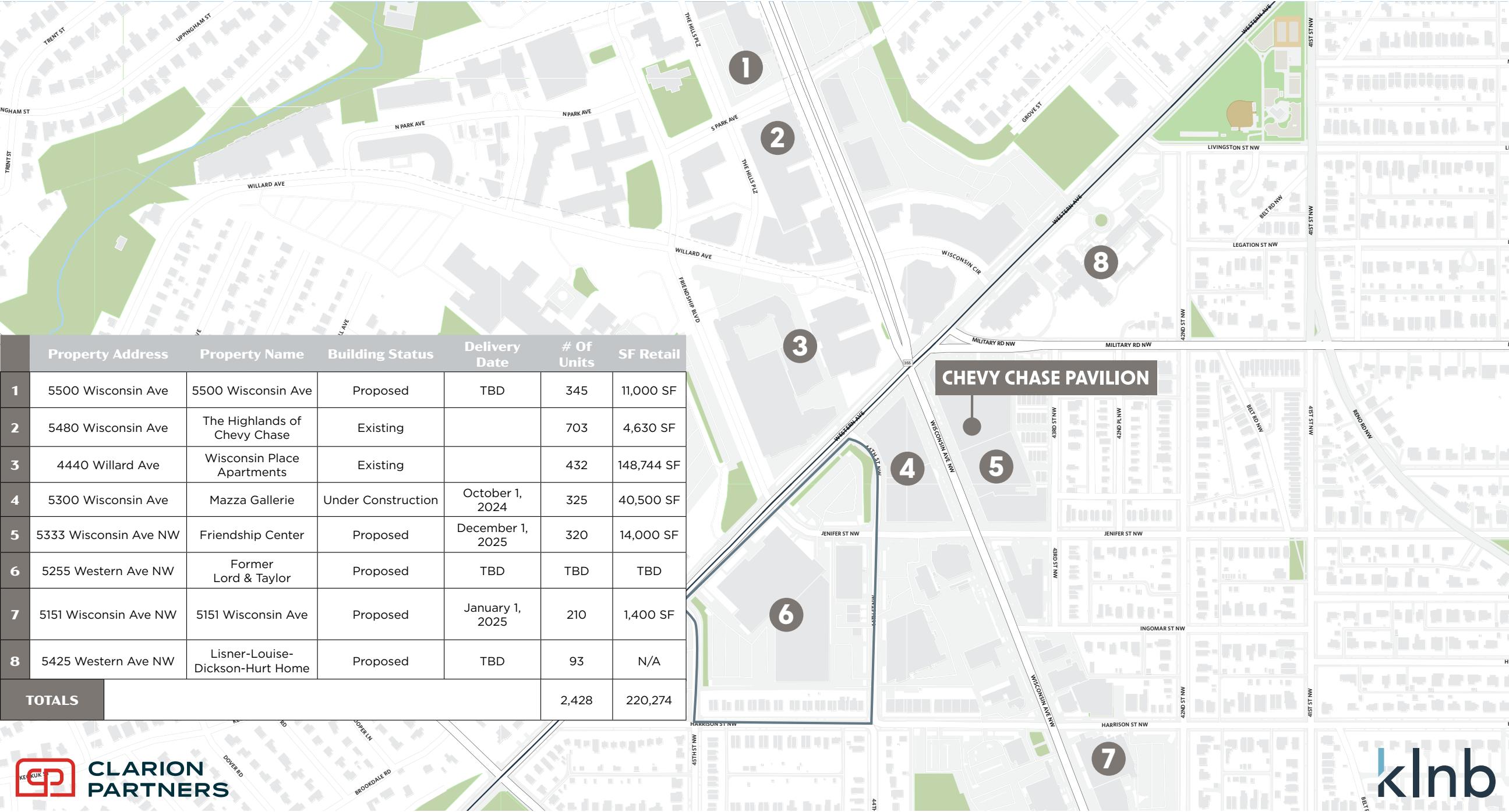
KIM STEIN
202.652.2338
kstein@klnb.com

klnb





RESIDENTIAL DEVELOPMENT



	Property Address	Property Name	Building Status	Delivery Date	# Of Units	SF Retail
1	5500 Wisconsin Ave	5500 Wisconsin Ave	Proposed	TBD	345	11,000 SF
2	5480 Wisconsin Ave	The Highlands of Chevy Chase	Existing		703	4,630 SF
3	4440 Willard Ave	Wisconsin Place Apartments	Existing		432	148,744 SF
4	5300 Wisconsin Ave	Mazza Gallerie	Under Construction	October 1, 2024	325	40,500 SF
5	5333 Wisconsin Ave NW	Friendship Center	Proposed	December 1, 2025	320	14,000 SF
6	5255 Western Ave NW	Former Lord & Taylor	Proposed	TBD	TBD	TBD
7	5151 Wisconsin Ave NW	5151 Wisconsin Ave	Proposed	January 1, 2025	210	1,400 SF
8	5425 Western Ave NW	Lisner-Louise-Dickson-Hurt Home	Proposed	TBD	93	N/A
TOTALS					2,428	220,274

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE	TRADE AREA
POPULATION	29,330	182,294	568,726	165,420	270,125
AVERAGE HH INCOME	\$240,132	\$232,167	\$199,042	\$235,209	\$177,643
DAYTIME POPULATION	40,993	223,744	912,881	209,712	343,419
HOUSEHOLDS	13,574	81,300	283,682	73,665	129,636
AVERAGE AGE	45.8	41.0	37.5	41.8	38.8
\$ SPENT ON DINING	\$112,048,826	\$656,443,097	\$2,009,109,593	\$600,137,850	\$1,186,014,119
\$ SPENT ON GOODS & SERVICES	\$813,397,565	\$4,646,612,539	\$13,638,968,496	\$4,290,576,616	\$6,761,906,460

TRAFFIC



27,120 ADT

WISCONSIN AVENUE



22,967 ADT

WESTERN AVENUE



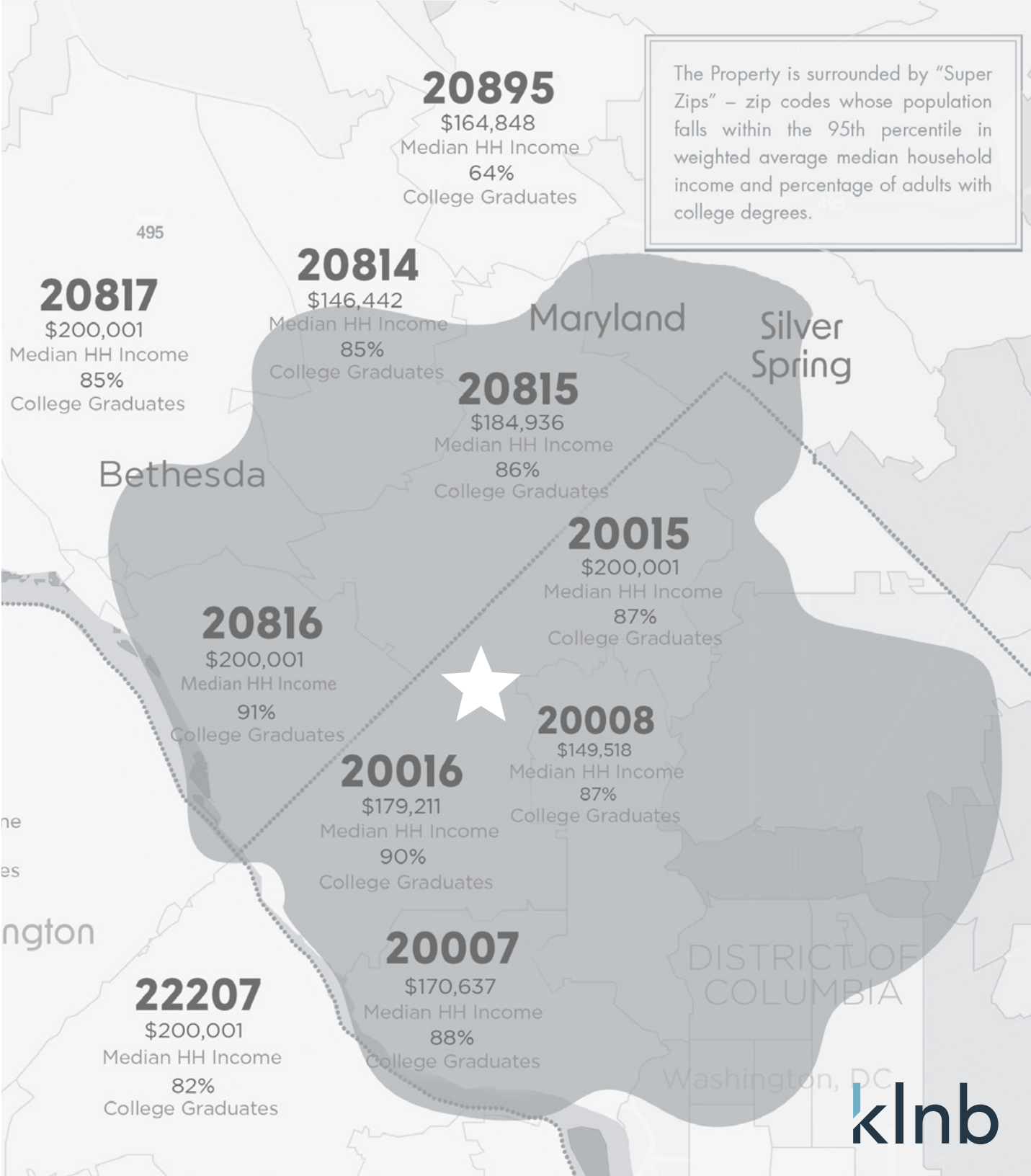
11,824 ADT

MILITARY ROAD



3,368 ADR

FRIENDSHIP HEIGHTS
METRO RED LINE





PROJECT AT A GLANCE

- Retail GLA: 170,000 SF
- Rare anchor opportunity within the district of up to 115,000 SF
- Anchor, Junior Anchor and small shop spaces available
- 601 parking spaces
- New lobby and multiple direct metro connections (Friendship Heights | 2,730 ADR)
- Direct access from parking into anchor premises

NEIGHBORHOOD RETAILERS

bloomingdales

Michaels

Clyde's



TJ-maxx

amazon fresh

klnb

METRO LEVEL

ceiling height: 10'6" to 12' 0"

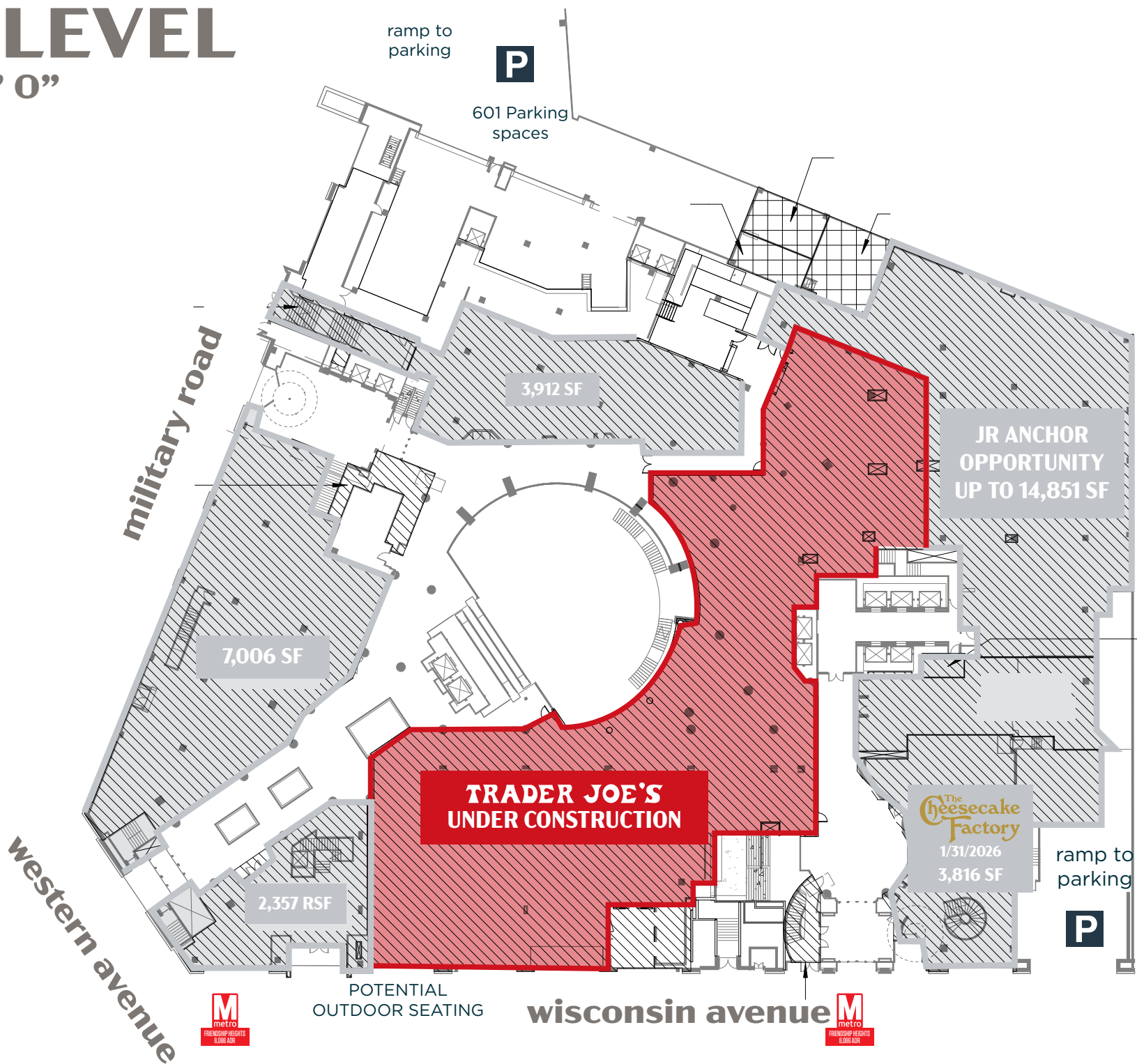
- signed lease = ■
- at lease= ■
- available= ■



STREET LEVEL

ceiling height: 12' 0"

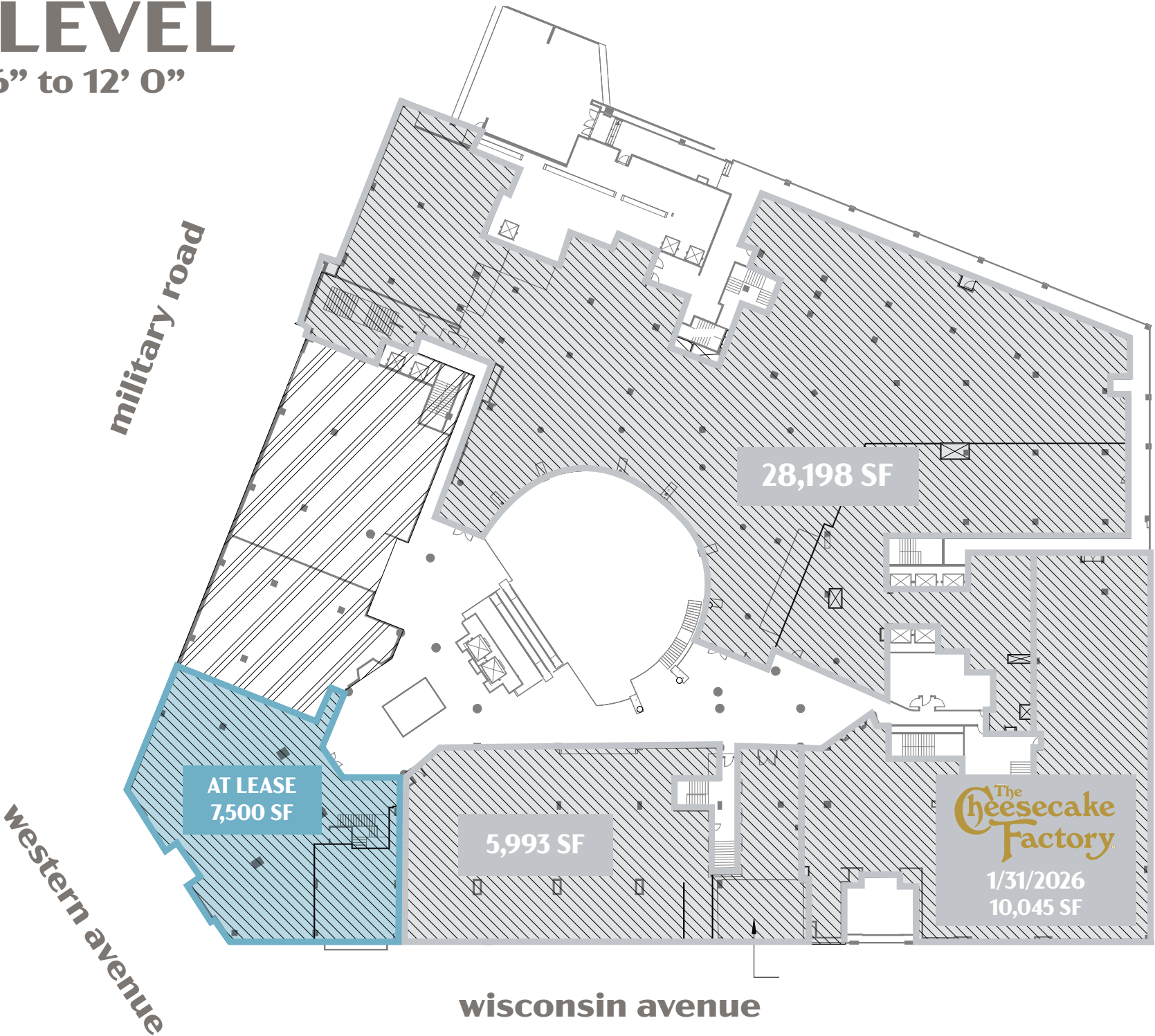
signed lease =
available =



SECOND LEVEL

ceiling height: 10'6" to 12' 0"

available= 
at lease= 



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Jenn Price
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