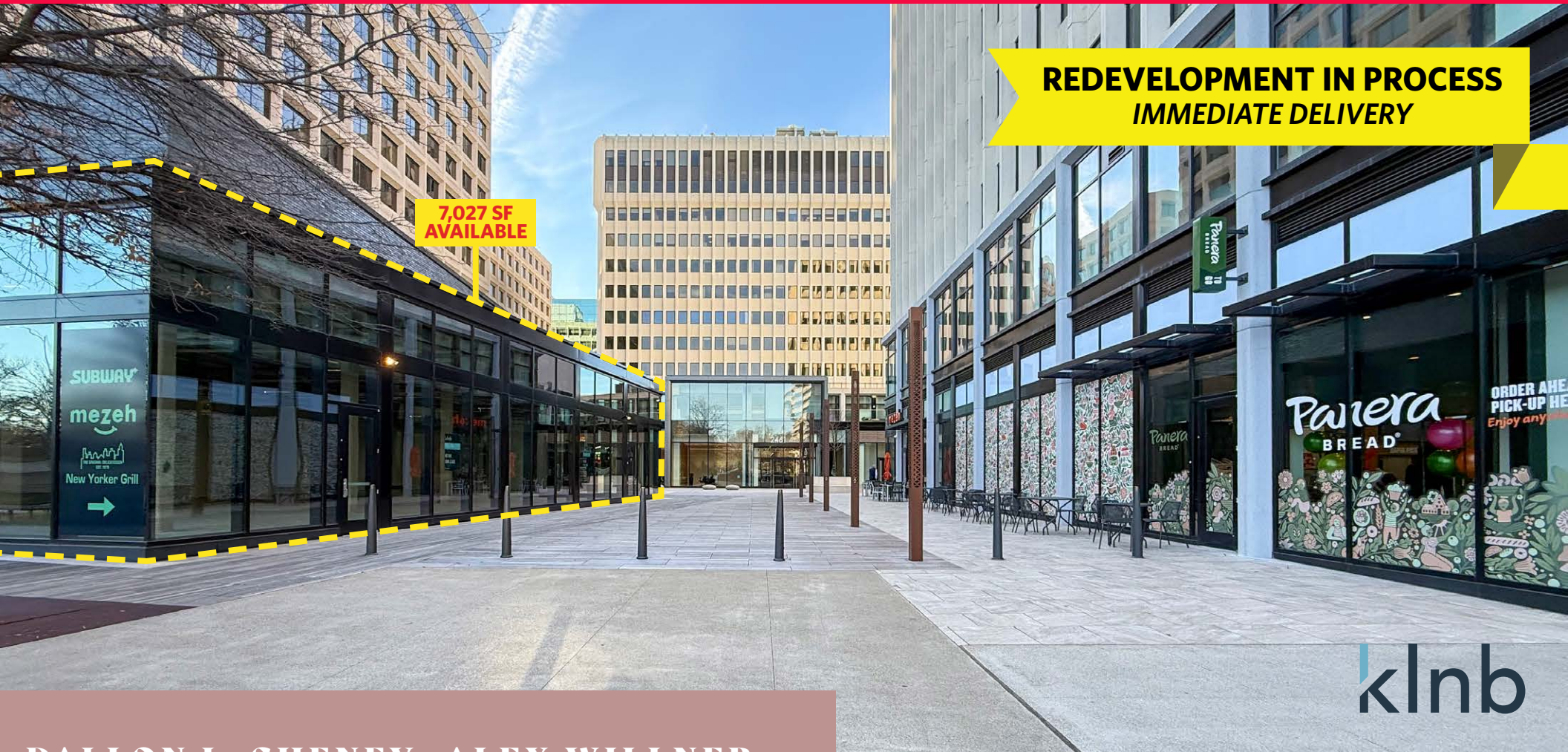


# CRYSTAL & CLARK

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

**NATIONAL BOUTIQUE GROCER COMING SOON!**



7,027 SF  
AVAILABLE

**REDEVELOPMENT IN PROCESS  
IMMEDIATE DELIVERY**

klnb

**DALLON L. CHENEY** **ALEX WILLNER**  
dcheney@klnb.com | 703-268-2703  
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

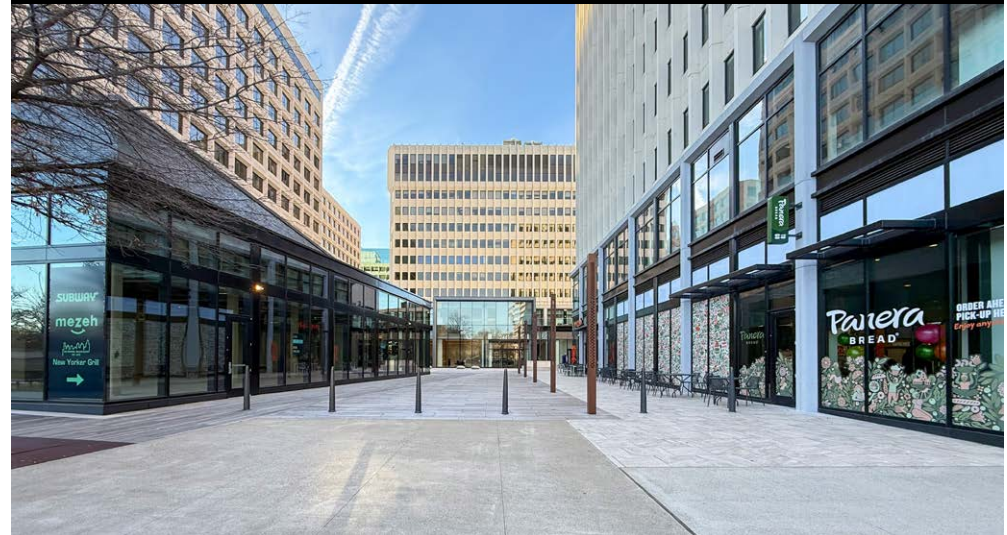
# Redevelopment Photos

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

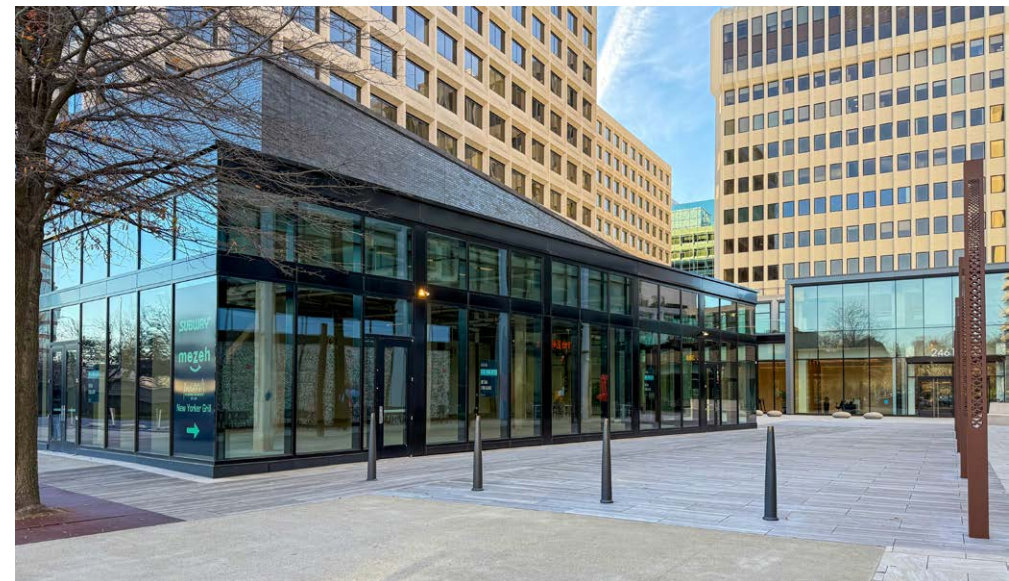


LOOKING NORTH ALONG THE CRYSTAL DRIVE STREETSCAPE



# Redevelopment Photos

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



# Ideal Location

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





26,000  
RESIDENTS

VIRGINIA'S LARGEST  
DOWNTOWN

450+  
SHOPS & RESTAURANTS

\$8 BILLION  
PRIVATE INVESTMENTS  
IN PIPELINE

VIRGINIA'S LARGEST  
DOWNTOWN

450+  
SHOPS & RESTAURANTS

\$8 BILLION  
PRIVATE INVESTMENTS  
IN PIPELINE

2000 S. BELL STREET  
359 RESIDENTIAL UNITS

2001 S. BELL STREET  
403 RESIDENTIAL UNITS

223 23RD STREET  
645 RESIDENTIAL UNITS

CRYSTAL HOUSE V  
81 RESIDENTIAL UNITS

CRYSTAL & CLARK  
302 RESIDENTIAL UNITS

2525 CRYSTAL DRIVE  
368 RESIDENTIAL UNITS

AIRPORT PLAZA IV  
198 RESIDENTIAL UNITS

23rd Street

Crystal Drive

1

2001 S. BELL STREET  
403 RESIDENTIAL UNITS

223 23RD STREET  
645 RESIDENTIAL UNITS

CRYSTAL HOUSE V  
81 RESIDENTIAL UNITS

**CRYSTAL & CLARK**  
**302 RESIDENTIAL UNITS**

2525 CRYSTAL DRIVE  
368 RESIDENTIAL UNITS

AIRPORT PLAZA IV  
198 RESIDENTIAL UNITS



|                                       |                                                               |
|---------------------------------------|---------------------------------------------------------------|
| 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                       |

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

mezeh



**BUFFALO  
WILD WINGS**

**FEDERAL**  
Credit Union

Pentagon City | Crystal City | Potomac Yard

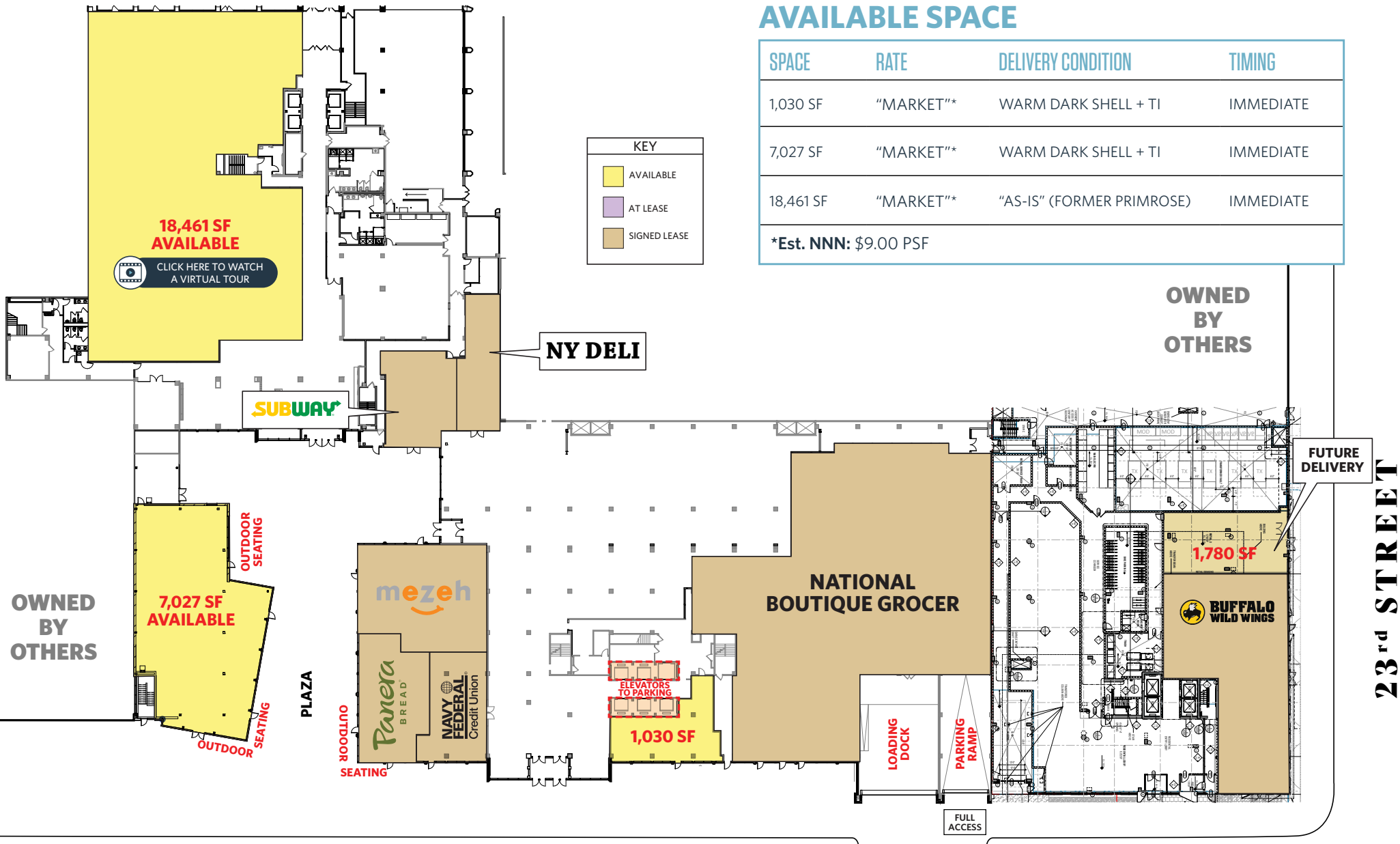


# Site Plan

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

## AVAILABLE SPACE

| SPACE                 | RATE      | DELIVERY CONDITION        | TIMING    |
|-----------------------|-----------|---------------------------|-----------|
| 1,030 SF              | "MARKET"* | WARM DARK SHELL + TI      | IMMEDIATE |
| 7,027 SF              | "MARKET"* | WARM DARK SHELL + TI      | IMMEDIATE |
| 18,461 SF             | "MARKET"* | "AS-IS" (FORMER PRIMROSE) | IMMEDIATE |
| *Est. NNN: \$9.00 PSF |           |                           |           |



CRYSTAL DRIVE

23<sup>rd</sup> STREET

klmb

# Demographics | 2025

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



|                                                                                                   | 1-MILE    | 3-MILE    | 5-MILE    |
|---------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| POPULATION     | 27,250    | 206,113   | 796,115   |
| DAYTIME POP    | 48,231    | 318,824   | 1,252,491 |
| HOUSEHOLDS     | 15,071    | 103,277   | 385,074   |
| AVG HH INCOME  | \$174,333 | \$167,608 | \$170,975 |

[CLICK TO DOWNLOAD  
DEMOGRAPHIC REPORT](#)

## 2024 TRAFFIC COUNT



ROUTE 1: 38,297 ADT



# CRYSTAL & CLARK

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

[CLICK TO VIEW PROPERTY WEBSITE](#)

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

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

8065 LEESBURG PIKE, SUITE 700 | TYSONS, VA 22182

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**kl**nb****