



WESTEND

Alexandria

klnb

 Foulger Pratt

SERITAGE
GROWTH PROPERTIES

Howard Hughes



WE are Community.

Here at WestEnd,
community is a verb,
not a noun.

WestEnd is a place of deep and diverse relationships. We are the gravity that brings a constellation of scattered, but strong, friends, neighbors, families and businesses together.

Here, we aren't creating a new community, but rather providing the social infrastructure for one to thrive. We are welcoming, inviting, inclusive and ever-evolving; a magnetic place in West Alexandria.

5801 Duke St. Alexandria, VA 22304 • westendva.com





PHASE 1

Delivery 2028

BLOCK E1 & G
 · 390 Apartment Units
 · 80,434 SF Retail

BLOCK E2
 · 125,000 SF MOB
 · 146 Apartment Units
 · 56,568 SF Retail

BLOCK I
 · 390 Apartment Units
 · 150,000 SF Retail

BLOCK K
 · 352 Apartment Units
 · 32,000 SF Retail

BLOCK L1 & M
 · Townhomes

BLOCK A-C | INOVA
 · 10.39 acres of land
 · 231-bed hospital
 · Level 2 trauma center
 · Advanced imaging
 · Advanced obstetrics, heart & vascular, and neurosciences
 · Cancer center
 · Projected 2,000 full-time jobs
 · 24-7 facility

1,278 Residentail Units
 319,000 SF Retail
 2,600+ Parking Spaces

PHASE 2

TBD

Welcome to Alexandria

Located on the former Landmark Mall site, WestEnd is conveniently located along route I-395 with easy direct access to numerous points within the D.C. Metro area.

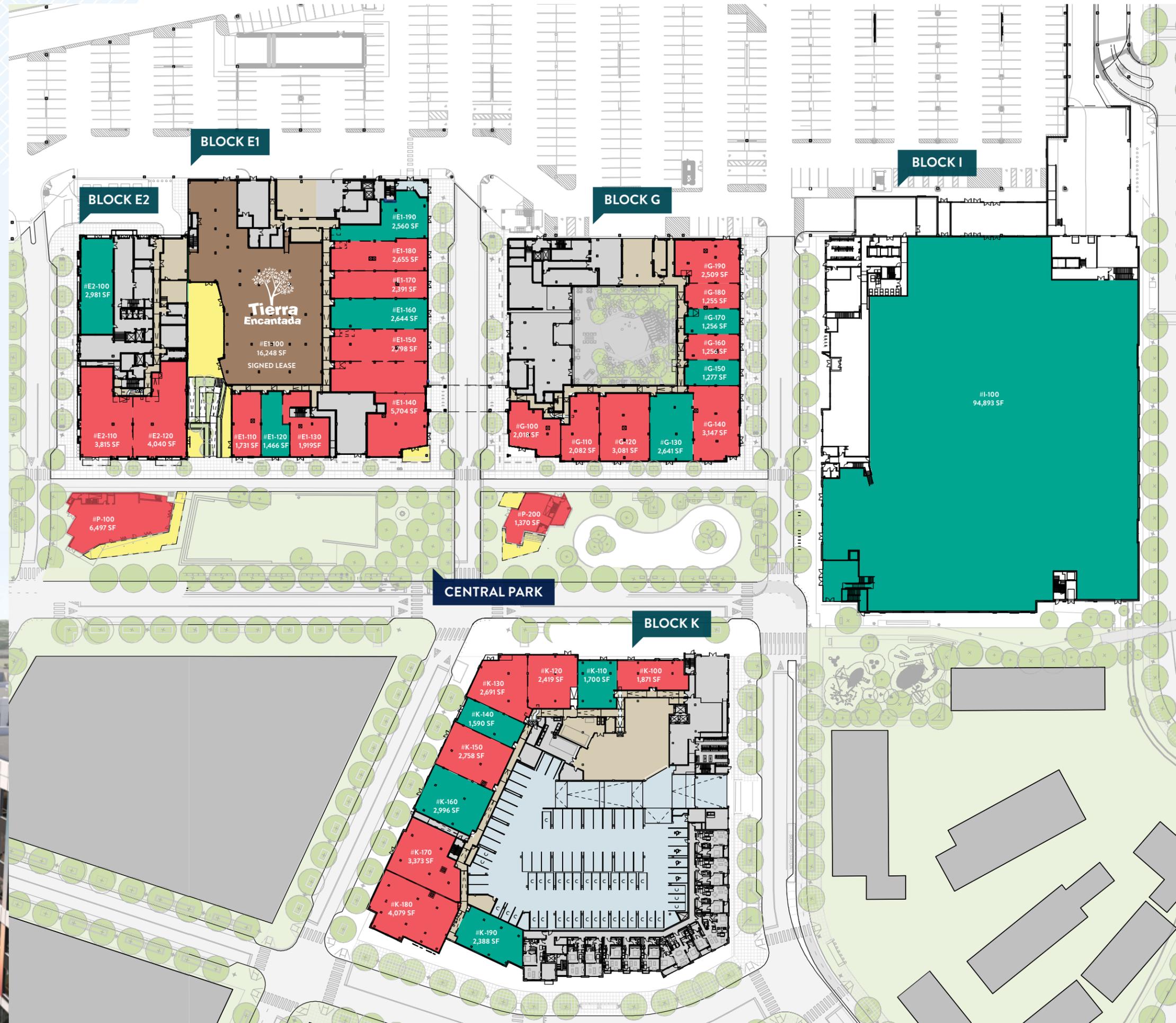
WestEnd will be transformative, a new nexus and hub for west Alexandria. It will be a home to a new Inova Alexandria Hospital, numerous residential offerings, innovative retail and food and beverage options, all among 4+ acres of communal gathering spaces and parks.

This is Where We Come Together.

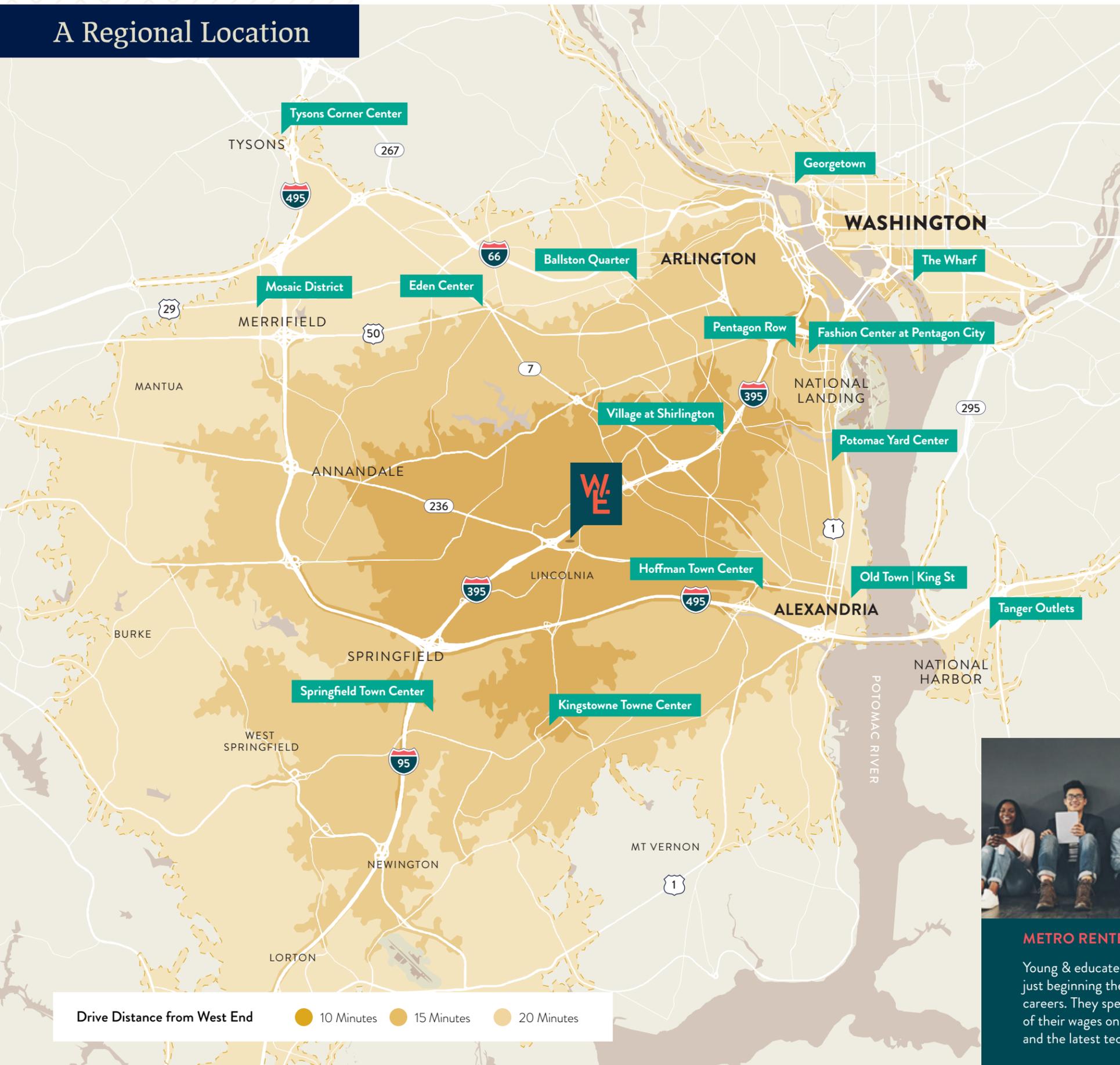
We value what you bring to the table. Everything we are becoming is because of you. The vibrancy of your personality, the spunk of your inviting door mat. We are a direct representation of who and what you are.

Master Lease Plan

- Available
- Available – Venting in Place
- At Lease
- Signed Lease



A Regional Location



Where Community Thrives

Surrounded by a young and affluent demographic, WestEnd epitomizes modern urban living, offering a stylish and connected lifestyle in a compact yet bustling environment.

DRIVE DISTANCE	10 MIN	15 MIN	20 MIN
Population	179,218	548,932	983,465
Daytime Population	151,270	579,783	1,408,252
Average HH Income	\$158,540	\$182,217	\$194,904
Households	77,912	233,303	413,063
Bachelor's Degree or Higher	61%	65%	68%
CONSUMER SPENDING			
Apparel	\$235.4 M	\$809.7 M	\$1,532.7 M
Food Away from Home	\$394.0 M	\$1,349.2 M	\$2,552.8 M
Entertainment	\$365.7 M	\$1,257.5 M	\$2,403.0 M
Wellness	\$99.7 M	\$341.2 M	\$647.5 M

Source: Esri, Esri-Data Axle, U.S. Census, and Bureau of Labor Statistics. 2023

Core Demographics



METRO RENTERS

Young & educated singles who are just beginning their professional careers. They spend a large portion of their wages on rent, clothes, and the latest technology.



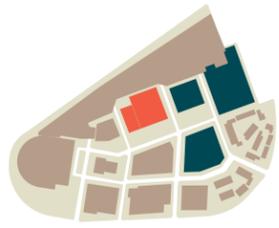
ENTERPRISING PROFESSIONAL

Predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment industry. They are affluent and partial to city living—and its amenities.



LAPTOPS & LATTES

Well educated professionals climbing the ladder in STEM. They change jobs often and choose to live in condos, townhomes, or apartments; many still rent their homes

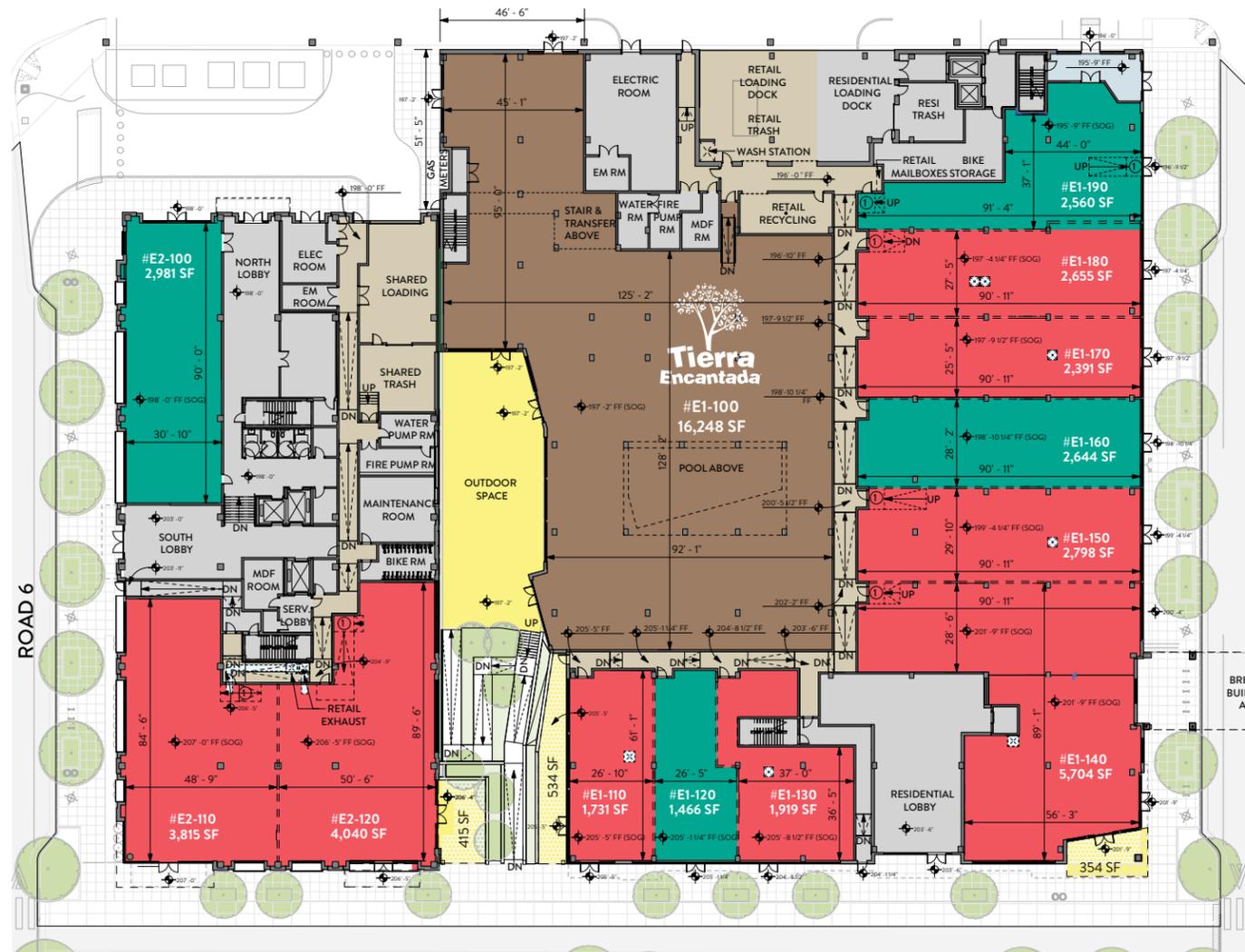


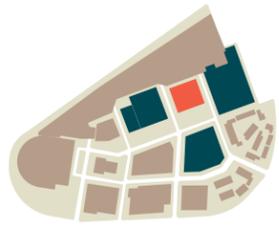
E1 + E2 (MOB)

- Available
- Available - Venting in Place
- At Lease
- Signed Lease



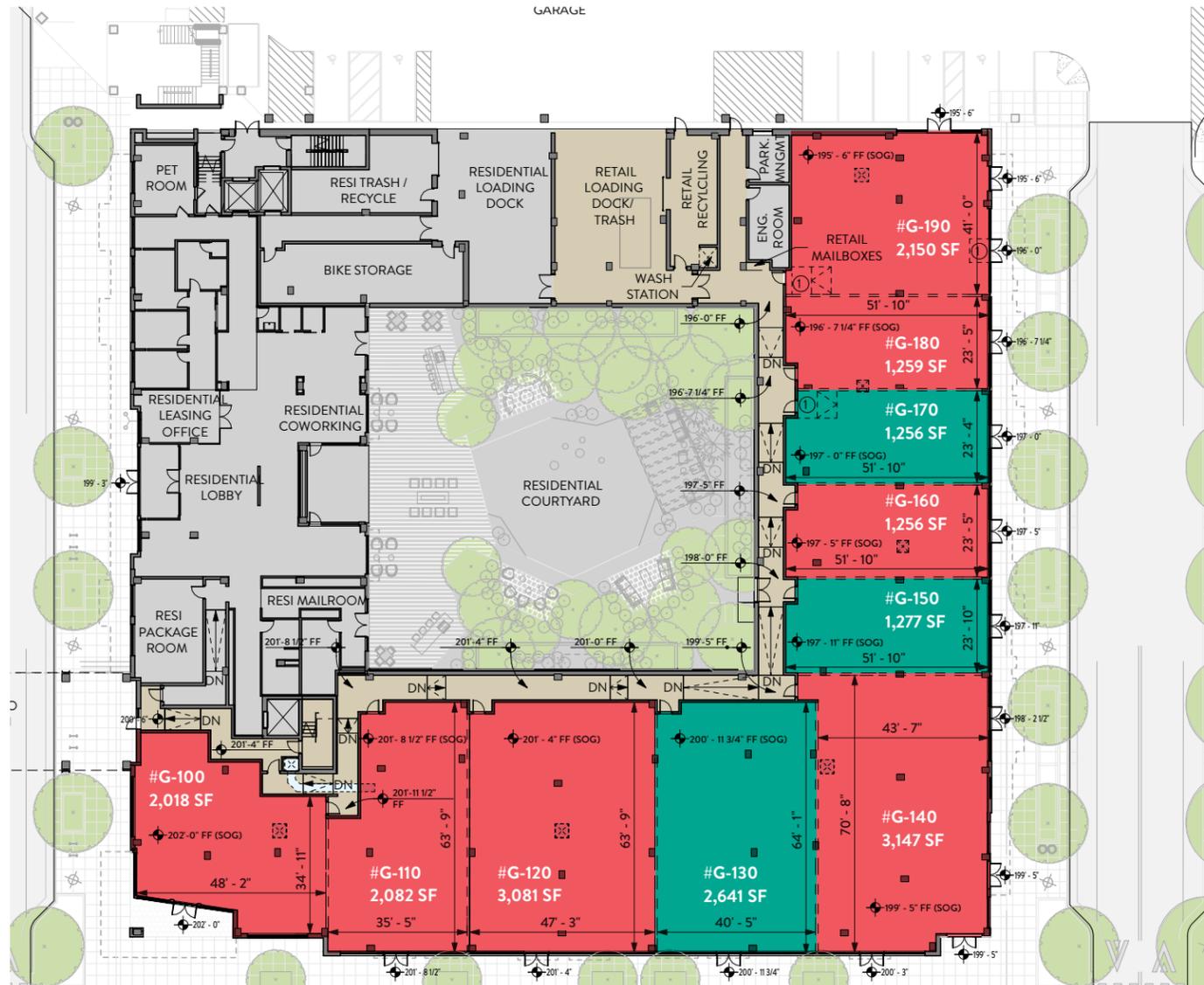
Ground Floor

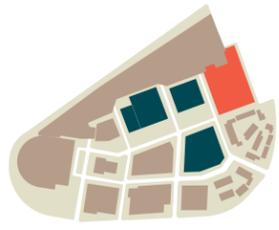




Block G

- Available
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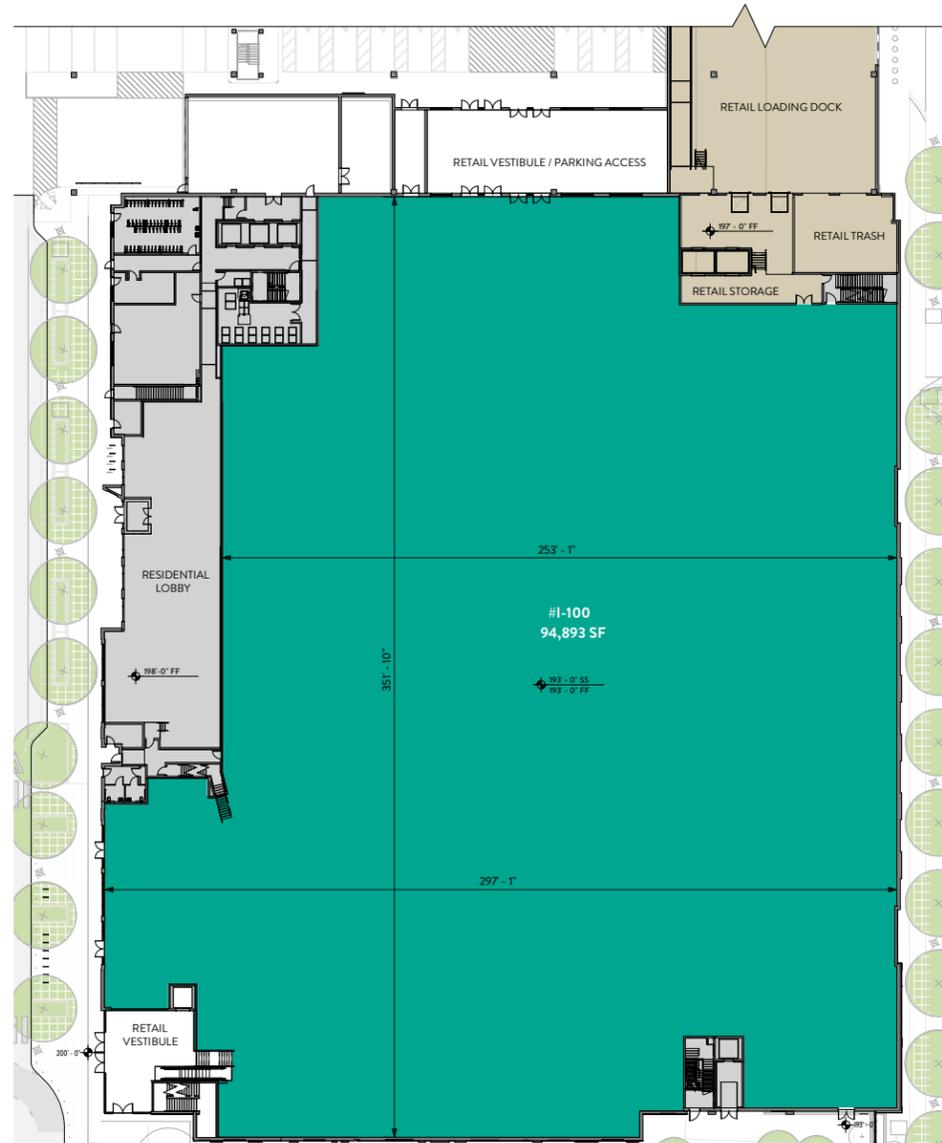


Block I

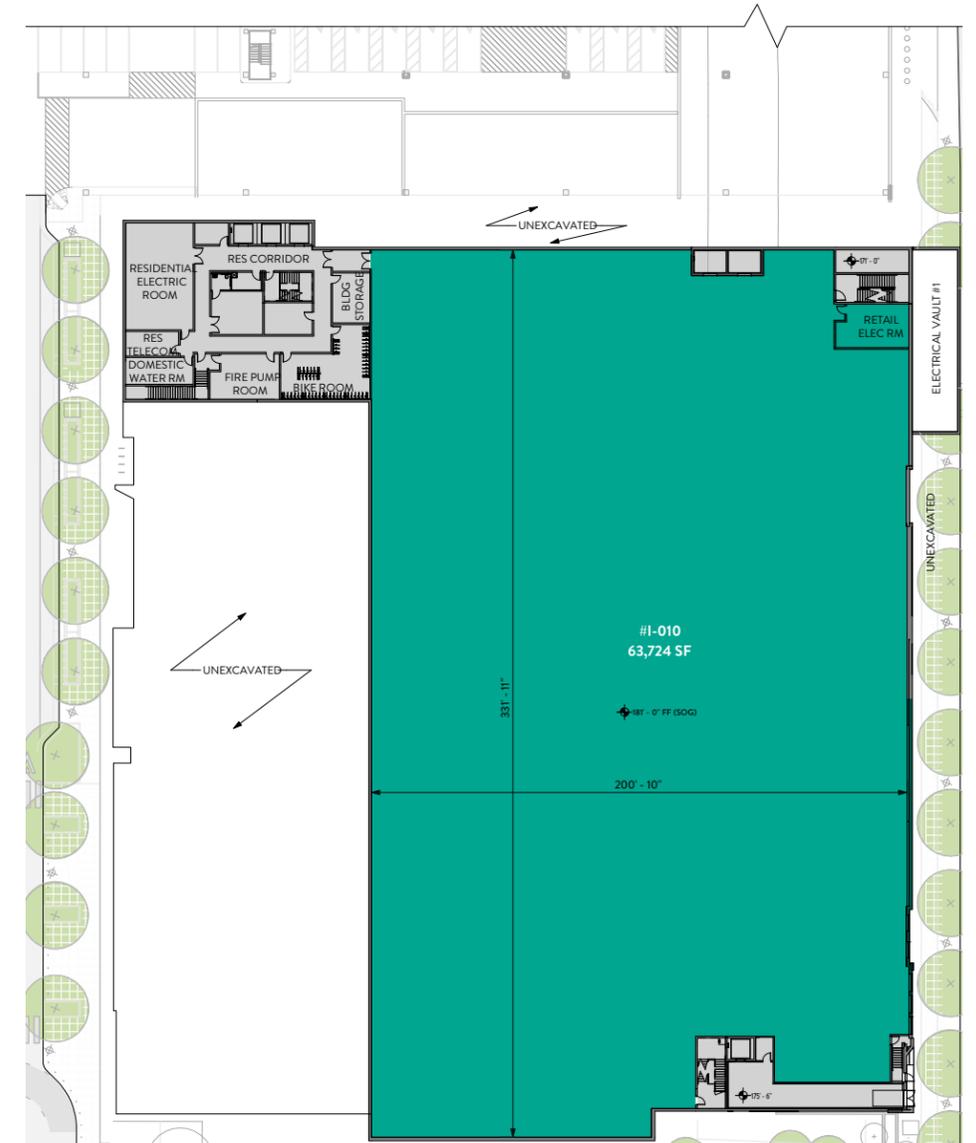
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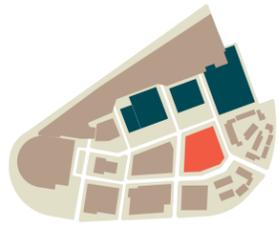


Ground Floor



Lower Level





Block K

- Available
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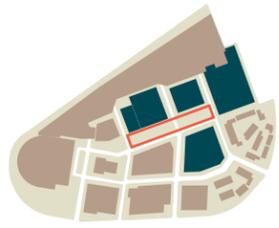


Ground Floor



Lower Level



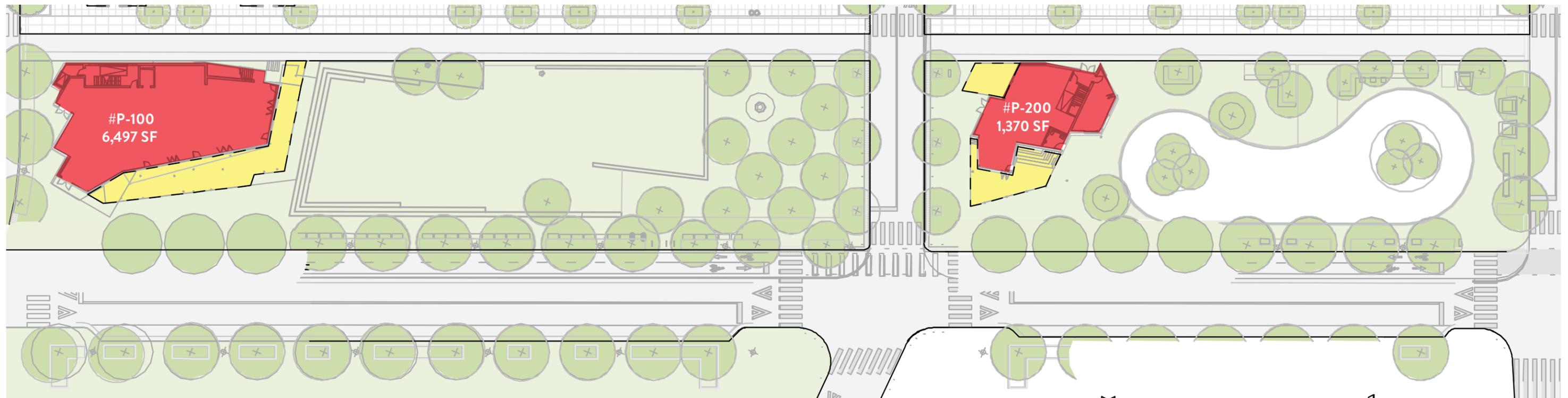


Central Park

- Available
- Available – Venting in Place
- At Lease
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Located at the heart of WestEnd, the park offers a relaxing place to stop and take a deep breath of fresh air for visitors and residents alike. Features include:

- Grand Lawn & Unique Amenities
- Shade Settings & Flexible Spaces
- Large & Intimate Spaces





Join Our Community.

westendva.com   /westendva

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