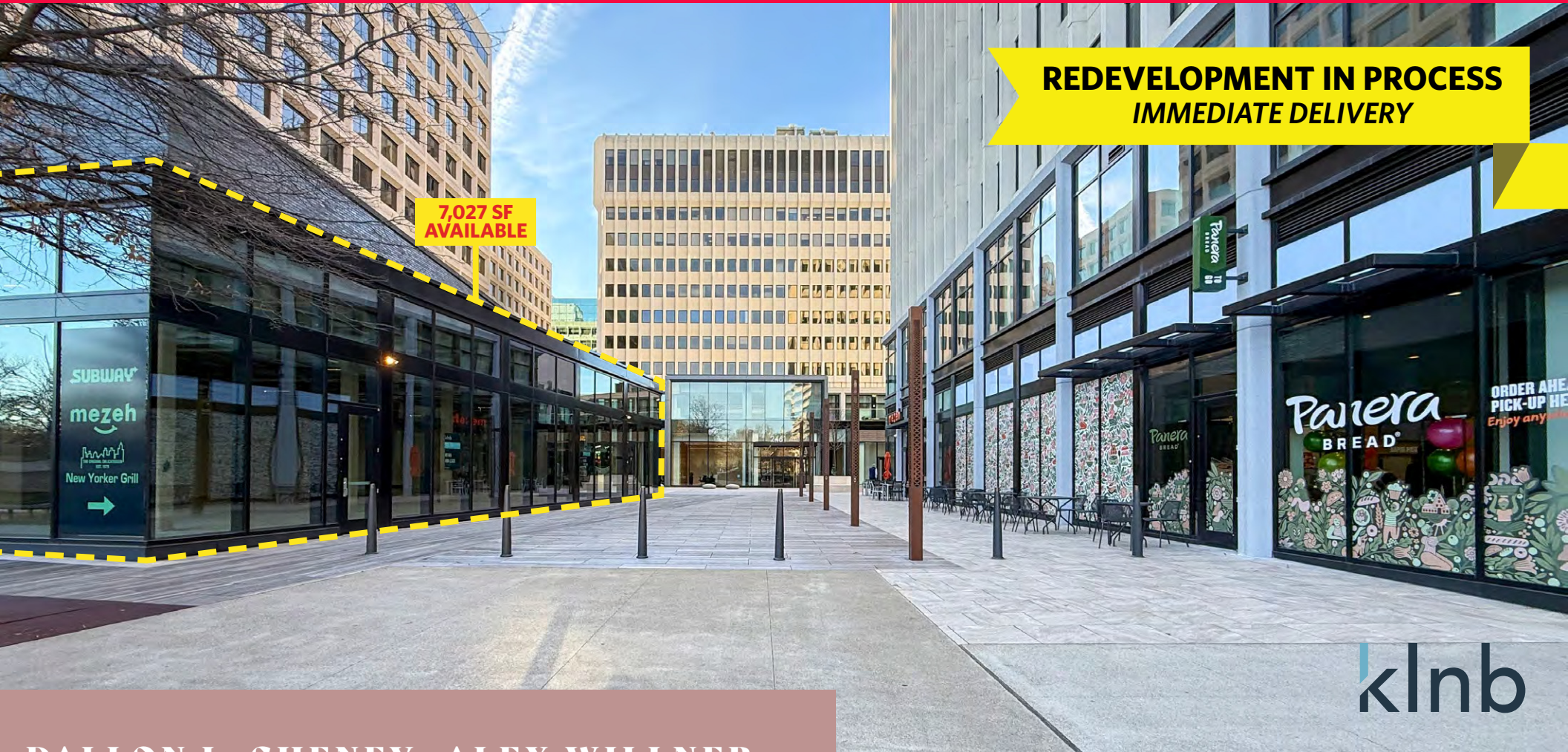


CRYSTAL & CLARK

Crystal Drive & 23rd 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

**1,030 SF
AVAILABLE**

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**

**NAVY
FEDERAL**
Credit Union

Panera
BREAD®

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



The Market

26,000
RESIDENTS

VIRGINIA'S LARGEST
DOWNTOWN

450+
SHOPS & RESTAURANTS

\$8 BILLION
PRIVATE INVESTMENTS
IN PIPELINE

CRYSTAL DRIVE RESIDENTAL DEVELOPMENTS



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

CRYSTAL & CLARK

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

mezeh

Panera BREAD

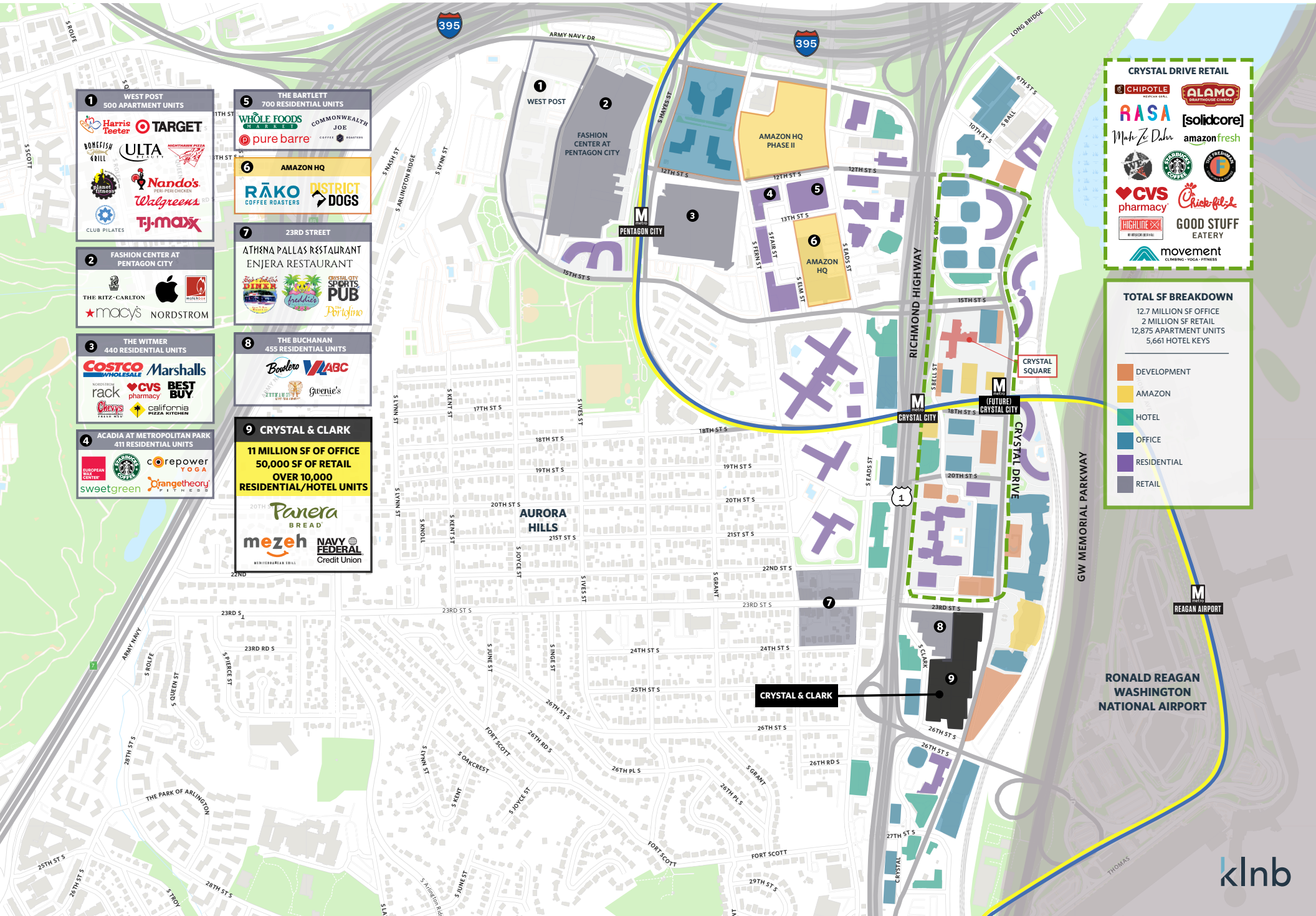
NAVY FEDERAL Credit Union

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

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, CATERING

6 AMAZON HQ

RÄKO COFFEE ROASTERS, DISTRICT DOGS

7 23RD STREET

ATHENA PALLAS RESTAURANT, ENJERA RESTAURANT, CRYSTAL 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 CUISINE, 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

Panera BREAD, meze, NAVY FEDERAL Credit Union

CRYSTAL DRIVE RETAIL

CHIPOTLE, ALAMO DRAFFHOUSE CINEMA, RASA, [solidcore], Madi Z Dahr, amazonfresh, Starbucks, CVS pharmacy, Chick-fil-E, HIGHLINE, 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

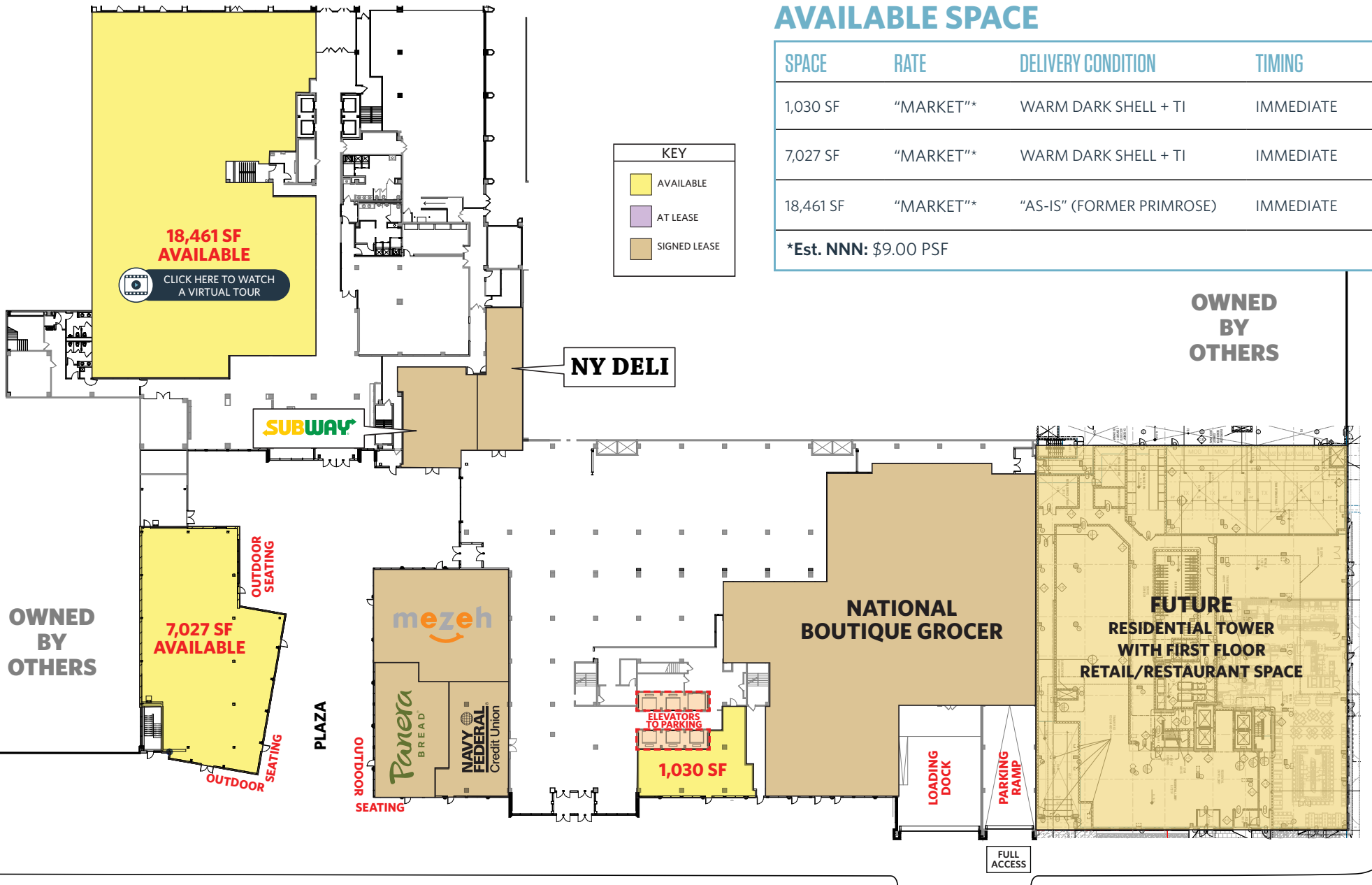
Site Plan

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

AVAILABLE SPACE

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

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 & 23rd Street, Arlington, VA 22202

REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY

[CLICK TO VIEW PROPERTY WEBSITE](#)

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8065 LEESBURG PIKE, SUITE 700 | TYSONS, VA 22182

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