

# chevy chase pavilion

SMALL SHOP, RESTAURANT & ANCHOR SPACES AVAILABLE

PRIME CORNER SPACE AVAILABLE

7,006 SF

2,357 SF

TRADER  
JOE'S



# regional retail map

## ROCKVILLE PIKE



## DOWNTOWN BETHESDA



## DOWNTOWN SILVER SPRING



TRUE TRADE AREA  
70% VISITS WITHIN 25 MI.

15 MIN DRIVE TIME

# chevy chase pavilion

## THE SHOPS AT WISCONSIN PLACE



## THE COLLECTION AT CHEVY CHASE



## MAZZA GALLERIE



## TENLEYTOWN



## CITY RIDGE



## DC USA



## GEORGETOWN



## DOWNTOWN



# market aerial



**GEICO REDEVELOPMENT**  
500+ RESIDENTIAL UNITS - 96 CONDOS,  
185 TOWNHOMES & 250 APARTMENTS

**THE SHOPS AT WISCONSIN PLACE**  
WHOLE FOODS MARKET THE CAPITAL OUTLETTAGE TALBOTS  
EILEEN FISHER RTR PILATES bloomingdales

**MAZZA**  
325 MF UNITS • 40,500 SF RETAIL  
TJ-maxx Total Wine & MORE Inspire  
Wonder JUST SALAD

**CHEVY CHASE METO CENTER**  
Michaels verizon

**5225 WISCONSIN AVENUE**  
FedEx Office Print & Ship Services FOUNDERS BANK  
FERGUSON

chevy chase pavilion TRADER JOE'S

**THE COLLECTION**  
TIFFANY & CO. SL SALON LOFTS' EDUARDO DE PANDI  
COMPASS Red Panda Art Studio Artistry DE PANDI  
j.b. creighton Banks Brothers PORSCHE

**JUNCTION** PAINTED HEARTS Joy  
NAIL SALON

Clyde's sushiko  
amazonfresh Capital One FOOD52  
ZEN WEST WOOD CLEANERS

**M metro** Friendship Heights  
2,910 ADP

MILITARY RD NW 14,815 VPD (2024)

WESTERN AVE NW 30,600 VPD (2024)

WILLARD AVE 6,899 VPD (2024)

**COURTYARD** BY HARBOTT

**EAGLEBANK** We're Advantage

Sotheby's Starbucks

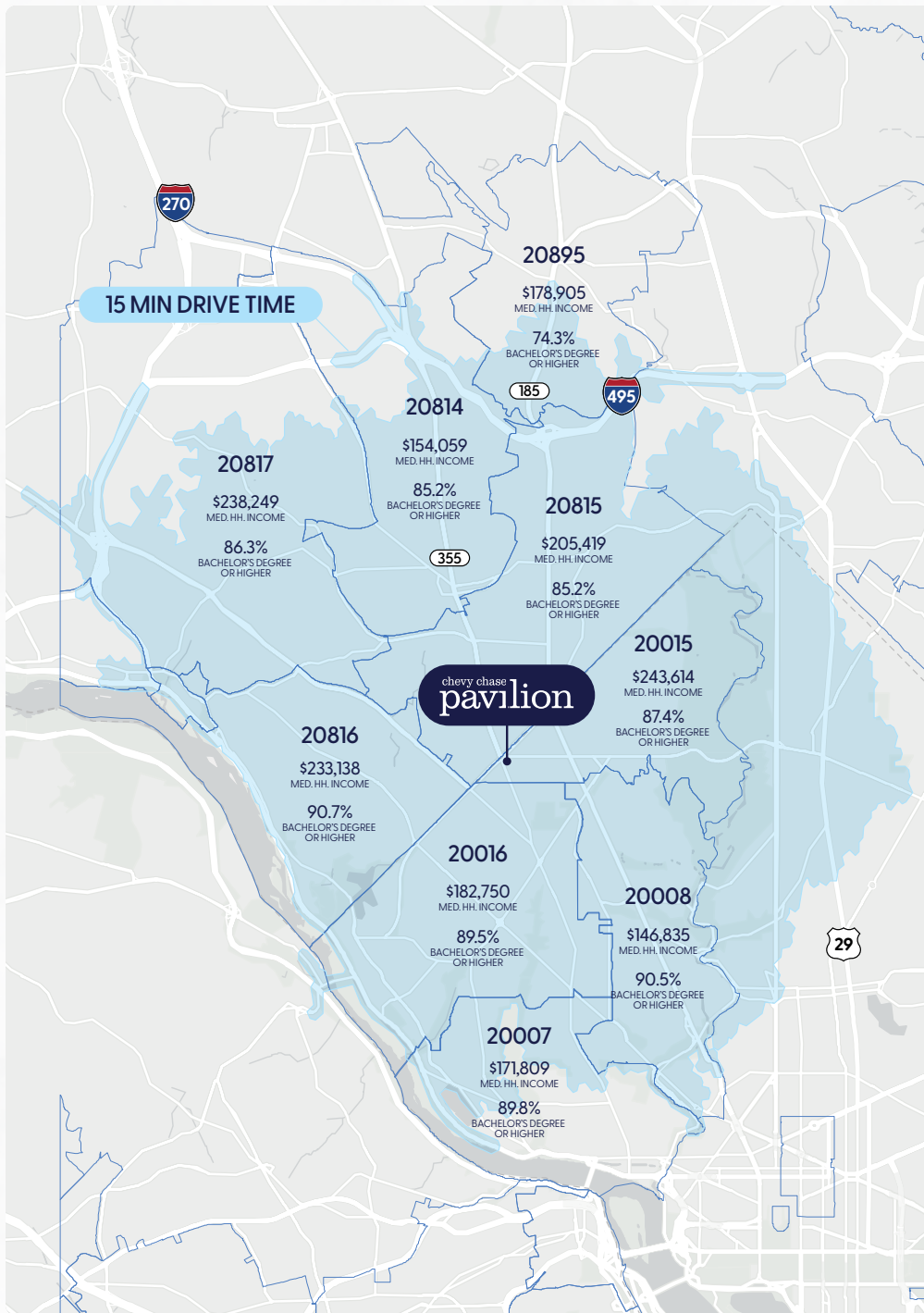
MeiWah rotisserie MEAT CO. GEORGETOWN VALET

GAP BANANA REPUBLIC

BANK OF AMERICA

# demographics

The property is surrounded by 9 “Super Zips” - zip codes whose population falls within the 95th percentile in weighted average median household income and percentage of adults with college degrees.



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE	TRUE TRADE AREA
Population	29,679	183,026	636,358	269,717	738,872
Avg. HH Income	\$274,809	\$271,569	\$219,995	\$248,851	\$184,104
Daytime Population	40,957	227,187	870,327	299,854	768,853
Households	13,802	82,507	287,288	117,750	343,066
Median Age	44.9	40.7	36.5	39.4	36.0
Total \$ Spent on Food Away from Home	\$135.57 M	\$814.46 M	\$2.35 B	\$1.07 B	\$2.37 B
Total \$ Spent on Apparel & Services	\$78.96 M	\$477.96 M	\$1.38 B	\$629.10 M	\$1.41 B
Top 3 Tapestry	1. Urban Chic (28.0%) 2. Top Tier (26.2%) 3. Laptops & Lattes (24.7%)	1. Top Tier (27.5%) 2. Laptops & Lattes (22.2%) 3. Metro Renters (20.4%)	1. Metro Renters (28.0%) 2. Laptops & Lattes (23.2%) 3. Top Tier (18.1%)	1. Top Tier (25.4%) 2. Laptops & Lattes (20.8%) 3. Metro Renters (19.4%)	1. Metro Renters (27.2%) 2. Laptops & Lattes (25.4%) 3. Trendsetters (8.4%)

## TRAFFIC

**30,509**

WESTERN AVE NW

**29,771**

WISCONSIN AVE NW

**14,815**

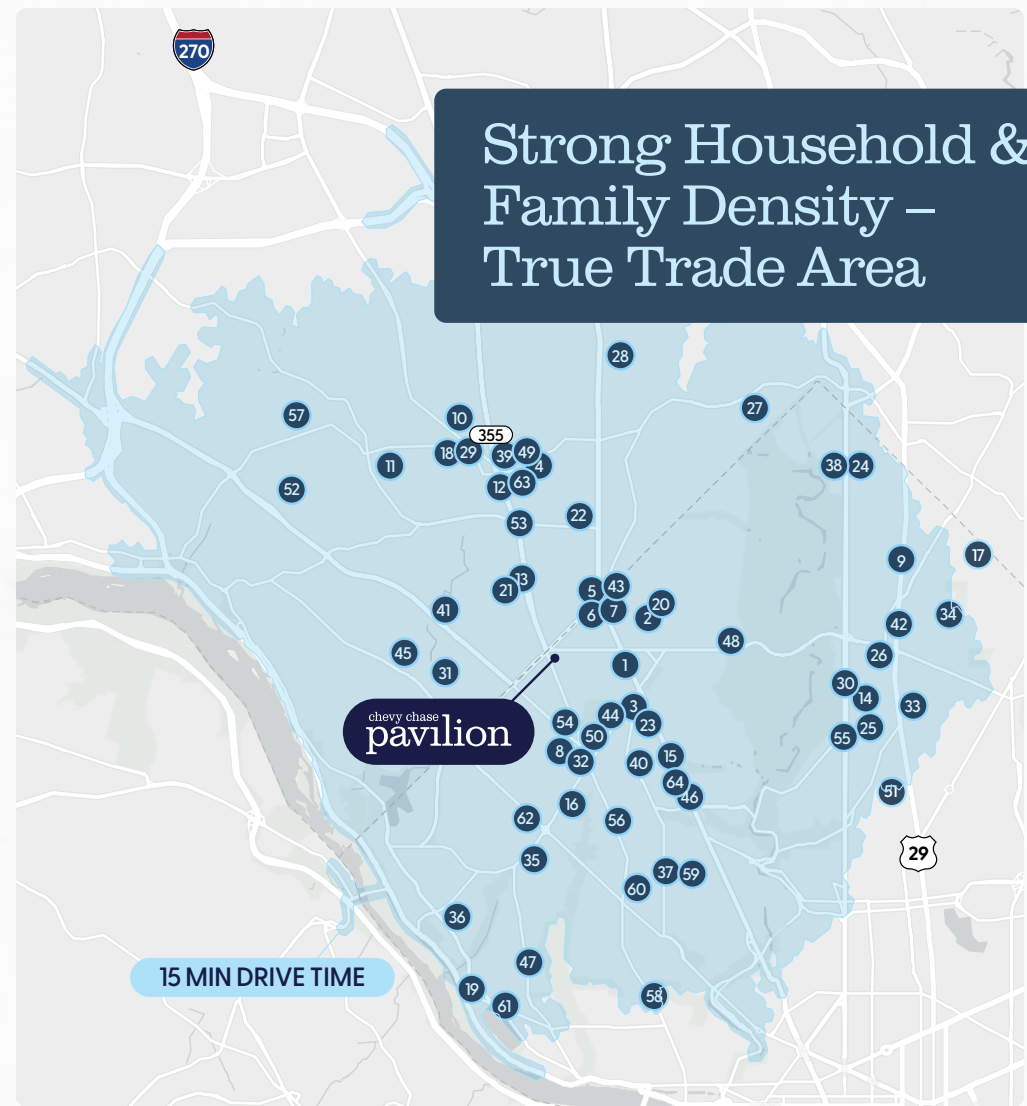
MILITARY RD NW

## METRO RIDERSHIP

**2,910**

FRIENDSHIP HEIGHTS

SCHOOL	TYPE	PRIVATE/ PUBLIC	ENROLLMENT
1	Montessori School of Chevy Chase	Private	56
2	Broad Branch Childrens House	Private	70-90
3	Auguste Montessori School	Private	120-150
4	The Family Academy of Bethesda	Private	80-120
5	All Saints Preschool	Private	60-100
6	CCBC Children's Center	Private	60-120
7	CCPC Nursery School	Private	70-100
8	St. Columba's Nursery School	Private	-60-90
9	Primrose School at The Parks DC	Private	-150-200
10	Primrose School of Downtown Bethesda	Private	-120-160
11	Bethesda Community School	Private	-300-400
12	Georgetown Hill Early School	Private	120
13	Concord Hill School	Private	99
14	Estrellitas Montessori School	Private	-80-120
15	Franklin Montessori School	Private	-80-120
16	National Presbyterian School	Private	-290-300
17	Breakthrough Montessori PCS	Private	-250-300
18	The Bethesda Montessori School Inc	Private	-80-120
19	The River School	Private	-75-85
20	Lafayette Elementary School	Public	933
21	Somerset Elementary School	Public	600-650
22	Chevy Chase Elementary School	Public	427
23	Ben Murch Elementary School	Public	636
24	Shepherd Elementary School	Public	363
25	John Lewis Elementary School	Public	493
26	Brightwood Elementary School	Public	646
27	Rock Creek Forest Elementary School	Public	669
28	North Chevy Chase Elementary School	Public	243
29	Bethesda Elementary School	Public	584
30	Mary McLeod Bethune Day Academy PCS	Public	-400-450
31	Westbrook Elementary School	Public	-600-650
32	Janney Elementary School	Public	-740-780
33	Truesdell Elementary School	Public	-450-500
34	Whittier Elementary School	Public	-300-350
35	Horace Mann Elementary School	Public	-400-450
36	Key Elementary School	Public	-320-350
37	Eaton Elementary School	Public	-470-500
38	Lowell School	Private	320
39	Our Lady of Lourdes School	Private	275
40	Sheridan School	Private	225
41	Washington Episcopal School	Private	313
42	Bridges Academy	Private	-90-120
43	Blessed Sacrament School	Private	508-519
44	Alice Deal Middle School	Public	1,420
45	Westland Middle School	Public	-1,000-1,100
46	Edmund Burke School	Private	285
47	The Field School	Private	-350-370
48	St John's College High School	Private	1,285
49	Bethesda Chevy Chase High School	Public	2,369
50	Jackson-Reed High School	Public	1,994
51	Theodore Roosevelt High School	Public	-650-700
52	Walt Whitman High School	Public	-2,000-2,100
53	Oneness-Family Montessori School	Private	141
54	Georgetown Day School	Private	1,075
55	Parkmont School	Private	68
56	Sidwell Friends	Private	-1,100-1,150
57	Landon School	Private	-700-720
58	British International School of Washington	Private	-500-550
59	Washington International School	Private	-900-1,000
60	St. Albans School	Private	-580-600
61	The Lab School of Washington	Private	-370-400
62	American University	Private	-13,000-14,000
63	DeVry University	Private	-1,000-2,000
64	University of the District of Columbia	Public	-3,500-4,000



# Strong Household & Family Density – True Trade Area

15 MIN DRIVE TIME

15 MIN DRIVE TIME DATA | 2025

TOTAL POPULATION

269,717

AGE 0-9 POPULATION

26,483 (9.87%)

TOTAL HOUSEHOLDS

117,264

ELEMENTARY-HIGH SCHOOL TUITION

\$83.17 M

CHILD CARE SPENDING

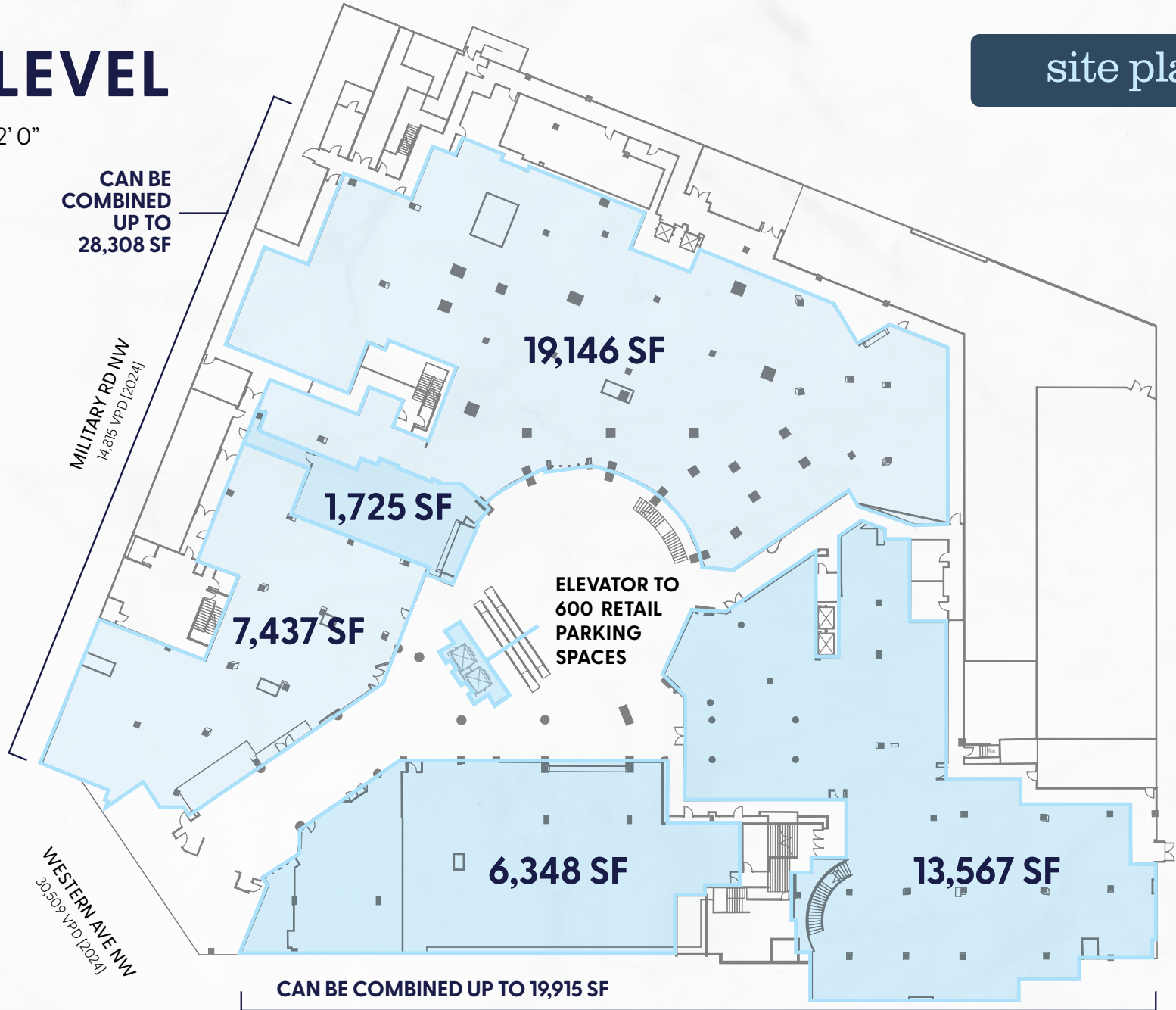
\$163.38 M

# METRO LEVEL

Ceiling Height: 10'6" to 12' 0"

site plan

- Available
- Signed Lease
- At Lease



5335 WISCONSIN AVE NW | WASHINGTON, D.C.



# STREET LEVEL

Ceiling Height: 12' 0"

- Available
- Signed Lease
- At Lease

site plan

JR ANCHOR OPPORTUNITY  
UP TO 14,818 SF



**TRADER JOE'S**  
NOW OPEN

MILITARY RD NW  
14,815 VPD [2024]

WESTERN AVE NW  
30,509 VPD [2024]



WISCONSIN AVE NW  
29,771 VPD [2024]



5335 WISCONSIN AVE NW | WASHINGTON, D.C.

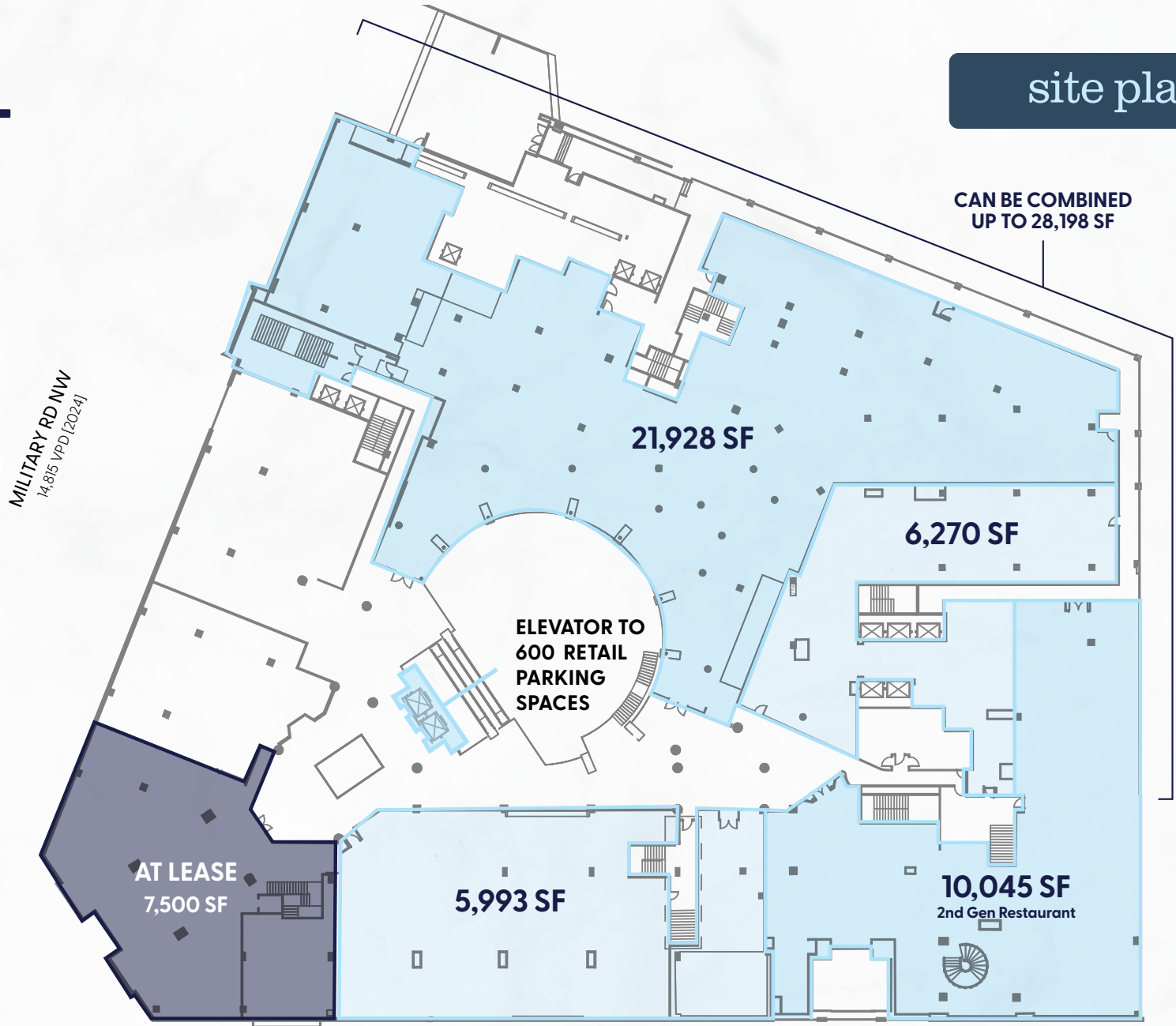


# 2ND LEVEL

Ceiling Height: 10'6" to 12' 0"

site plan

- Available
- Signed Lease
- At Lease



WISCONSIN AVE NW  
29,771 VPD [2024]



5335 WISCONSIN AVE NW | WASHINGTON, D.C.



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