

chevy chase pavilion

SMALL SHOP, RESTAURANT & ANCHOR SPACES AVAILABLE

PRIME CORNER SPACE AVAILABLE

7,006 SF

2,357 SF

TRADER
JOE'S

Space
Available

Reach
new
heights.

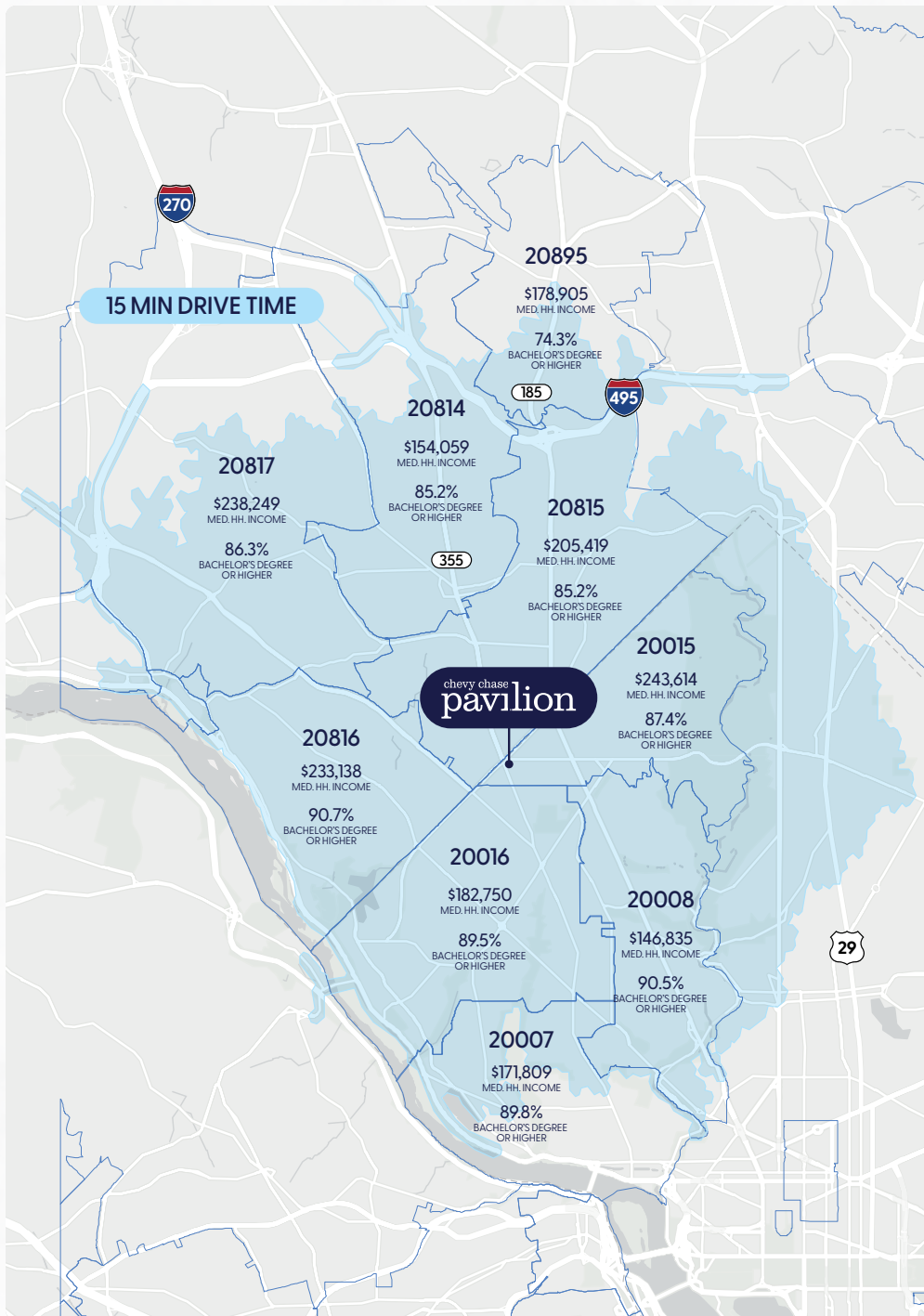


market aerial



demographics

The property is surround by 9 “Super Zips” - zip codes whose population falls within the 95th percentile in weighted averagemedian 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

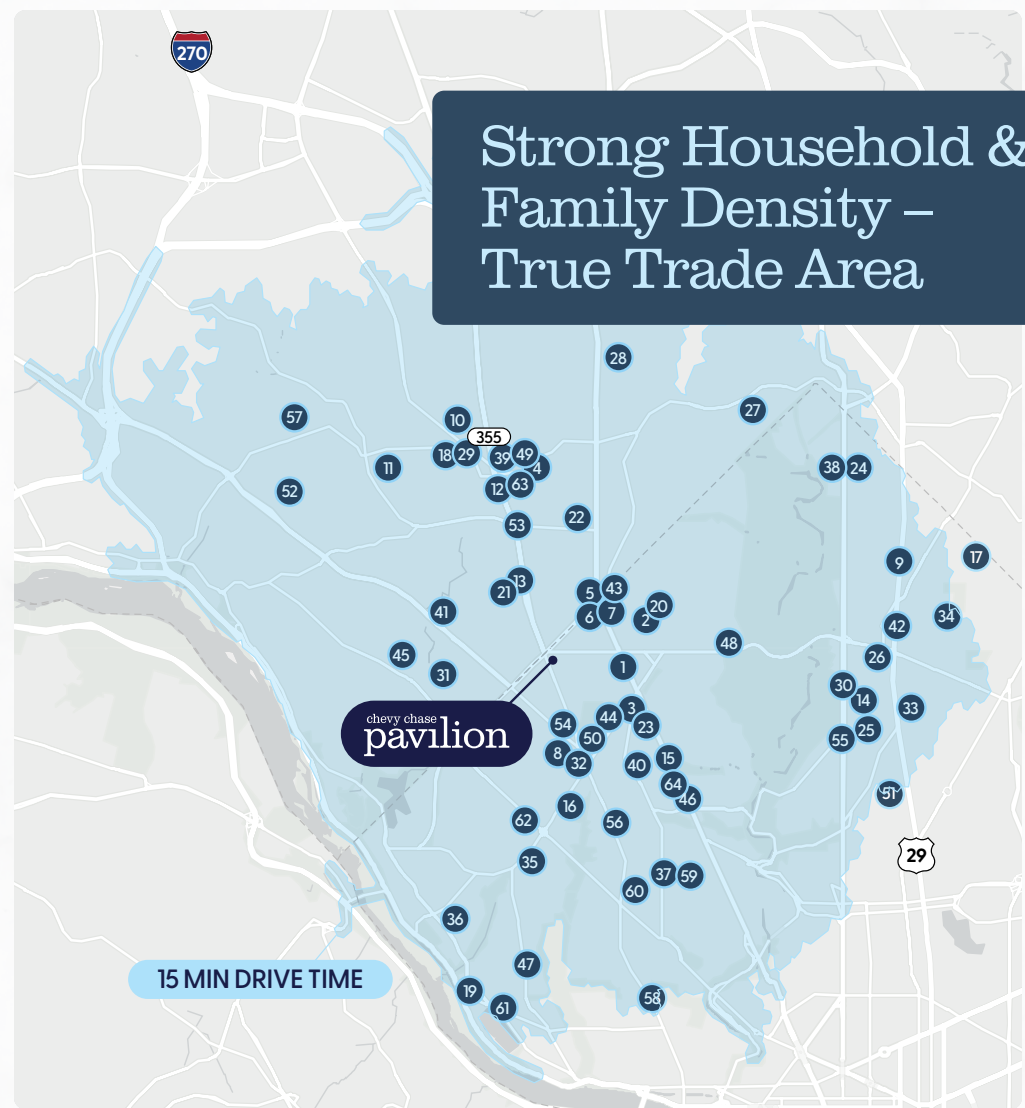
29,771
WISCONSIN AVE NW

14,815
MILITARY RD NW

METRO RIDERSHIP

2,910
FRIENDSHIP HEIGHTS

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



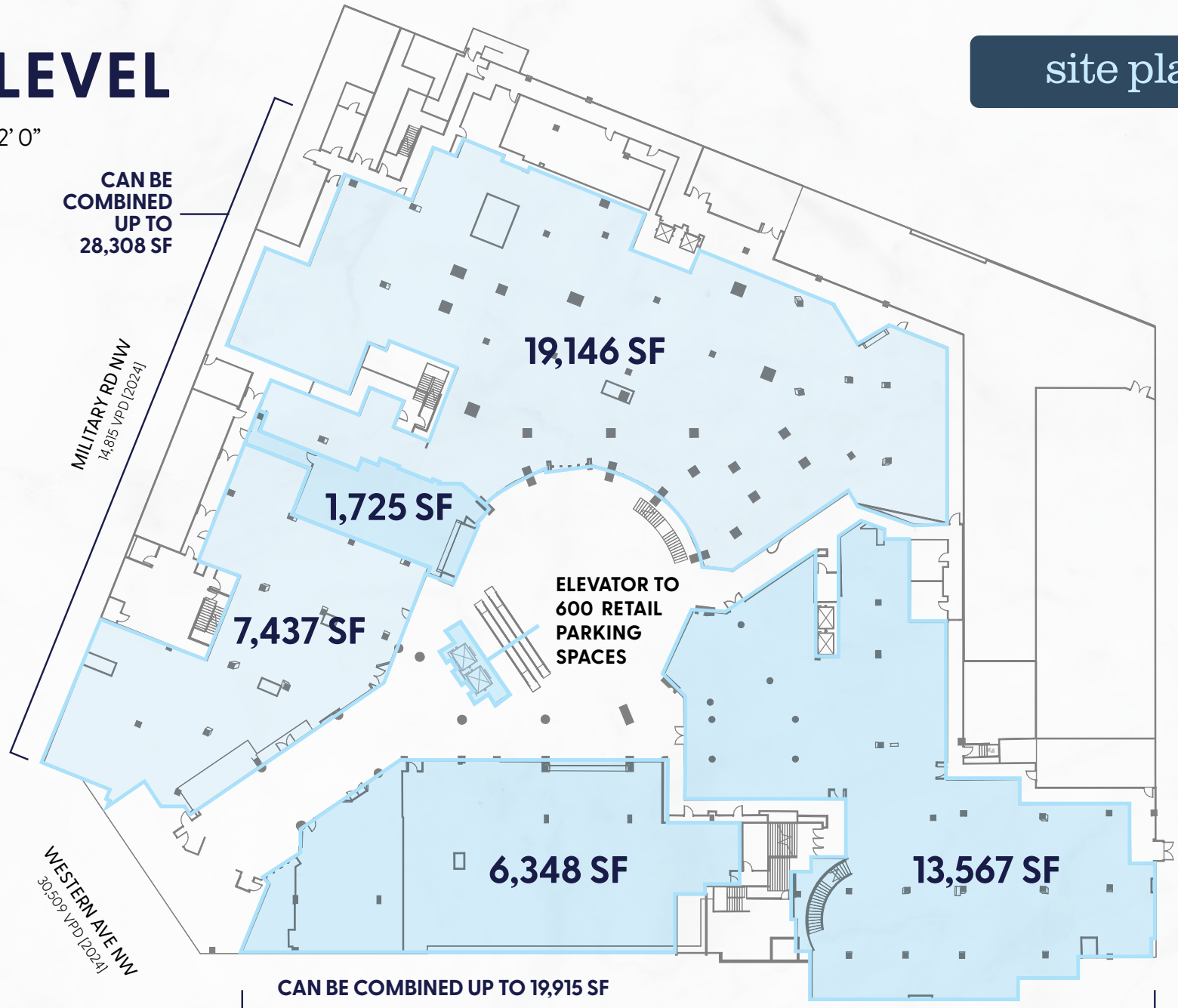
15 MIN DRIVE TIME DATA 2025		
TOTAL POPULATION	AGE 0-9 POPULATION	TOTAL HOUSEHOLDS
269,717	26,483 (9.87%)	117,264
ELEMENTARY-HIGH SCHOOL TUITION	CHILD CARE SPENDING	
\$83.17 M	\$163.38 M	

METRO LEVEL

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

site plan

- Available
- Signed Lease
- At Lease



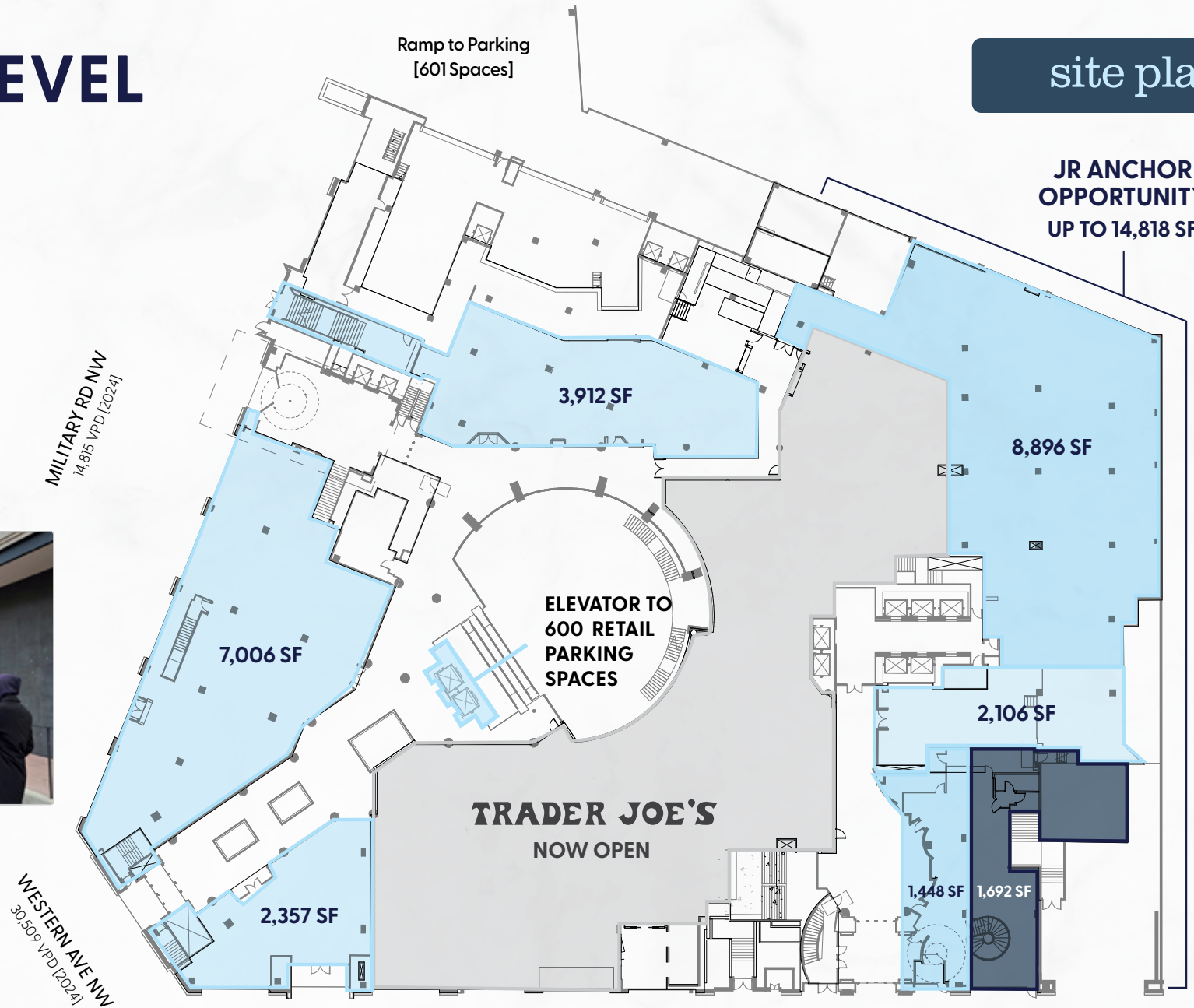
STREET LEVEL

Ceiling Height: 12' 0"

- Available
- Signed Lease
- At Lease

site plan

JR ANCHOR
OPPORTUNITY
UP TO 14,818 SF



WISCONSIN AVE NW
29,771 VPD [2024]



2ND LEVEL

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

- Available
- Signed Lease
- At Lease

site plan

MILITARY RD NW
14,815 VPD [2024]

CAN BE COMBINED
UP TO 28,198 SF

21,928 SF

6,270 SF

ELEVATOR TO
600 RETAIL
PARKING
SPACES

JUST SIGNED

salons by



5,993 SF

10,045 SF
2nd Gen Restaurant



WISCONSIN AVE NW
29,771 VPD [2024]



chevy chase pavilion

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