

# INTRODUCING



2825

*Wilson Boulevard*  
Arlington, Virginia



An iconic Building part of the neighborhood's urban fabric and the centerpoint of activity in Arlington, **2825 Wilson Boulevard** sits at the heart of the Clarendon Virginia Market.

# 2825 Wilson Boulevard Arlington, Virginia

Walkscore  
**96**

Bikescore  
**84**

**4** Miles  
to  
Washington, DC

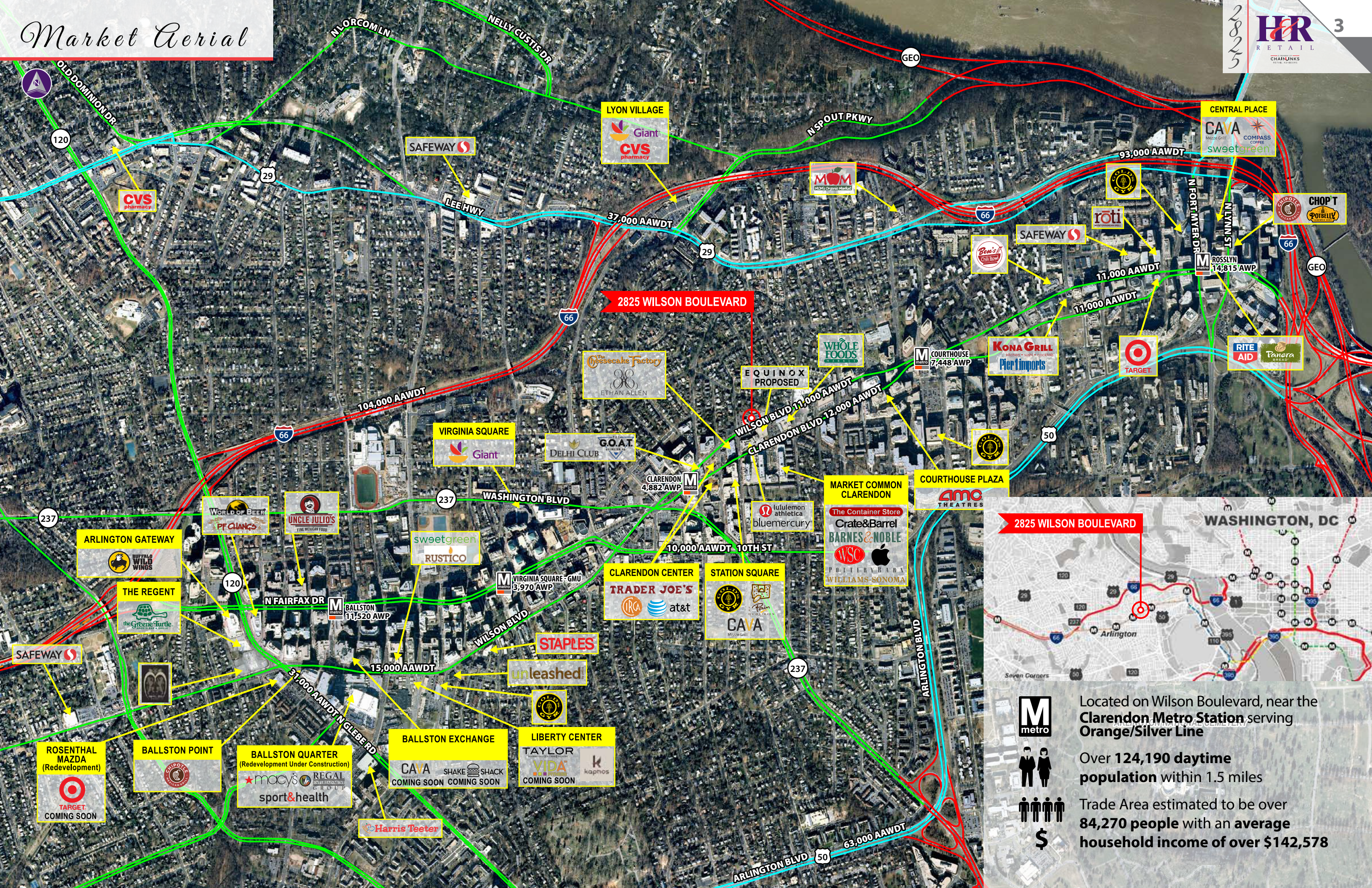
**\$142,578**  
Average  
Household  
Income

**3,533**  
Parking  
Spaces





# Market Aerial



**M**  
 metro

Located on Wilson Boulevard, near the **Clarendon Metro Station** serving Orange/Silver Line

**Over 124,190 daytime population** within 1.5 miles

**Trade Area estimated to be over 84,270 people** with an average household income of over **\$142,578**

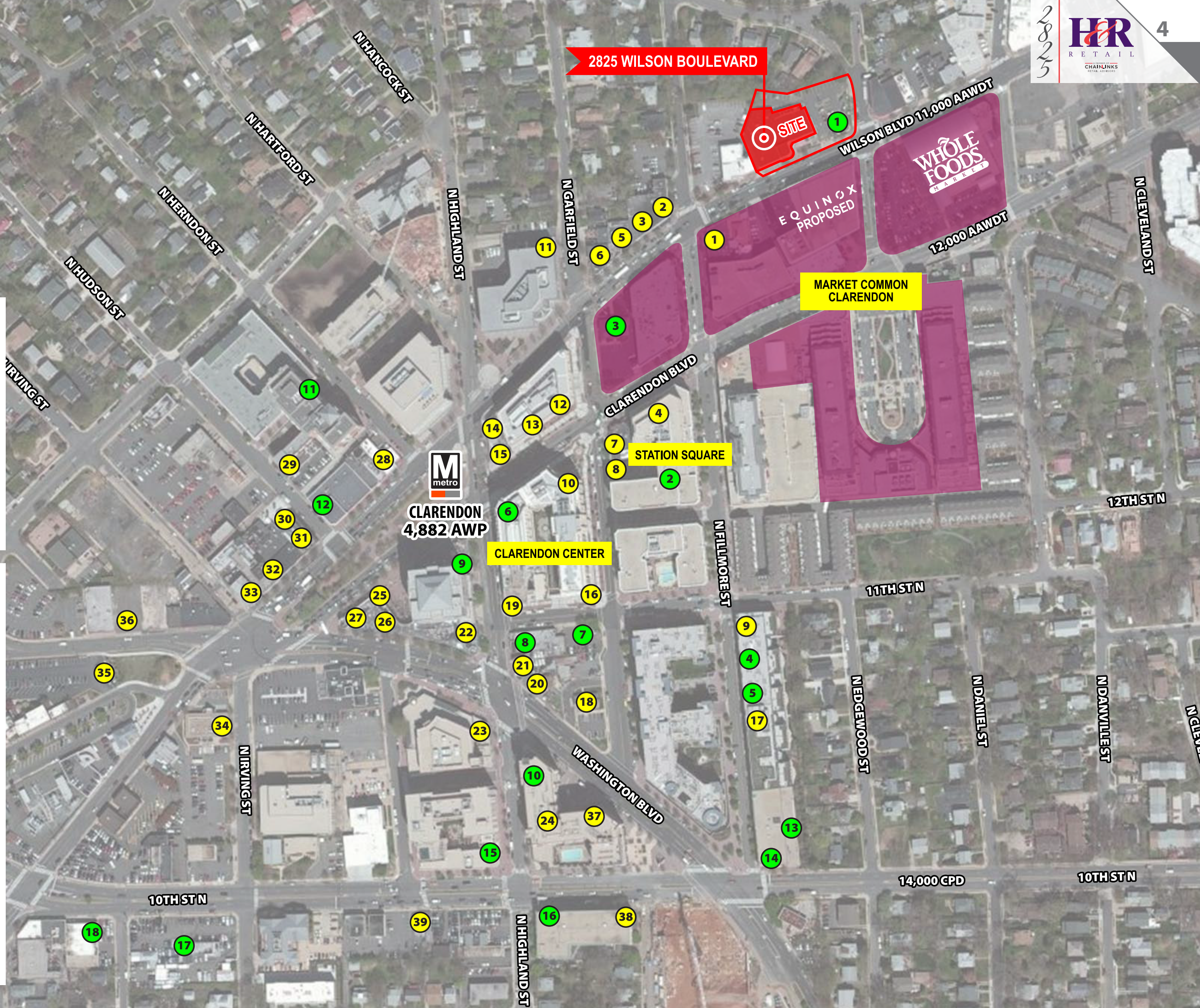


# Development Map

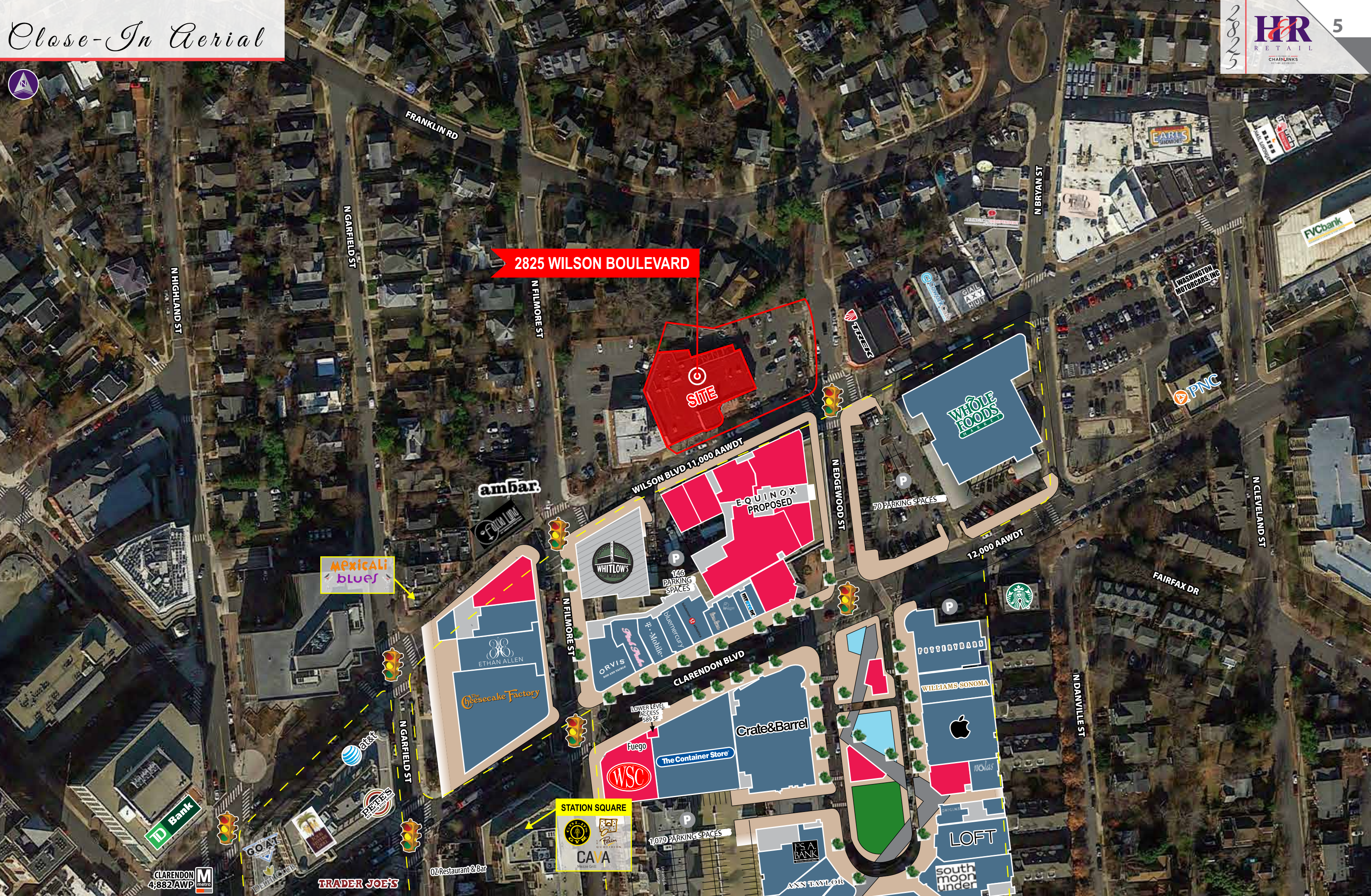


CONVENIENCE & RETAIL	
1. SITE	12. CVS
2. GOLD'S GYM	13. EXTRA SPACE
3. VIRGINIA COMMERCE BANK	14. ABC
4. REVOLVE	15. MAIN STREET BANK
5. EDGE SALON AND SPA	16. SIGNS BY TOMORROW
6. TRADER JOE'S	17. WBM OF ARLINGTON
7. PURE BARRE	18. GOODYEAR
8. DOWN DOG YOGA	19. SMITTEN
9. PACERS	20. 21 NAIL LOUNGE
10. 7 ELEVEN	21. SPARK YOGA
11. LA BOXING	22. NATURAL MARKET

RESTAURANTS	
1. WHITLOWS ON WILSON	21. PEET'S COFFEE & TEA
2. WILSON BOULEVARD GRILL	22. MISTER DAYS
3. FACCIA LUNA	23. LYON HALL
4. LE PAIN QUOTIDIEN	24. MOBY DICK'S
5. RI-RA	25. BRONX PIZZA
6. MEXICALI BLUES	26. SOBE
7. CAVA MEZZE	27. MAD ROSE TAVERN
8. OZ	28. GOODY'S
9. GREEN PIG BISTRO	29. NAM VIET
10. CIRCA AT CLARENDON	30. EVENTIDE
11. HUNAN ONE	31. SPIDER KELLY'S
12. PETE'S NEW HAVEN PIZZA	32. CLARENDON BALLROOM
13. FOUR SISTERS GRILL	33. LIBERTY TAVERN
14. THE GOAT	34. SILVER DINER
15. DELHI CLUB	35. NORTHSIDE SOCIAL
16. SOUTH BLOCK SMOOTHIE	36. O'SULLIVAN'S
17. SCREWTOP	37. OBY LEE
18. BOWL'D	38. SUBWAY
19. CLARENDON GRILL	39. JAY'S SALOON & GRILL
20. CITIZEN BURGER	40. BON CHON CHICKEN







**2825 WILSON BOULEVARD**

**SITE**

WILSON BLVD 11,000 AAWDT

EQUINOX PROPOSED

**WHOLE FOODS**

70 PARKING SPACES

12,000 AAWDT

126 PARKING SPACES

ambar

Mexicali blues

WHITLOW'S

ORVIS

Clarendon BLVD

LOWER LEVEL ACCESS 589 SE

Fuego

The Container Store

Crate&Barrel

POTTERY BARN

WILLIAMS-SONOMA

Apple

nola's

STATION SQUARE

CAVA

1,079 PARKING SPACES

LOFT

south moon under

ANN TAYLOR

N HIGHLAND ST

N GARFIELD ST

N FILMORE ST

N EDGEWOOD ST

N BRYAN ST

N CLEVELAND ST

N DANVILLE ST

FRANKLIN RD

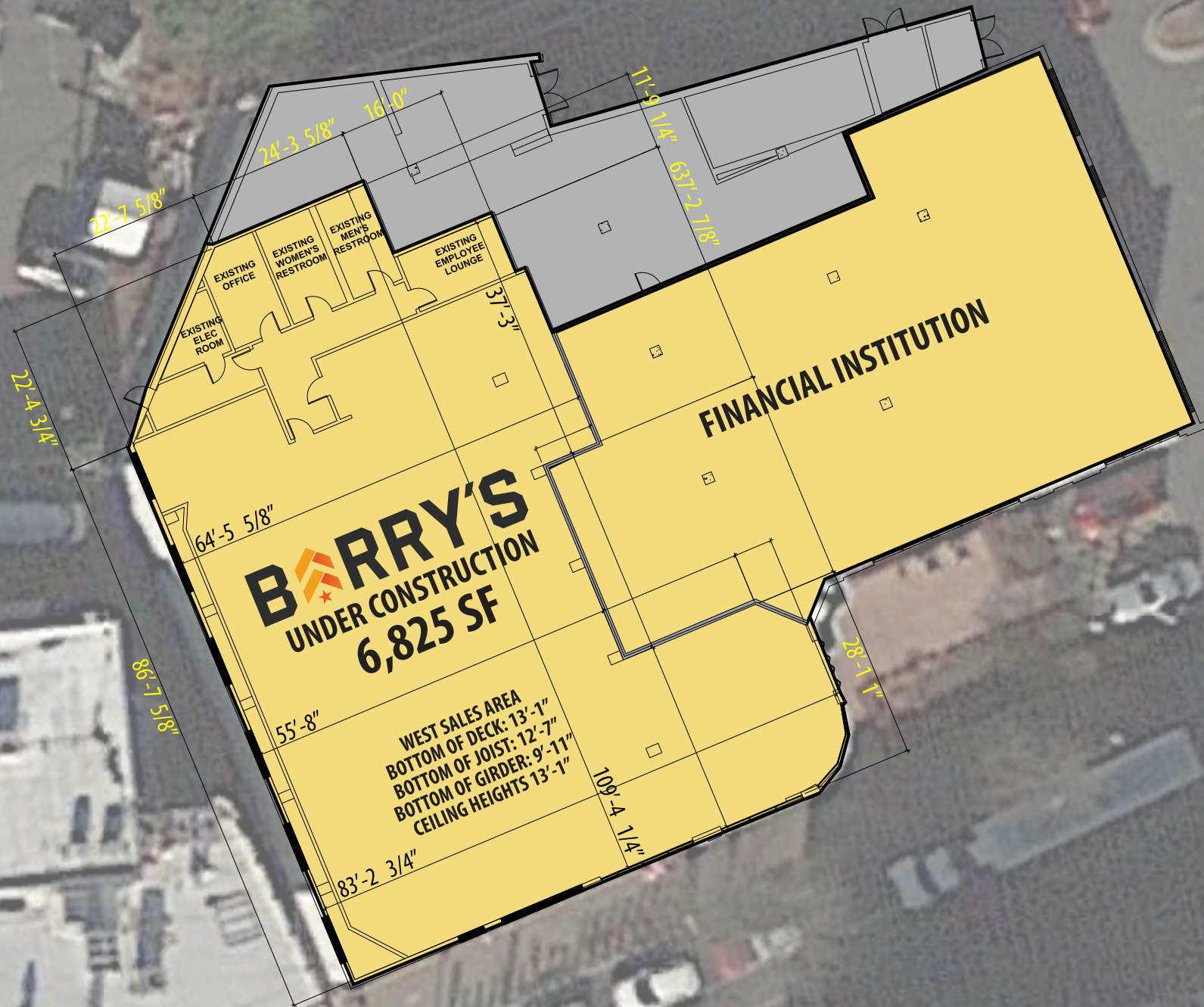
FAIRFAX DR

CLARENDON 4:882/AWP

TRADER JOE'S

OZ Restaurant & Bar





EDGE WOOD ST

WILSON BLVD



EQUINOX  
PROPOSED

LEASED AVAILABLE



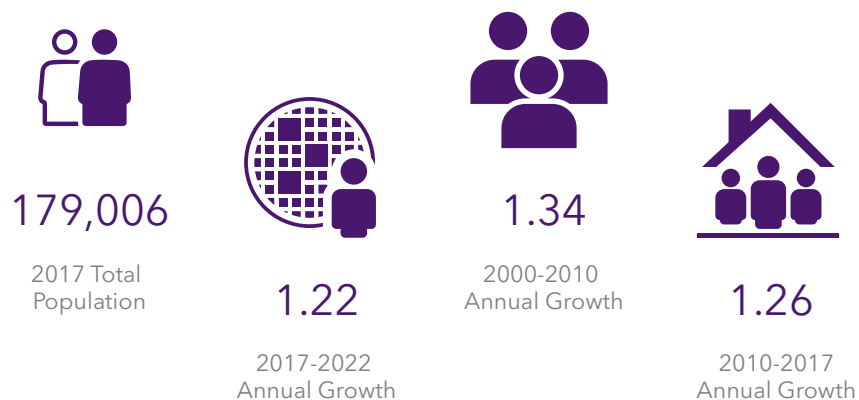




# Psychographic Profile

2019 and 2024 Esri Forecasts. Converted Census 2000 data into 2010 geography  
 Lat/Lon: 38.88923/-77.09252

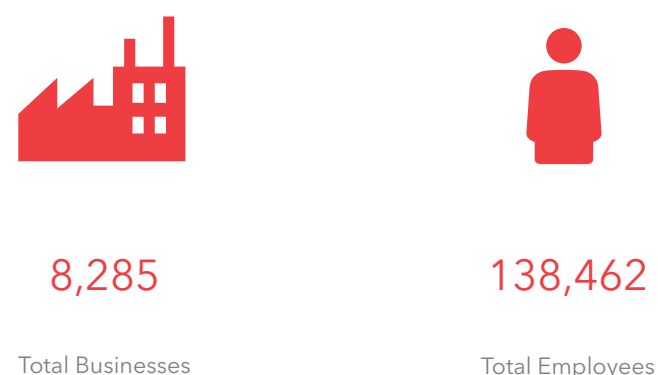
## POPULATION (10 MIN DRIVE TIME)



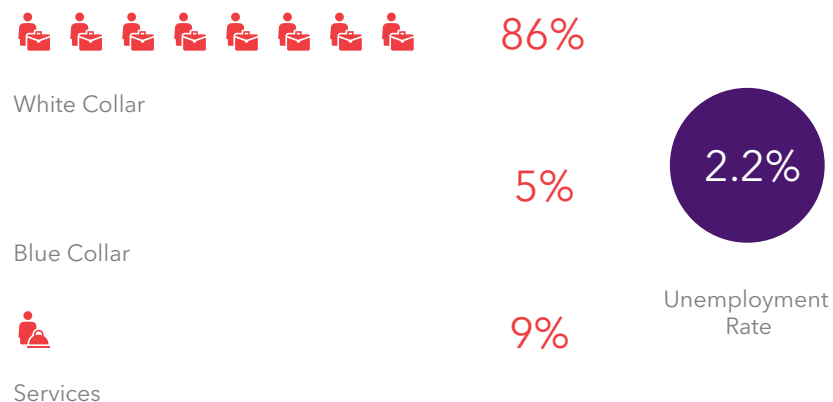
## INCOME (10 MIN DRIVE TIME)



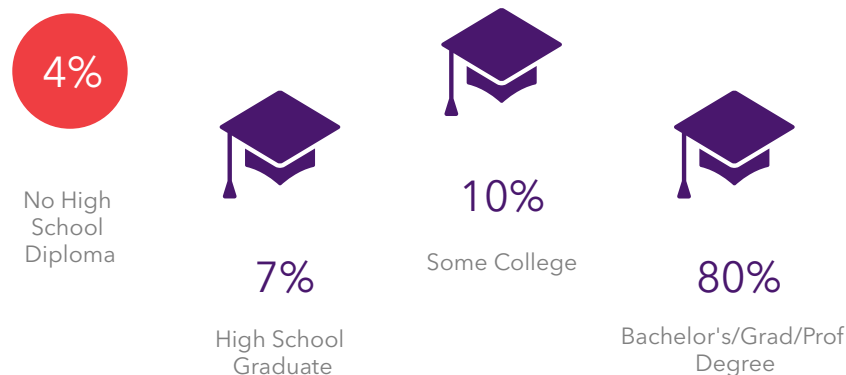
## BUSINESS (10 MIN DRIVE TIME)



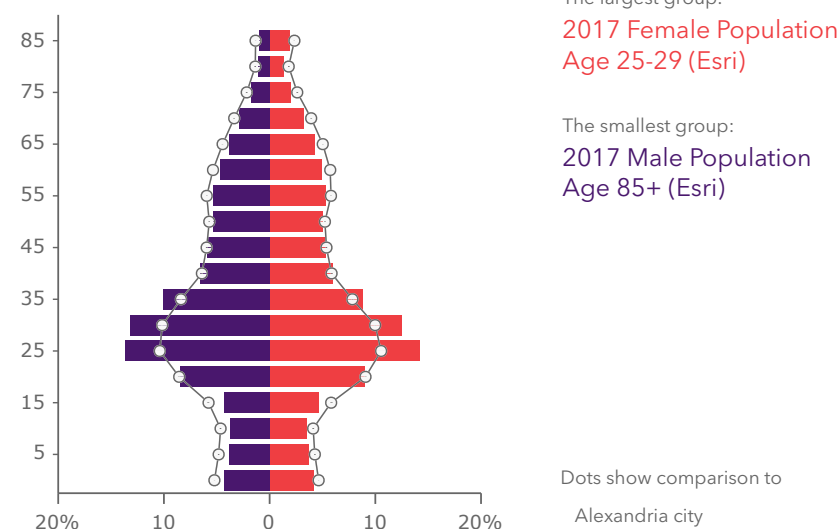
## EMPLOYMENT (10 MIN DRIVE TIME)



## EDUCATION (10 MIN DRIVE TIME)



## Age Pyramid (10 MIN DRIVE TIME)



## Tapestry Segments (10 MIN DRIVE TIME)

<b>3B</b> <b>Metro Renters</b> 35,410 households	<b>41%</b> of Households
<b>3A</b> <b>Laptops and Lattes</b> 20,608 households	<b>24%</b> of Households
<b>1A</b> <b>Top Tier</b> 8,129 households	<b>9%</b> of Households

### Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

### Laptops and Lattes

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

### Top Tier

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.



# Demographic Profile

2019 and 2024 Esri Forecasts. Converted Census 2000 data into 2010 geography  
 Lat/Lon: 38.88923/-77.09252

**.5 MILES      1 MILE      1.5 MILES**

**POPULATION SUMMARY**

2000 Total Population	8,433	34,123	65,171
2010 Total Population	13,209	43,814	76,632
<b>2019 Total Population</b>	<b>15,248</b>	<b>50,120</b>	<b>87,582</b>
2019 Group Quarters	126	1,574	1,689
2024 Total Population	15,931	53,678	93,895
2019-2024 Annual Rate	0.88%	1.38%	1.40%
<b>2019 Total Daytime Population</b>	<b>26,666</b>	<b>61,457</b>	<b>143,703</b>
Workers	23,478	49,952	120,324
Residents	3,188	11,505	23,379

**2019 POPULATION BY AGE**

Population Age 0 - 4	4.5%	3.7%	3.9%
Population Age 5 - 9	3.2%	2.8%	3.0%
Population Age 10 - 14	2.3%	2.3%	2.6%
Population Age 15 - 24	7.3%	9.9%	9.7%
Population Age 25 - 34	38.3%	36.8%	34.6%
Population Age 35 - 44	20.6%	18.0%	17.2%
Population Age 45 - 54	9.5%	9.7%	10.0%
Population Age 55 - 64	7.9%	8.3%	9.2%
Population Age 65 - 74	4.5%	5.4%	6.1%
Population Age 75 - 84	1.4%	2.1%	2.5%
Population Age 85 +	0.6%	1.0%	1.2%
Population Age 18 +	89.0%	89.7%	88.9%
<b>Median Age</b>	<b>33.6</b>	<b>33.5</b>	<b>33.8</b>

**2019 POPULATION BY SEX**

Male Population	7,809	25,953	45,114
Female Population	7,439	24,167	42,468

**2019 POPULATION BY RACE/ETHNICITY**

White Alone	76.7%	74.6%	72.2%
Black Alone	3.8%	5.8%	6.0%
American Indian Alone	0.2%	0.2%	0.4%
Asian Alone	11.3%	12.2%	12.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.7%	3.0%	4.6%
Two or More Races	4.2%	4.1%	4.2%
Hispanic Origin	11.6%	10.5%	13.1%
Diversity Index	52.1	53.4	58.2

**.5 MILES      1 MILE      1.5 MILES**

**2019 POPULATION 15+ BY MARITAL STATUS**

Total Population 15+	13,728	45,658	79,239
Never Married	54.9%	55.3%	52.6%
Married	38.3%	36.5%	38.4%
Widowed	1.0%	1.7%	2.0%
Separated or Divorced	5.7%	6.5%	7.0%

**2019 POPULATION 25+ BY EDUCATIONAL ATTAINMENT**

Total	12,616	40,703	70,723
Less than 9th Grade	1.7%	1.6%	1.8%
9th - 12th Grade, No Diploma	0.8%	1.2%	1.5%
High School Graduate	3.2%	4.1%	4.6%
GED/Alternative Credential	0.3%	0.7%	0.7%
Some College, No Degree	3.0%	5.5%	6.0%
Associate Degree	2.1%	2.6%	2.6%
Bachelor's Degree	38.6%	38.4%	38.7%
Graduate/Professional Degree	50.3%	46.0%	44.0%

**HOUSEHOLDS SUMMARY**

2000 Households	4,545	16,849	32,859
2000 Average Household Size	1.83	1.87	1.90
2010 Households	7,128	23,009	39,946
2010 Average Household Size	1.84	1.84	1.88
<b>2019 Households</b>	<b>8,100</b>	<b>26,332</b>	<b>45,561</b>
2019 Average Household Size	1.87	1.84	1.89
2024 Households	8,396	28,148	48,719
2024 Average Household Size	1.88	1.85	1.89
2019-2024 Annual Rate	0.72%	1.34%	1.35%
2010 Families	2,260	7,246	13,038
2010 Average Family Size	2.69	2.67	2.73
2019 Families	2,609	8,244	14,709
2019 Average Family Size	2.71	2.67	2.73
2024 Families	2,739	8,795	15,670
2024 Average Family Size	2.72	2.68	2.74
2019-2024 Annual Rate	0.98%	1.30%	1.27%

**HOUSING UNIT SUMMARY**

<b>2019 Housing Units</b>	<b>8,573</b>	<b>27,991</b>	<b>48,684</b>
Owner Occupied Housing Units	26.5%	28.8%	31.6%
Renter Occupied Housing Units	68.0%	65.2%	62.0%
Vacant Housing Units	5.5%	5.9%	6.4%

**.5 MILES      1 MILE      1.5 MILES**

**2019 HOUSEHOLDS BY INCOME**

<\$15,000	3.0%	3.9%	5.6%
\$15,000 - \$24,999	1.6%	2.2%	2.8%
\$25,000 - \$34,999	1.8%	2.3%	2.8%
\$35,000 - \$49,999	3.7%	4.8%	5.4%
\$50,000 - \$74,999	8.4%	11.0%	11.3%
\$75,000 - \$99,999	8.3%	12.1%	12.1%
\$100,000 - \$149,999	23.7%	23.7%	22.4%
\$150,000 - \$199,999	16.9%	13.8%	13.8%
\$200,000+	32.6%	26.1%	23.8%
<b>Average Household Income</b>	<b>\$201,337</b>	<b>\$172,548</b>	<b>\$163,334</b>
Median Household Income	\$148,296	\$123,276	\$117,259
Per Capita Income	\$106,319	\$91,030	\$85,248

**2019 OWNER OCCUPIED HOUSING UNITS BY VALUE**

Total	2,268	8,063	15,363
<\$50,000	0.6%	0.5%	0.4%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.2%	0.1%	0.3%
\$150,000 - \$199,999	0.0%	0.3%	0.8%
\$200,000 - \$249,999	0.3%	0.7%	2.0%
\$250,000 - \$299,999	0.5%	3.7%	3.7%
\$300,000 - \$399,999	2.8%	8.9%	9.9%
\$400,000 - \$499,999	10.5%	11.4%	10.7%
\$500,000 - \$749,999	26.6%	26.4%	26.5%
\$750,000 - \$999,999	23.4%	25.9%	25.0%
\$1,000,000 +	22.6%	16.8%	15.0%
<b>Average Home Value</b>	<b>\$939,753</b>	<b>\$789,392</b>	<b>\$774,190</b>

**2019 EMPLOYED POPULATION 16+ BY INDUSTRY**

Total	12,109	37,934	63,810
Agriculture/Mining	0.0%	0.2%	0.1%
Construction	4.4%	3.0%	3.0%
Manufacturing	2.6%	2.1%	2.1%
Wholesale Trade	0.7%	0.9%	1.0%
Retail Trade	2.0%	3.0%	3.2%
Transportation/Utilities	1.2%	1.2%	1.3%
Information	2.4%	2.9%	3.1%
Finance/Insurance/Real Estate	9.5%	8.3%	7.7%
Services	57.4%	61.1%	61.6%
Public Administration	19.8%	17.2%	16.8%

**.5 MILES      1 MILE      1.5 MILES**

**2019 EMPLOYED POPULATION 16+ BY OCCUPATION**

<b>White Collar</b>	<b>89.1%</b>	<b>89.4%</b>	<b>87.6%</b>
Management/Business/Financial	37.4%	36.5%	35.3%
Professional	41.3%	39.8%	38.5%
Sales	5.0%	6.6%	6.7%
Administrative Support	5.5%	6.5%	7.1%
Services	6.8%	7.6%	9.1%
<b>Blue Collar</b>	<b>4.1%</b>	<b>3.0%</b>	<b>3.3%</b>
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	2.6%	1.4%	1.3%
Installation/Maintenance/Repair	0.0%	0.4%	0.3%
Production	0.3%	0.3%	0.6%
Transportation/Material Moving	1.2%	0.8%	1.0%

**2019 CONSUMER SPENDING**

Apparel & Services: Total \$	\$41,935,044	\$118,794,108	\$193,224,839
Average Spent	\$5,177.17	\$4,511.40	\$4,241.01
Education: Total \$	\$32,283,488	\$87,296,312	\$144,247,307
Average Spent	\$3,985.62	\$3,315.22	\$3,166.03
Entertainment/Recreation: Total \$	\$57,727,864	\$161,240,326	\$263,972,902
Average Spent	\$7,126.90	\$6,123.36	\$5,793.83
Food at Home: Total \$	\$91,873,091	\$263,382,856	\$429,163,047
Average Spent	\$11,342.36	\$10,002.39	\$9,419.53
Food Away from Home: Total \$	\$70,966,427	\$203,047,294	\$329,729,767
Average Spent	\$8,761.29	\$7,711.05	\$7,237.11
Health Care: Total \$	\$92,518,247	\$262,247,437	\$428,999,849
Average Spent	\$11,422.01	\$9,959.27	\$9,415.94
HH Furnishings & Equipment: Total \$	\$36,820,036	\$105,138,605	\$171,230,070
Average Spent	\$4,545.68	\$3,992.81	\$3,758.26
Personal Care Products & Services: Total \$	\$15,755,362	\$45,234,070	\$73,583,472
Average Spent	\$1,945.11	\$1,717.84	\$1,615.05
Shelter: Total \$	\$370,003,648	\$1,031,487,761	\$1,690,961,318
Average Spent	\$45,679.46	\$39,172.40	\$37,114.23
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$43,720,857	\$117,593,694	\$193,748,753
Average Spent	\$5,397.64	\$4,465.81	\$4,252.51
Travel: Total \$	\$41,285,922	\$112,901,103	\$186,368,913
Average Spent	\$5,097.03	\$4,287.60	\$4,090.54
Vehicle Maintenance & Repairs: Total \$	\$18,509,017	\$55,215,944	\$89,233,522
Average Spent	\$2,285.06	\$2,096.91	\$1,958.55



# 2825 Wilson Boulevard

Arlington, Virginia



For Retail Leasing Information,  
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