

**COURTHOUSE**  
WEST

Anchor and Restaurant  
Space Available



# PROJECT

CRC Companies and H&R Retail are proud to present Courthouse West, a new mixed-use development in the heart of the retail corridor of Clarendon, VA. Courthouse West contains a flagship retail and restaurant opportunity in one of the best edge cites in the Washington, DC metropolitan area.

## LOCATION

- Situated between Wilson Boulevard (westbound) and Clarendon Boulevard (eastbound) at N. Danville St, Clarendon West is next to a highly successful Whole Foods Market and catty-corner from The Crossing Clarendon, Arlington’s premier retail, residential and office project.
- Located equidistant between the Clarendon and Courthouse Metro stations on DC Metro’s Orange Line.
- Retailers within 2 blocks:

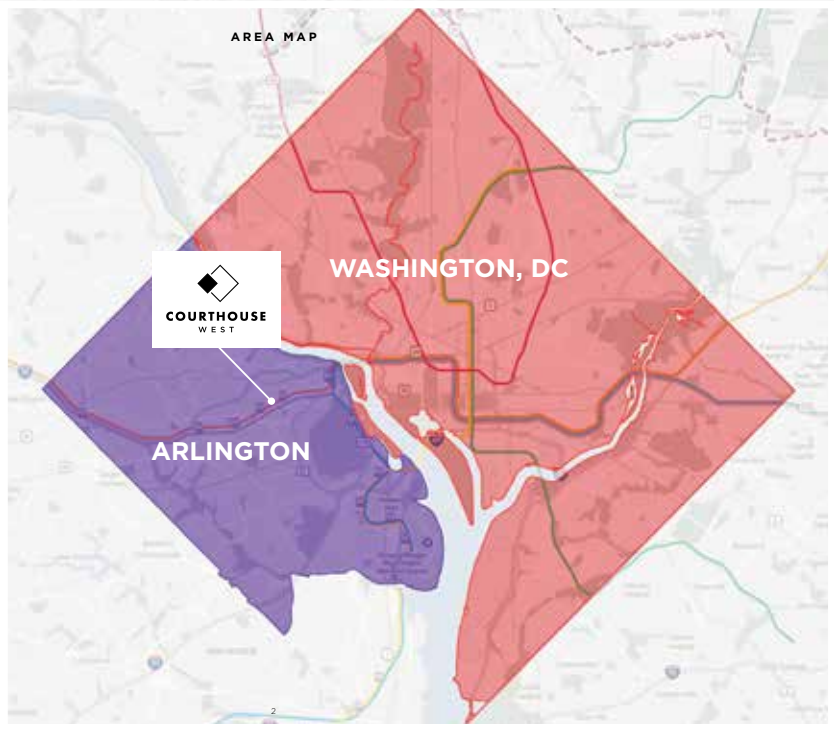
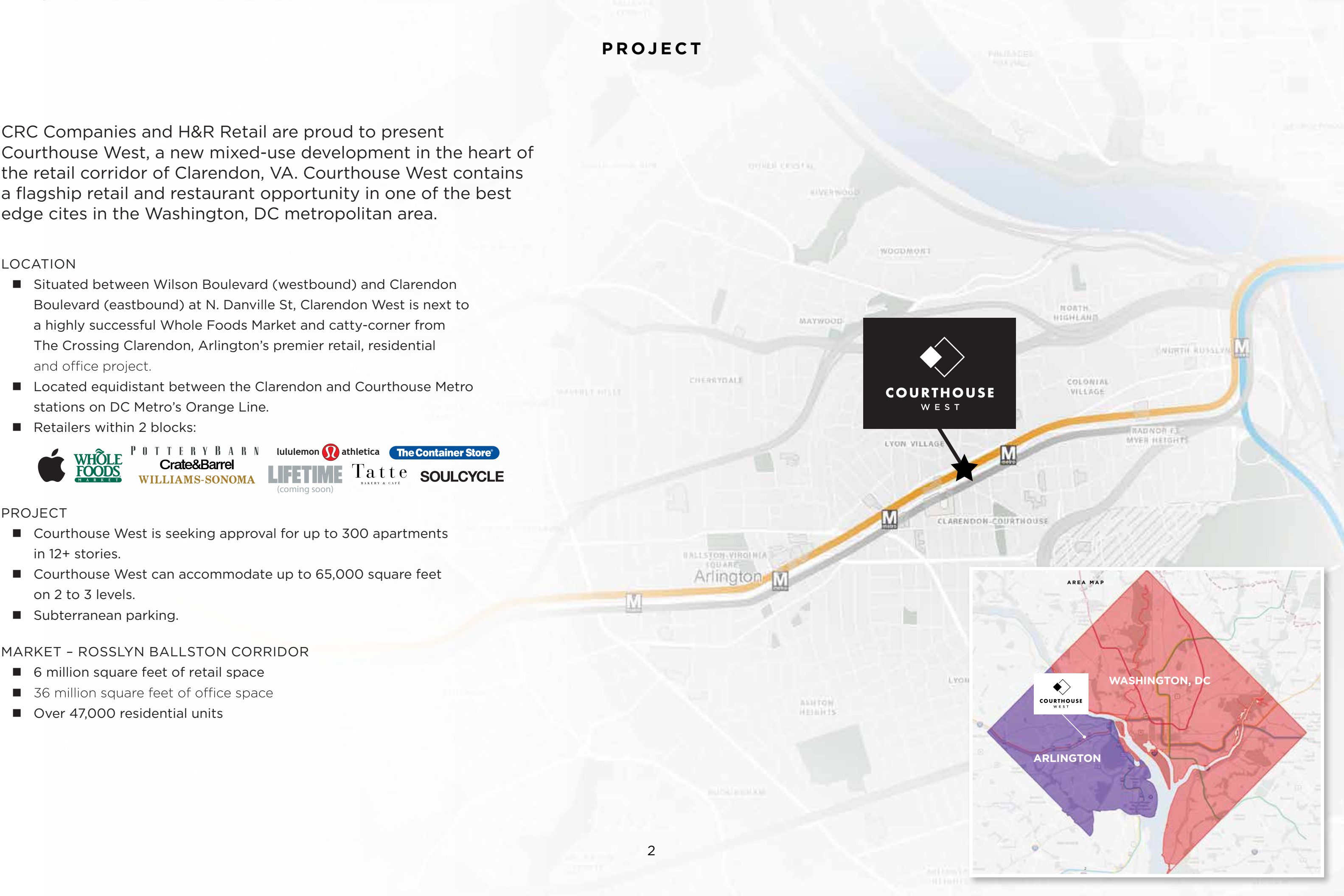


## PROJECT

- Courthouse West is seeking approval for up to 300 apartments in 12+ stories.
- Courthouse West can accommodate up to 65,000 square feet on 2 to 3 levels.
- Subterranean parking.

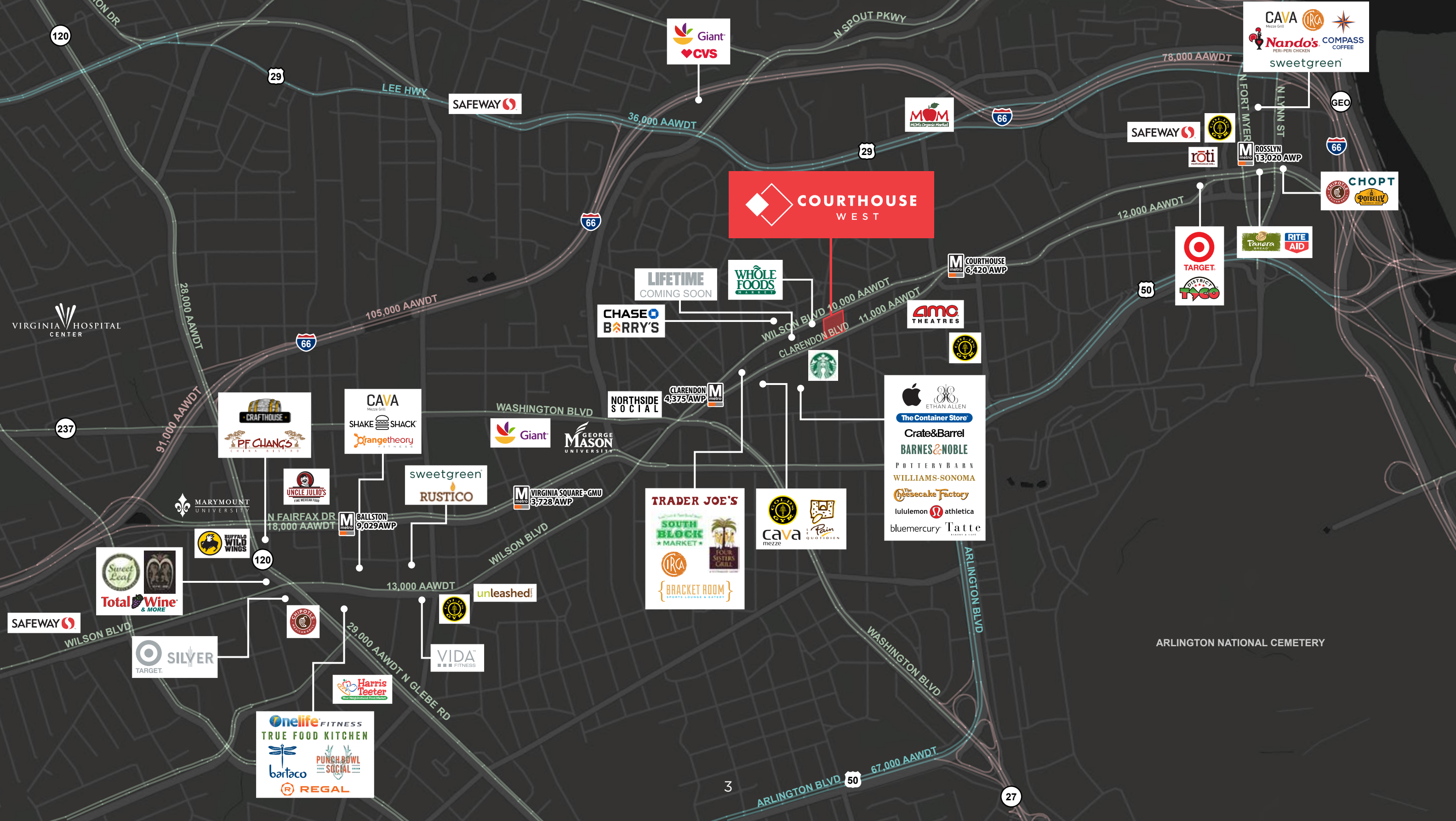
## MARKET - ROSSLYN BALLSTON CORRIDOR

- 6 million square feet of retail space
- 36 million square feet of office space
- Over 47,000 residential units





MARKET AERIAL





SITE PLAN

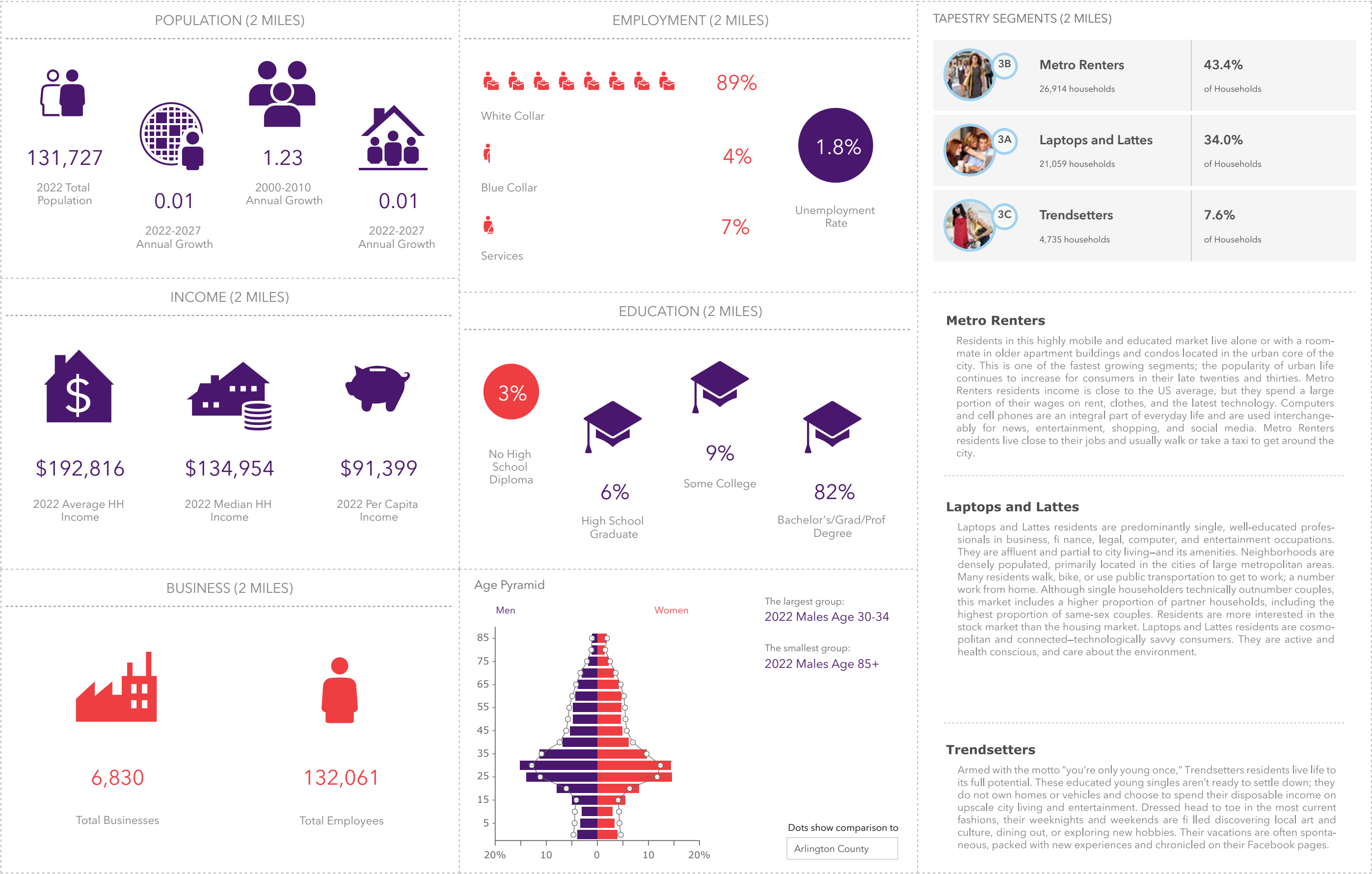


  
CLARENDON  
4,832 AWP

TRADER JOE'S



DEMOGRAPHICS



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.

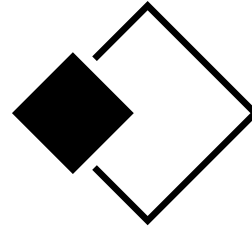
Laptops and Lattes

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.

Trendsetters

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.





# **COURTHOUSE**

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