



mazza

5300 WISCONSIN AVE, NW
WASHINGTON, DC

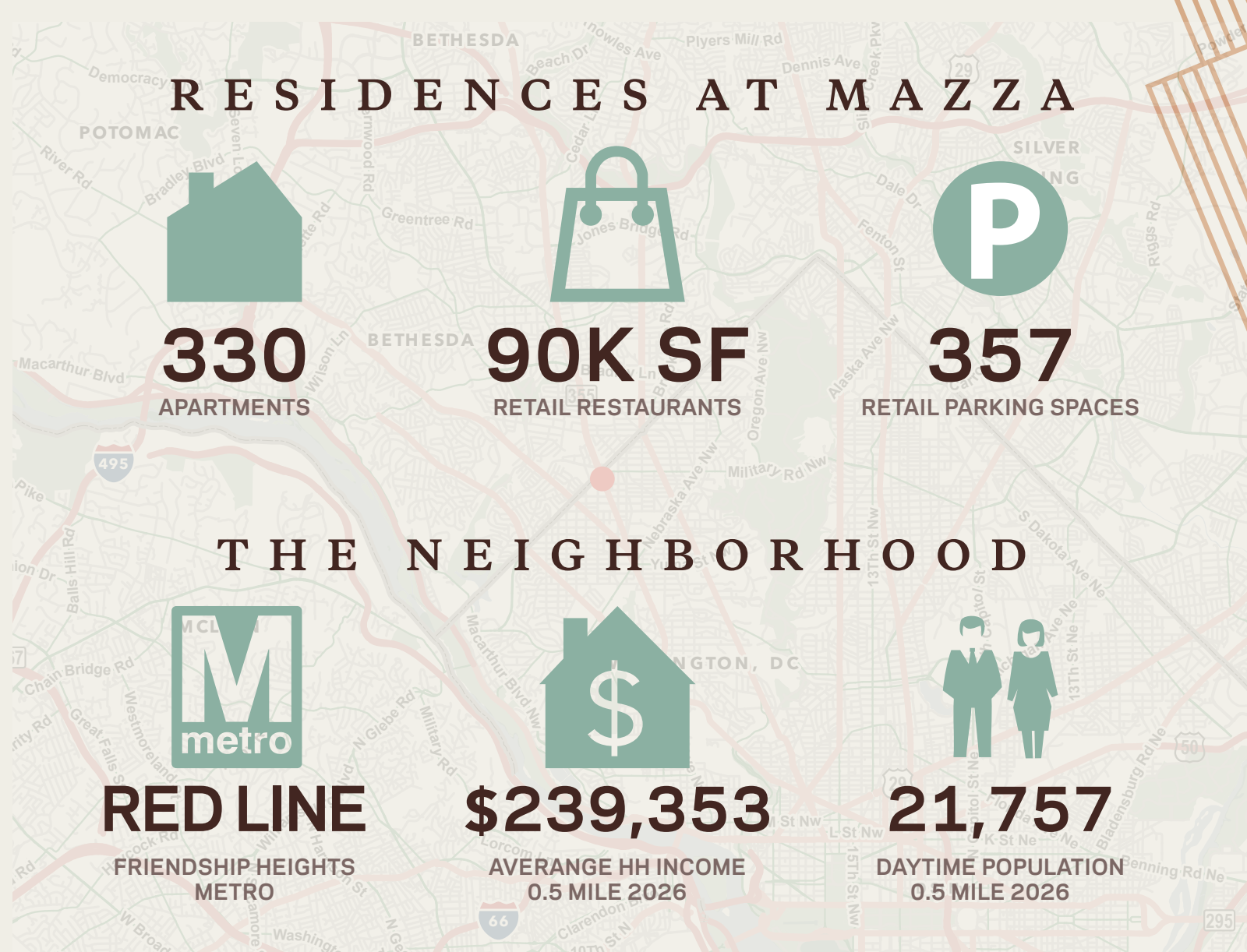
Total Wine®
& MORE
NOW OPEN



TISHMAN SPEYER



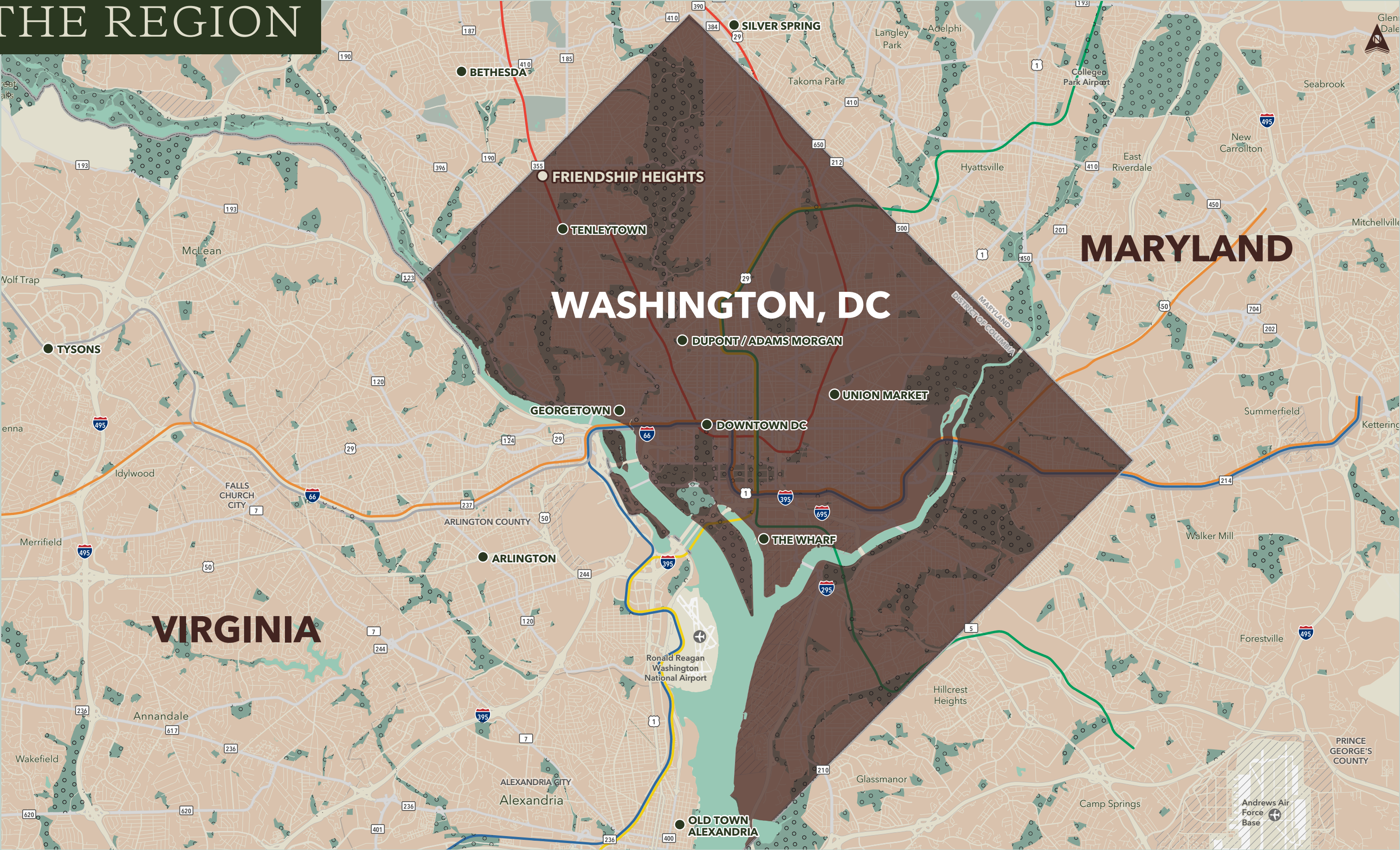
HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



At Mazza, daily life is elevated to an art form. This exquisitely crafted and thoughtfully designed luxury apartment community conveniently located just steps from the Metro in the heart of Friendship Heights is where memories are made and life’s finest moments unfold. From the moment you step into the elegant and welcoming lobby, it becomes evident that your lifestyle at Mazza is a break from the norm. With best-in-class amenities and Friendship Heights Metro stop on the same block, this impeccable living experience makes the every day a little easier so our residents can live their best lives.

- Mazza is a 6-story building
- 265 retail parking spaces
- Mazza sits directly above the Friendship Heights Metro stop

THE REGION



THE MARKET

2026 DEMOGRAPHICS



Total
Population

194,688

28,917

184,362



Daytime
Population

234,083

41,373

226,714



Median HH
Income

\$175,650

\$186,205

\$175,231



Households

86,733

13,289

81,442



Total
Businesses

9,245

2,003

9,158



Bachelors Grad
Prof Degree

84.9 %

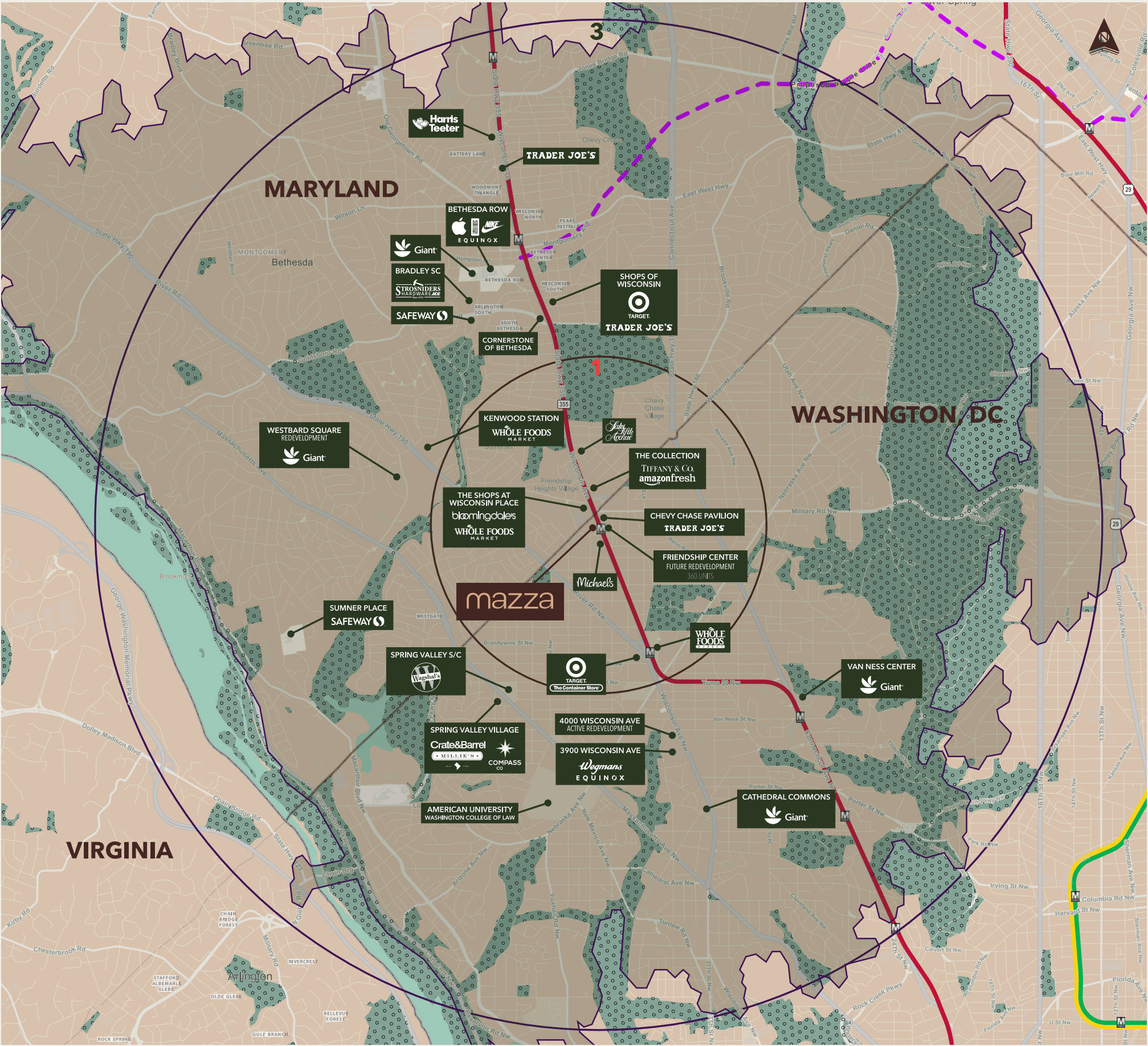
86.7 %

85.6 %

13 Minute Drive-Time

1 MILE

3 MILE



NEIGHBORHOOD DEVELOPMENT



THE HEIGHT OF OPPORTUNITY

Friendship Heights is home to well-known national and local tenants within one block of Residences at Mazza.

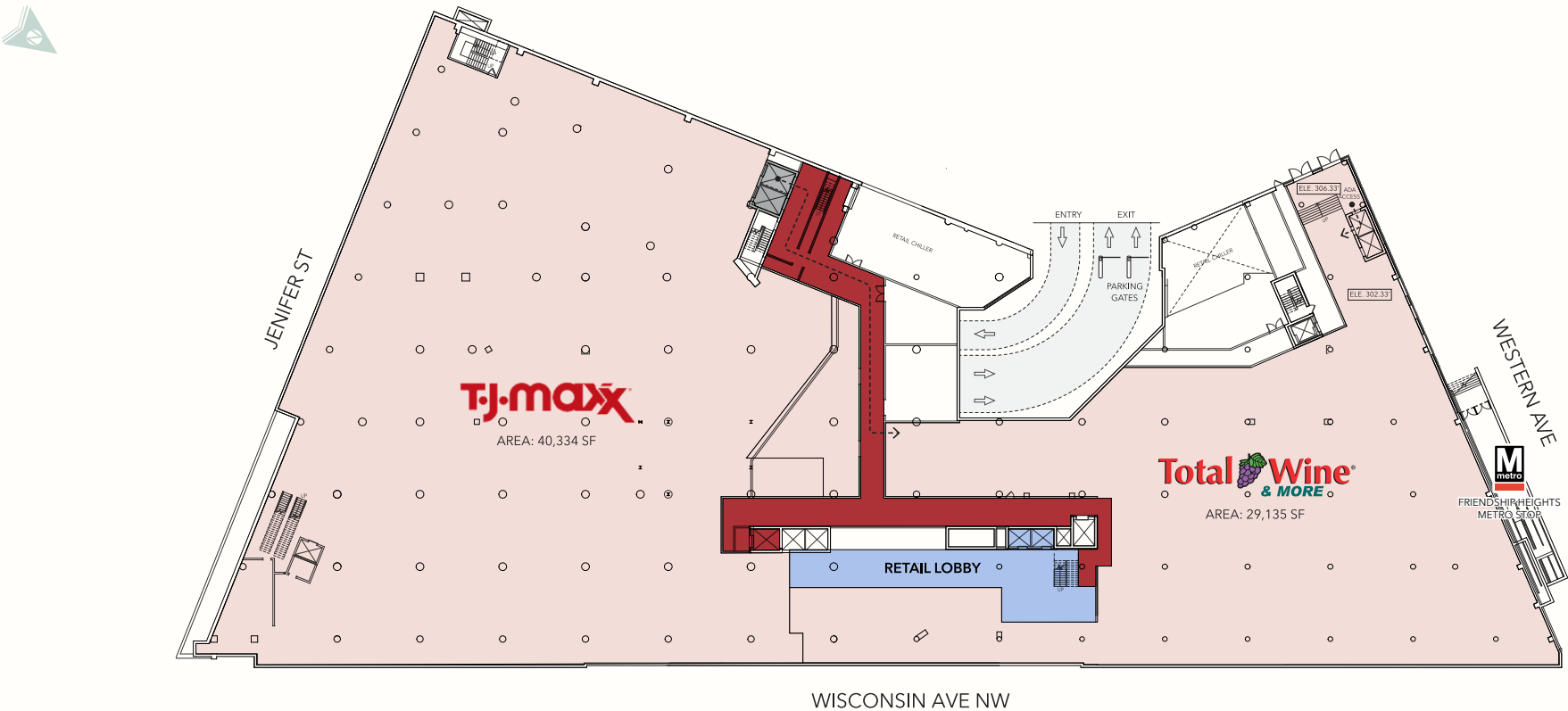


THE MARKET

CONCOURSE LEVEL PLAN

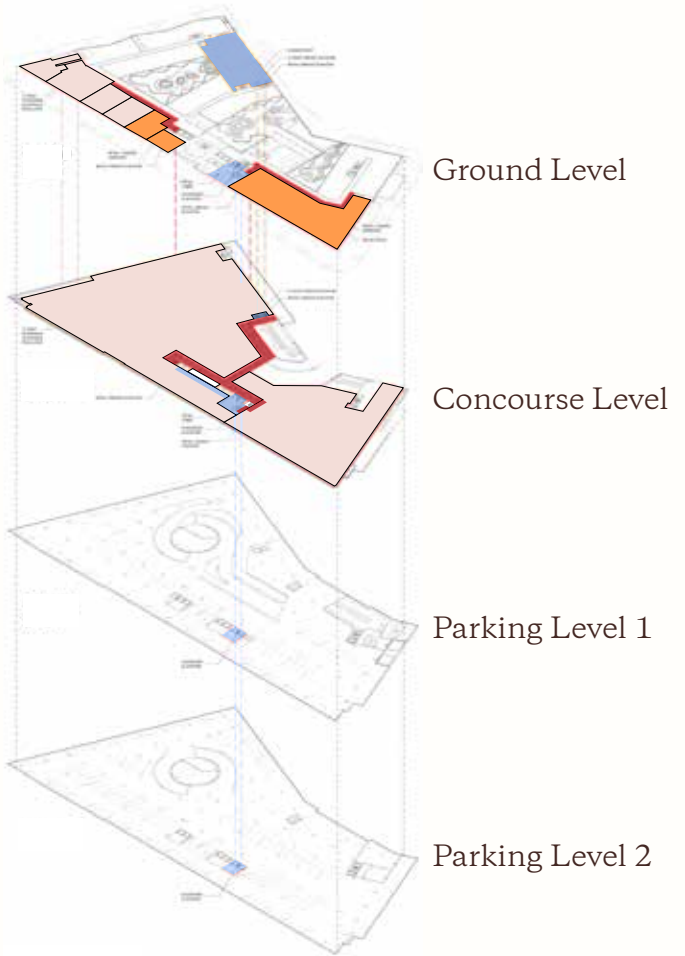
RETAIL & BACK OF HOUSE USES

SIGNED LEASE RETAIL LOBBY RETAIL LOADING CIRCULATION



RETAIL AXONOMETRIC DIAGRAM

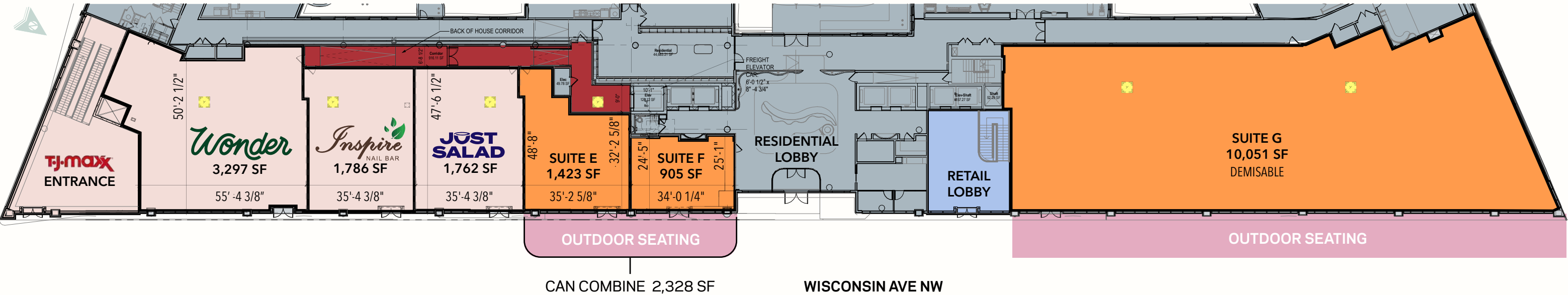
SIGNED LEASE AT LEASE UNDER NEGOTIATION AVAILABLE RETAIL LOBBY RETAIL LOADING CIRCULATION LOADING DOCK CIRCULATION



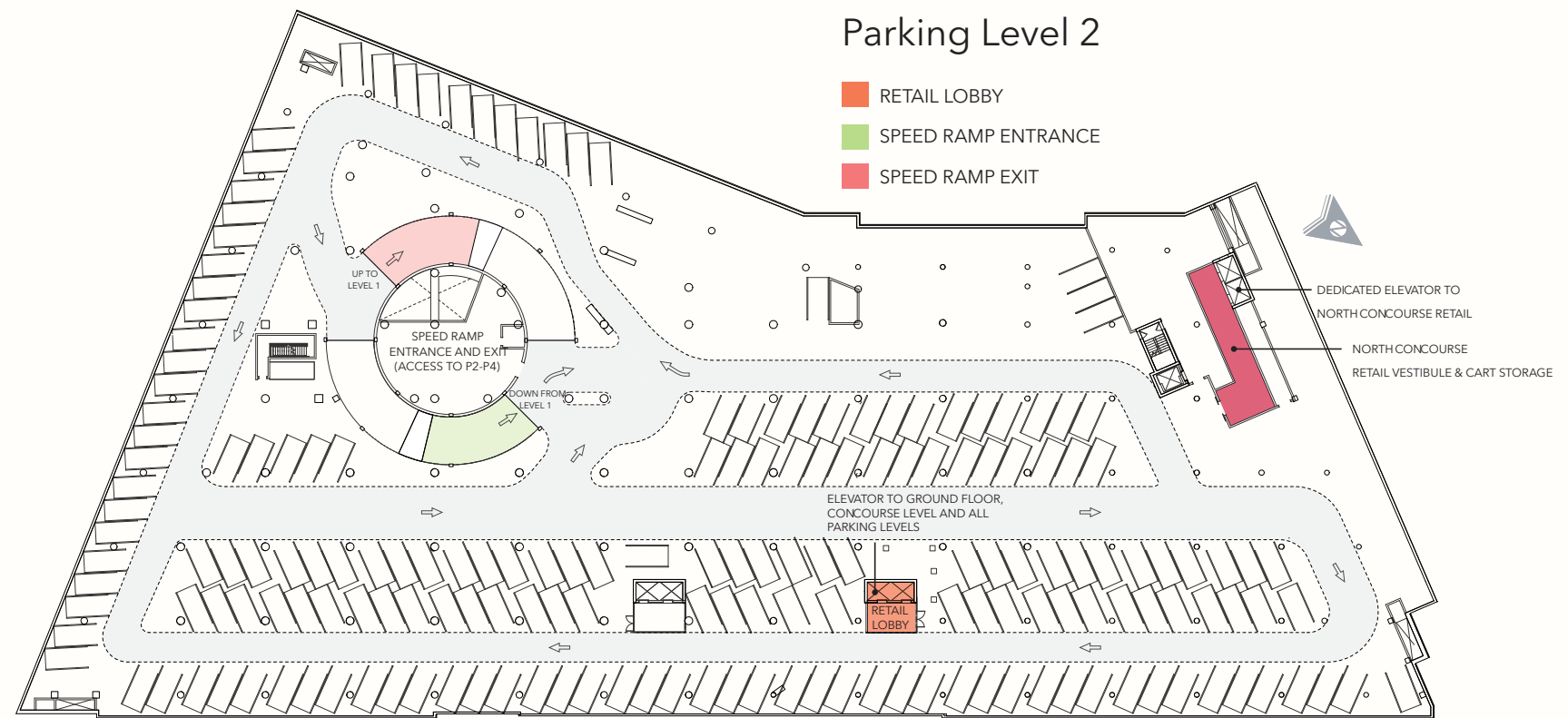
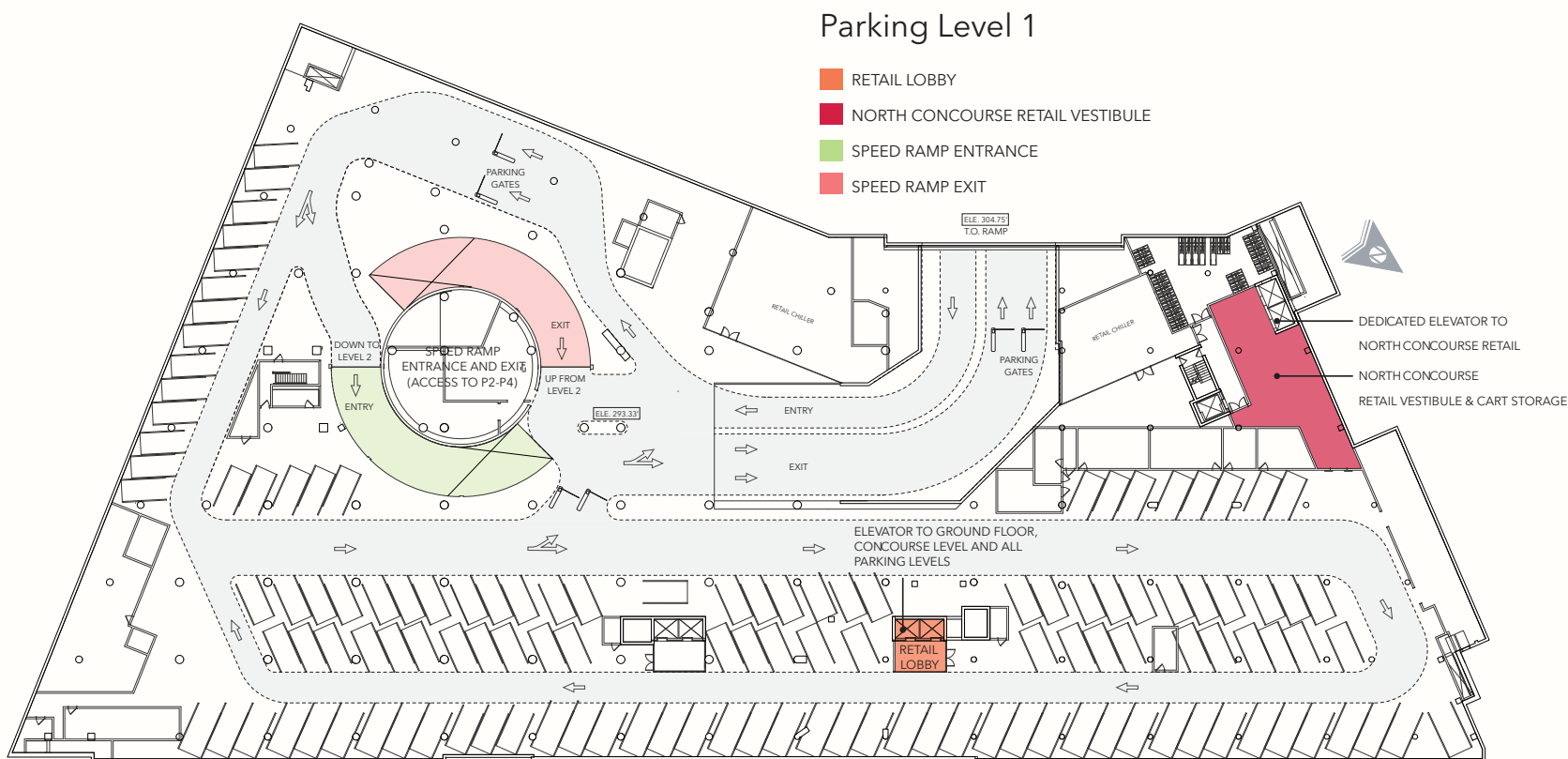
GROUND LEVEL PLAN

RETAIL, RESIDENTIAL, AND AMENITY USES

SIGNED LEASE AT LEASE UNDER NEGOTIATION AVAILABLE RETAIL LOBBY RETAIL LOADING CIRCULATION OUTDOOR SEATING EXHAUST SHAFT

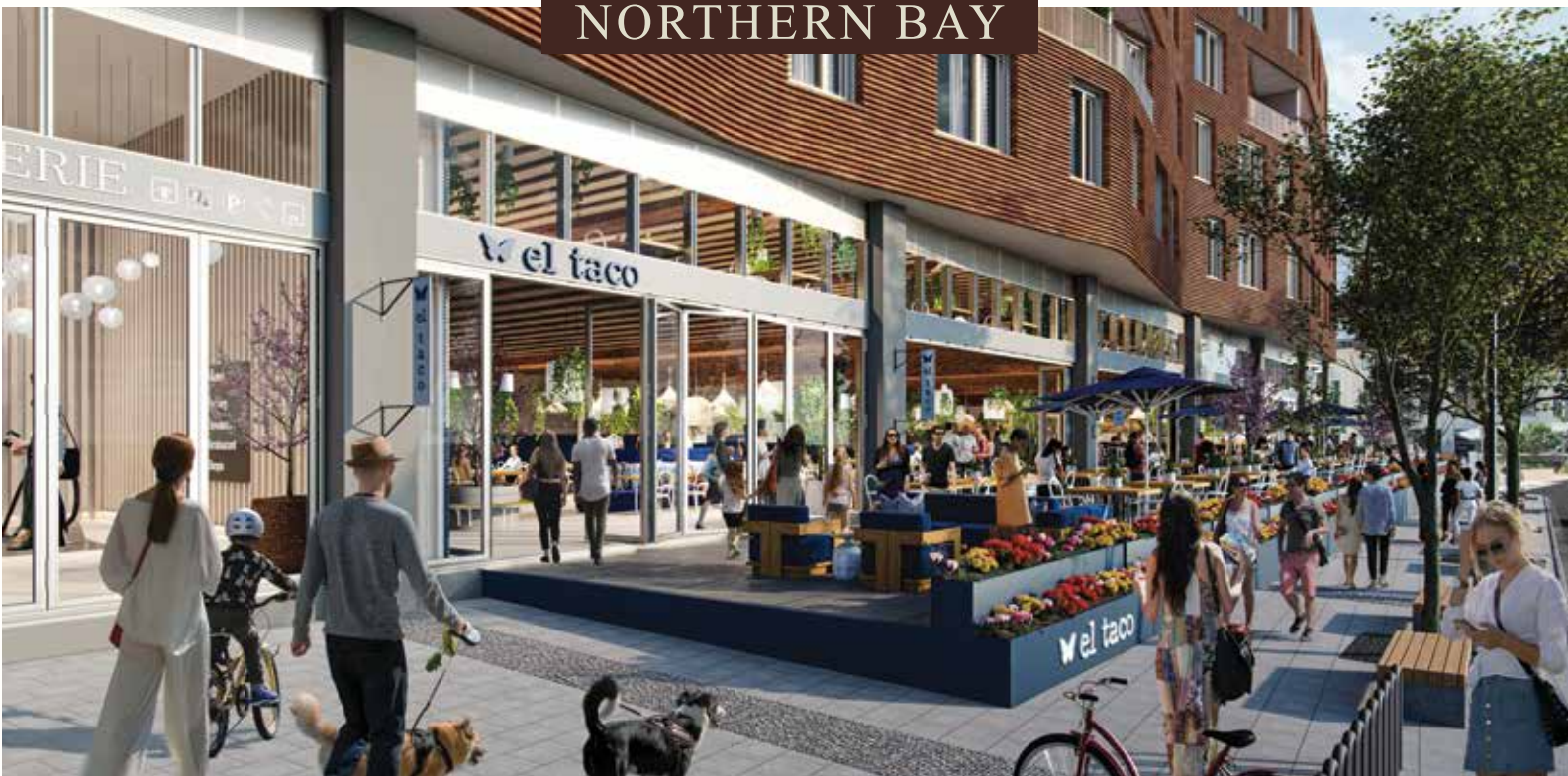


265 DEDICATED RETAIL PARKING SPACES



RENDERINGS

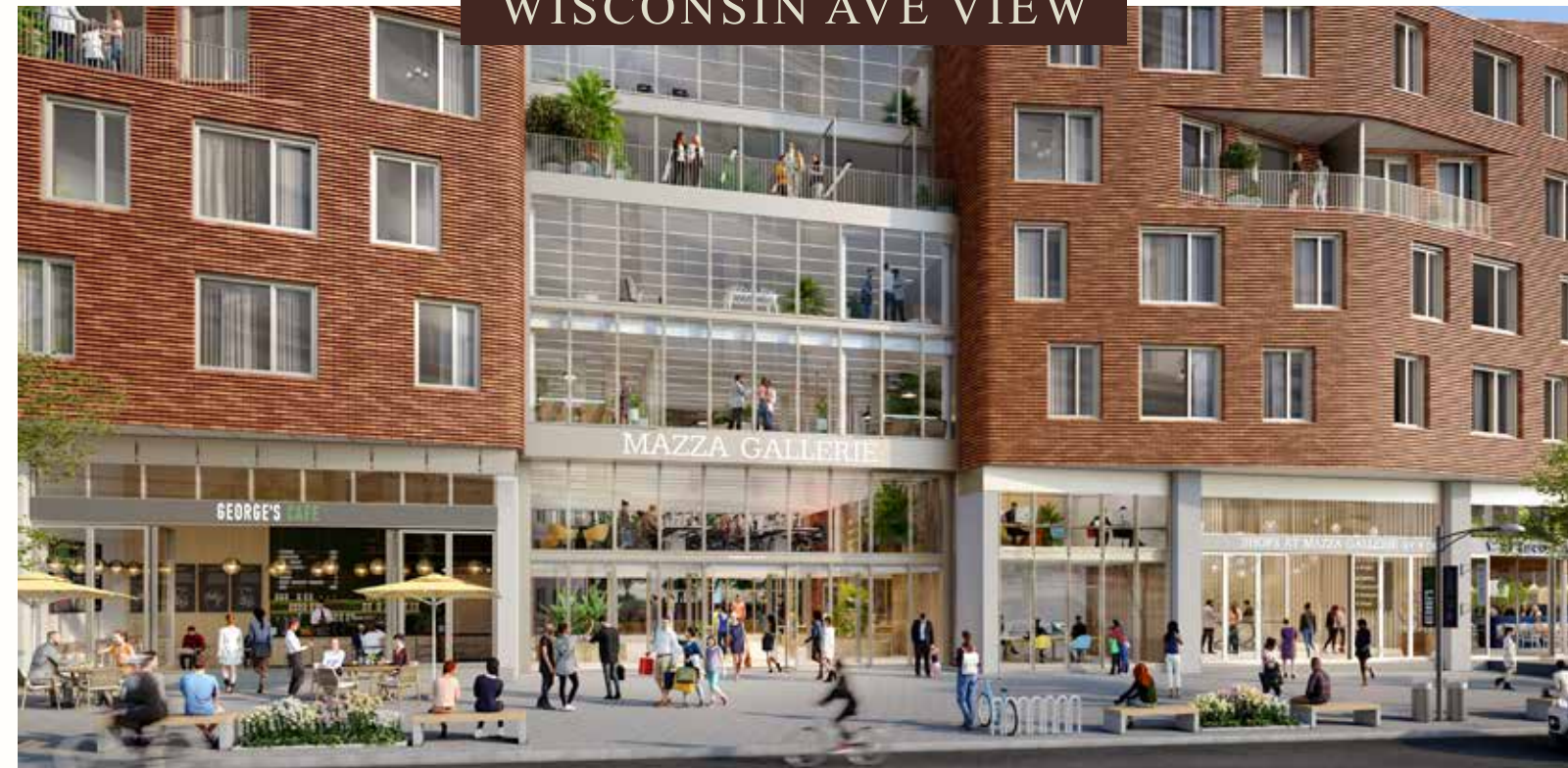
NORTHERN BAY



Total Wine & MORE



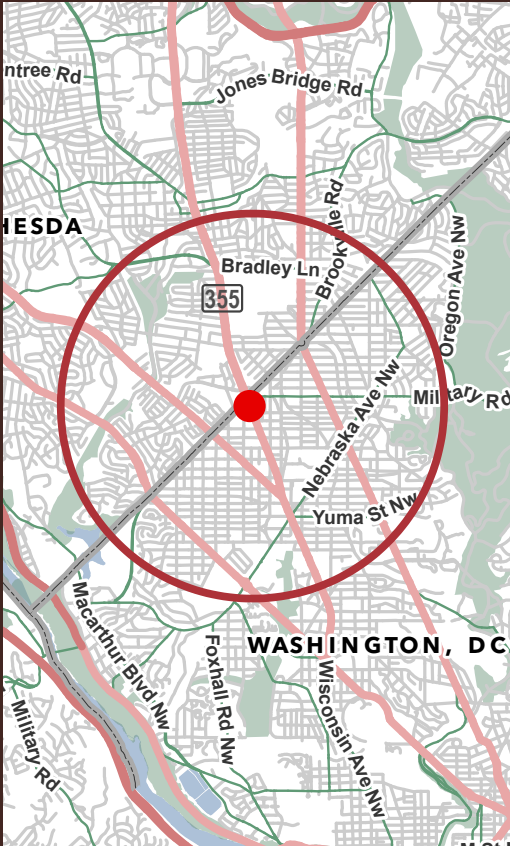
WISCONSIN AVE VIEW





Washington, DC

DEMOGRAPHIC PROFILE (2026)
Mazza Gallerie
Friendship Heights/Chevy Chase
1/2 mile ring



MAJOR EMPLOYERS

OVER 3.6M SF OF OFFICE



KEY FACTS

9,443

Population

48.0

Median Age

4,900

Households



1M SF

Existing Retail



82.2%

Bachelor's Degree
or Higher



1,070

Apartment Units Under
Construction & Planned

INCOME



\$154,755

Median Household Income

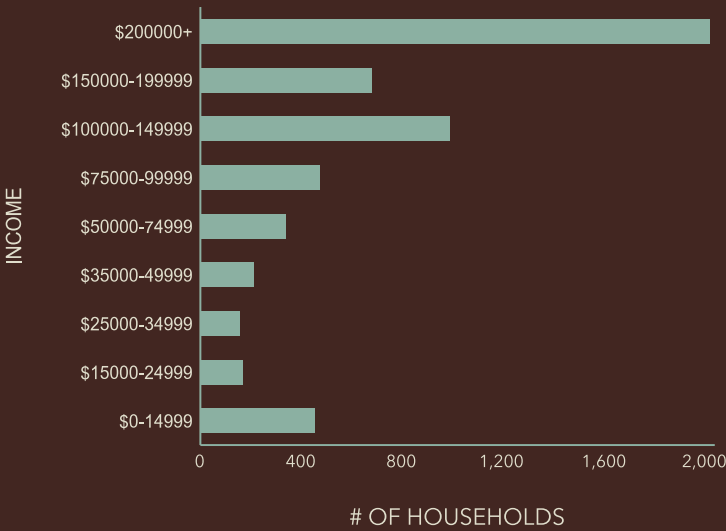


\$127,870

Per Capita Income

\$239,353

AVERAGE HH INCOME (\$)



BUSINESS



1,255

Total Businesses



21,757

Daytime
Population



34

Food Srv &
Drinking Places

TAPESTRY SEGMENTS



3A

Retirement Communities
1,893 (38.6%) of households

Households consist of primarily recent empty nesters, nearly half of whom are single individuals. Household incomes are typically in the middle tier, and accrued household net worth tends to be above the national average. Approximately half of these householders are recently retired and living on retirement savings and investments, often supplemented by social security or public assistance, while just over half continue to earn wages and salaries. Those who are employed typically work in professional sectors such as education, health care, management, sales, and technology, with a notable proportion who are self-employed.

- Their shopping habits feature a mix of online and catalog purchases, and they tend to choose domestic products and trusted brands.
- These residents manage their finances with the help of financial advisors and tax professionals. Residents hold health, auto, home, and life insurance.
- Residents schedule regular medical appointments and tend to be both physically and socially active. They often go to theaters, art galleries, and restaurants.



D4

Metro Renters
1,042 (21.3%) of households

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.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



H4

Urban Chic
1,030 (21.0%) of households

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

- Residents are employed in white collar occupations—in managerial, technical, and legal positions.
- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a “green” lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.

.5 MILE 1 MILE 13 MIN

POPULATION

2010 Total Population	8,799	27,359	176,999
2020 Total Population	9,892	29,904	192,665
2026 Total Population	9,443	28,917	194,688
Median Age	48.0	46.4	40.7

HOUSEHOLDS

2010 Households	4,515	12,672	79,427
2020 Households	4,936	13,512	83,643
2026 Households	4,900	13,287	86,733
2031 Households	5,684	13,709	90,795
2026 Average Household Size	1.89	2.14	2.19

INCOME

2026 Average Household Income	\$239,353	\$273,272	\$268,469
2026 Median Household Income	\$154,755	\$186,205	\$175,650

2026 POPULATION BY RACE/ETHNICITY

White Alone	68.3%	72.0%	65.0%
Black Alone	5.9%	5.4%	9.5%
American Indian/Alaskan Native Alone	0.2%	0.1%	0.3%
Asian Alone	11.5%	8.8%	9.2%
Pacific Islander Alone	0.1%	0.0%	0.1%
Other Race	2.2%	2.0%	4.6%
Two or More Races	11.8%	11.7%	11.3%
Hispanic Origin (Any Race)	9.9%	9.4%	12.5%

2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	7,408	21,109	139,476
Less than 9th Grade	0.7%	0.9%	1.9%
9th - 12th Grade, No Diploma	0.9%	0.9%	1.2%
High School Graduate	4.6%	3.6%	4.3%
GED/Alternative Credential	0.9%	0.5%	0.6%
Some College, No Degree	6.5%	5.5%	5.0%
Associate Degree	2.4%	1.9%	2.1%
Bachelor's Degree	26.7%	28.3%	29.3%
Graduate/Professional Degree	57.3%	58.4%	55.6%

BUSINESS

Total Business	1,255	2,003	9,246
Total Employees	28,107	35,252	131,150
Employee/Residential Population Ratio	2.300:1	1.430:1	1.210:1



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PLEASE CONTACT

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

David Ward
240.482.3617
dward@hrretail.com

Alex Shiel
240.482.3601
ashiel@hrretail.com

3 Bethesda Metro Center Suite 620
Bethesda, MD 20814
301.656.3030

WWW.HRRETAIL.COM



TISHMAN SPEYER

