WESTBARD
SQUARE

COMING SOON

our mom Eugenia

Method Room

JUST SIGNED

Always ICE CREAM

VEG ER for Pets

H&R RETAIL

Regency Centers.

WESTBARD SQUARE



BETHESDA, MD

WHERE IT ALL COMES TOGETHER

The Westwood Shopping Center has been a cornerstone of the Bethesda community for generations. At the new Westbard Square, we have enhanced everything locals love about this treasured neighborhood staple, creating a dynamic gathering place where shoppers can run a quick errand or stay awhile to catch up with family and friends.

TRADE AREA & DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	Trade Area
Population	20,342	153,708	47,612
Per Capita Income	$133,181	$129,811	$133,772
Average Household Income	$298,749	$296,836	$327,300
Income Above $150,000	59.7%	60.6%	65.7%
Median Home Value	$1,231,619	$1,291,614	$1,285,162
Total Daytime Population	20,471	204,711	52,560
Higher Education Degree	86%	88.7%	87.7%

44%

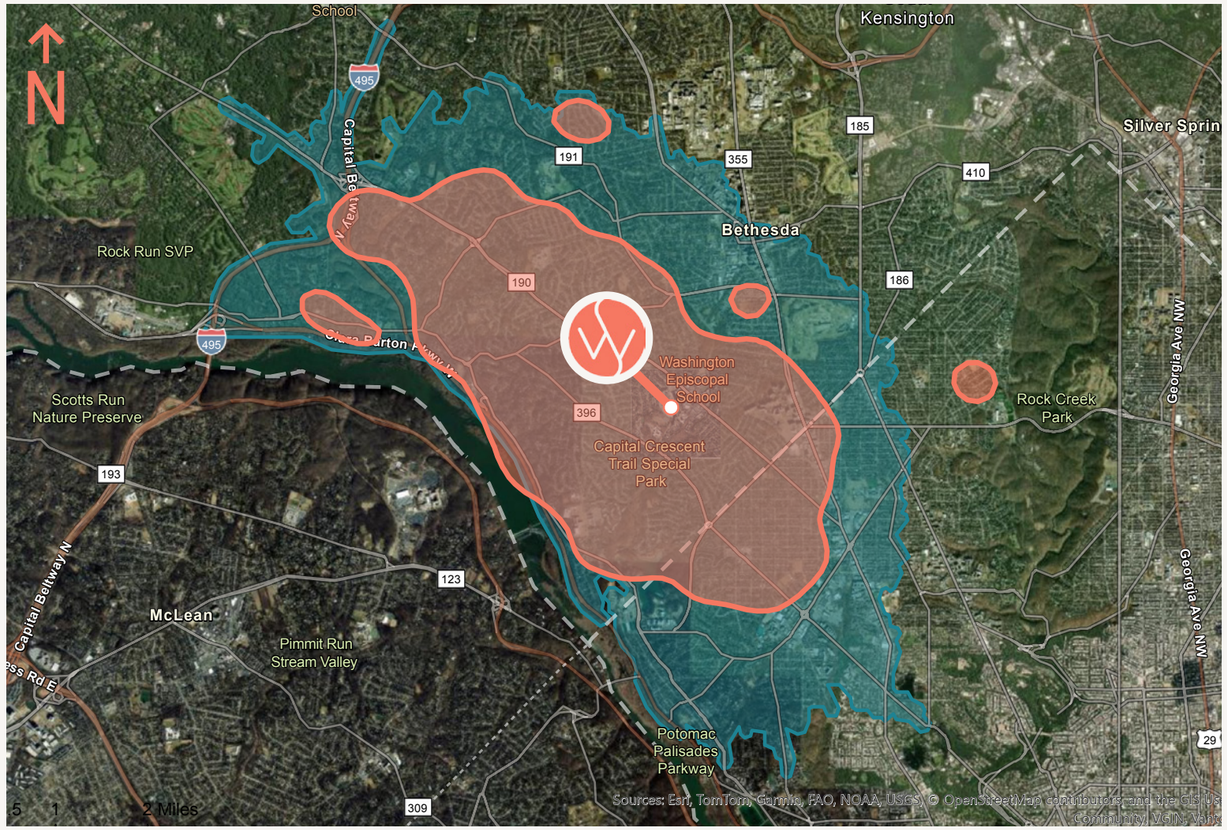
Ultra Wealthy Families

Age 45-64, Ultra-High-Net-Worth Households, Family-Oriented, Exceptionally High Disposable Income

26%

Educated Urbanites

Age 24-35, Affluent Suburban & Highly Educated Households, Young Professionals Living In Dense Urban Areas

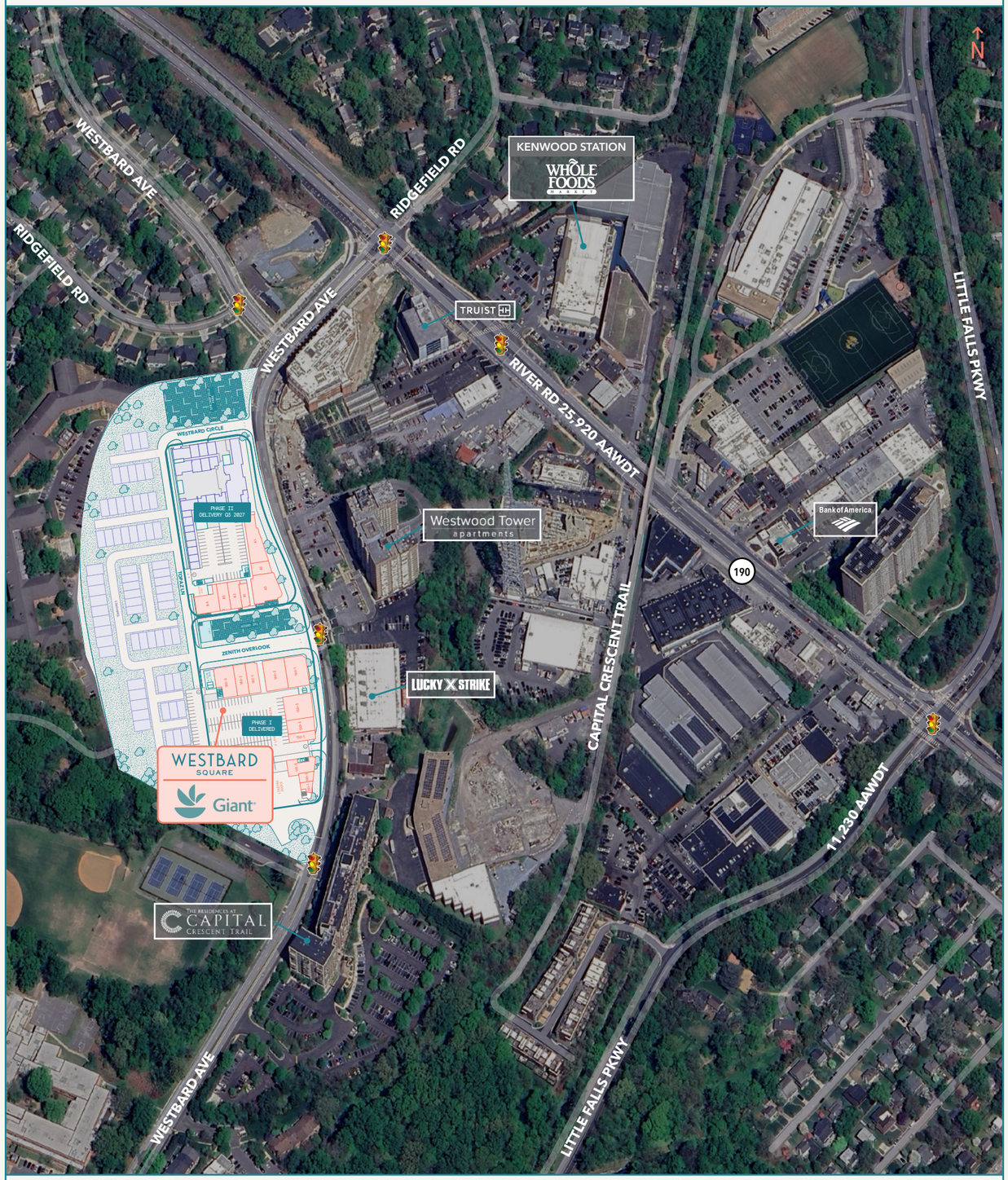


Westbard Square

	Primary Trade Area	10 Minute Drivetime
Population	47,612	104,905
Daytime Population	52,560	135,870
Households	19,456	45,015
Household Average Income	$327,300	$301,334
Household Median Income	$219,152	$199,791
Education (College Degree +)	87.7%	88.7%

COMMITTED TO COMMUNITY

At Westbard Square, we are committed to supporting local retailers while providing a desirable neighborhood destination to satisfy shoppers' daily needs. The property boasts a dynamic mix of new, neighborhood-serving retail and restaurants while preserving the established shops residents have come to rely on. In addition of a central green offers scenic gathering spaces and community-focused activities and amenities.



WESTBARD SQUARE
PROJECT SITE PLAN

Master Plan Legend

- 148K SF Retail Space
- 18K SF Office Space
- 270 Townhomes & Apartments
- 588 Parking Spaces
- 23-Acre Property Site
- Vehicular Circulation

N

TOWNHOMES

Phase I

GIANT LOBBY

180-3

180-2

180-1

160-2

160-1

LOADING DOCKS

3 LEVEL RETAIL PARKING
445 spaces

110-1

110-2

110-3

130-1

130-2

130-3

ZENITH OVERLOOK

THE GREEN

190-1

TOPAZ LANE

Phase II Delivery Q3 2027

LOADING DOCKS

B4

B3

B2

B1

A3

A2

A1

WESTBARD CIRCLE

SPRINGFIELD PARK

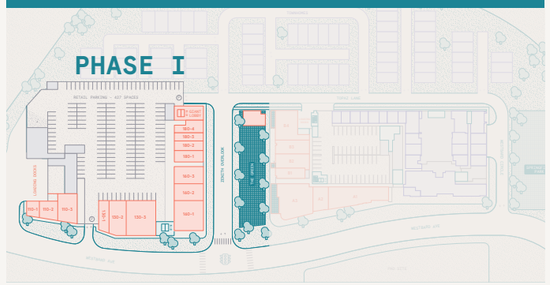
WESTBARD AVE

WESTBARD AVE

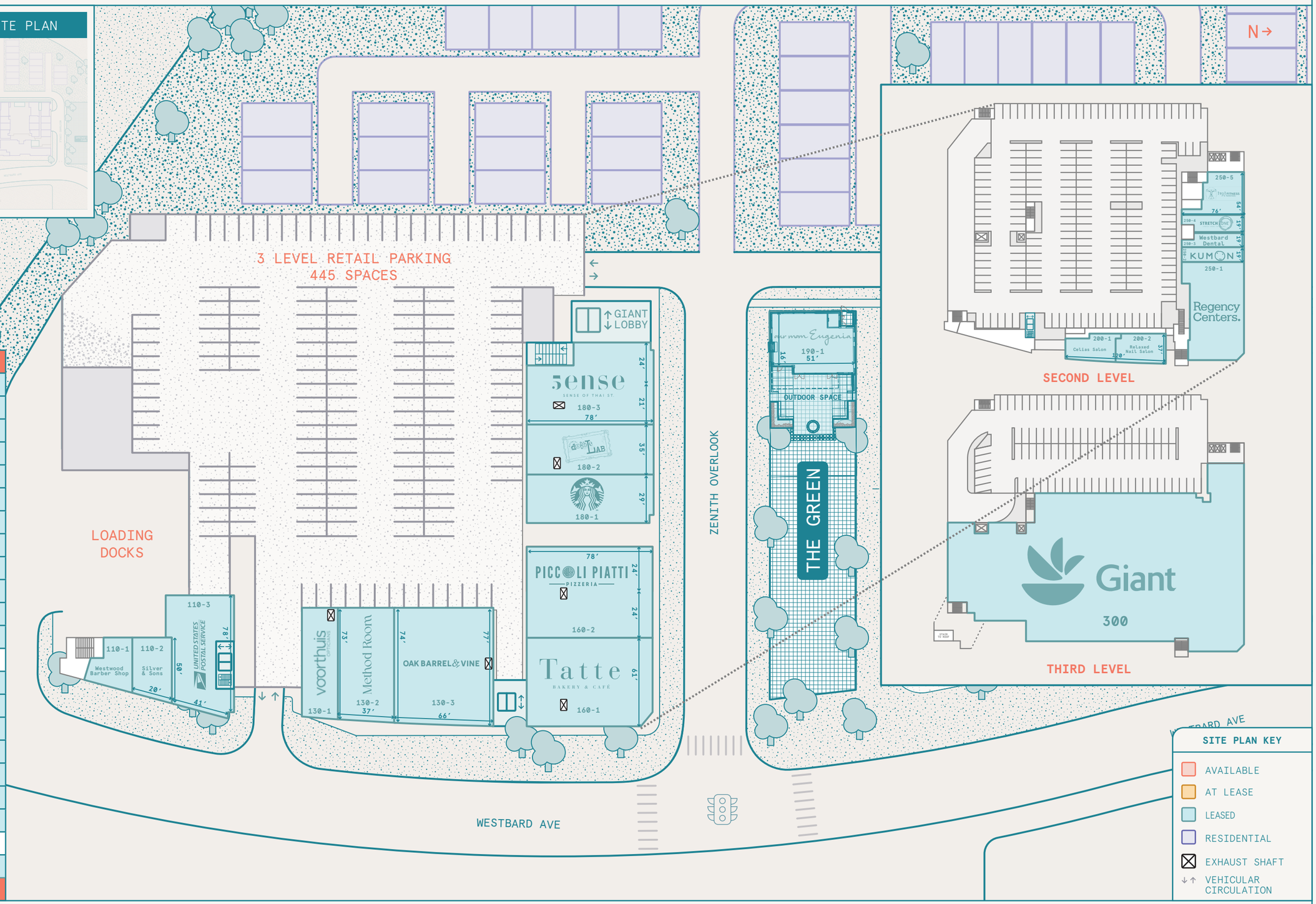
PAD SITE

WESTBARD SQUARE - PHASE I

WESTBARD SQUARE: PROJECT SITE PLAN



#	SQUARE FEET
110-1	Westwood Barber Shop
110-2	Silver & Sons
110-3	USPS
130-1	Voorthuis Opticians
130-2	Method Room
130-3	Oak Barrel & Vine
160-1	Tatte Bakery
160-2	Piccoli Piatti
180-1	Starbucks
180-2	District Dabble
180-3	Sense of Thai
190-1	Our Mom Eugenia
SECOND LEVEL	
200-1	Celias Salon
200-2	Chloe's Nails + Co
250-1	Regency Centers Office
250-2	Kumon
250-3	Westbard Dental
250-4	Stretch Zone
250-5	1 To 1 Fitness
THIRD LEVEL	
300	Giant
TOTAL	125,803

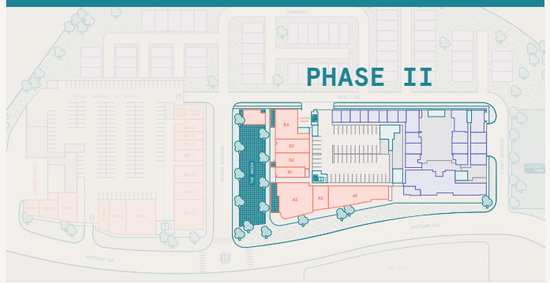


SITE PLAN KEY

- AVAILABLE
- AT LEASE
- LEASED
- RESIDENTIAL
- EXHAUST SHAFT
- VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II

WESTBARD SQUARE: PROJECT SITE PLAN



N

TOPAZ LANE

ZENITH OVERLOOK

GIANT
LOBBY

5ense
SENSE OF THAI ST.
180-3
78'
24'
21'

double LAB
180-2
35'

180-1
29'

78'
PICCOLI PIATTI
PIZZERIA
24'
24'
160-2

our mom Eugenia
190-1
51'
16'

OUTDOOR SPACE

THE GREEN

PATIO

46' -7 1/2"
3,154 SF
B4
61' - 7 1/4"
50' -11 3/8"
70'

LOADING
DOCKS

2,140 SF
B3
30' - 3 3/4"
71'-5 1/2"

2,174 SF
B2
30'-1/4"
70'-7 1/2"

PATIO

62'-2"
Always
ICE CREAM
B1
21'-1"

2 LEVEL RETAIL PARKING
113 SPACES

75'- 6"
5,008 SF
A3
75'- 5 7/8"
62'- 2 1/4"
57'-4"
13'-2"
13'

1,482 SF
A2
30'- 0"

129'-10"
VEG
ER for Pets
A1
48'-6 1/5"
93'
26'-8"
28'-6"

WESTBARD AVE

#	SQUARE FEET
A1	VEG ER for Pets
A2	1,482 SF
A3	5,008 SF
B1	Always Ice Cream
B2	2,174 SF
B3	2,140 SF
B4	3,154 SF
TOTAL	20,052 SF

SITE PLAN KEY

- AVAILABLE
- AT LEASE
- LEASED
- RESIDENTIAL
- EXHAUST SHAFT
- VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II RENDERING

VIEW FROM WESTBARD AVENUE



WESTBARD SQUARE: PROJECT SITE PLAN

VIEW FROM THE GREEN



*RENDERINGS ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE POTENTIAL STOREFRONT ENHANCEMENTS.

WESTBARD SQUARE




WESTBARD
SQUARE
Giant
Westwood
BARBER SHOP
5358
FACP
COMING SOON
COMING SOON
5364

WESTBARD
SQUARE



H&R RETAIL

Regency Centers.

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