

THE SUR

3400 POTOMAC AVENUE
ARLINGTON, VA

AVAILABLE NOW

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

INTRODUCTION

THE PROJECT

Delivered in 2020, The Sur is a best-in-class mixed-use building with 360 apartments and 16,782 square feet of retail. Centrally located in the heart of National Landing, the location captures a dense residential and office market with Amazon's HQ2, Boeing's HQ, and Virginia Tech's Innovation Hub within a mile of The Sur.

HQ2
amazon

4.1M SF
OFFICE SPACE

25,000
EMPLOYEES

\$150,000
AVERAGE SALARY

\$850M
INFRASTRUCTURE
IMPROVEMENTS

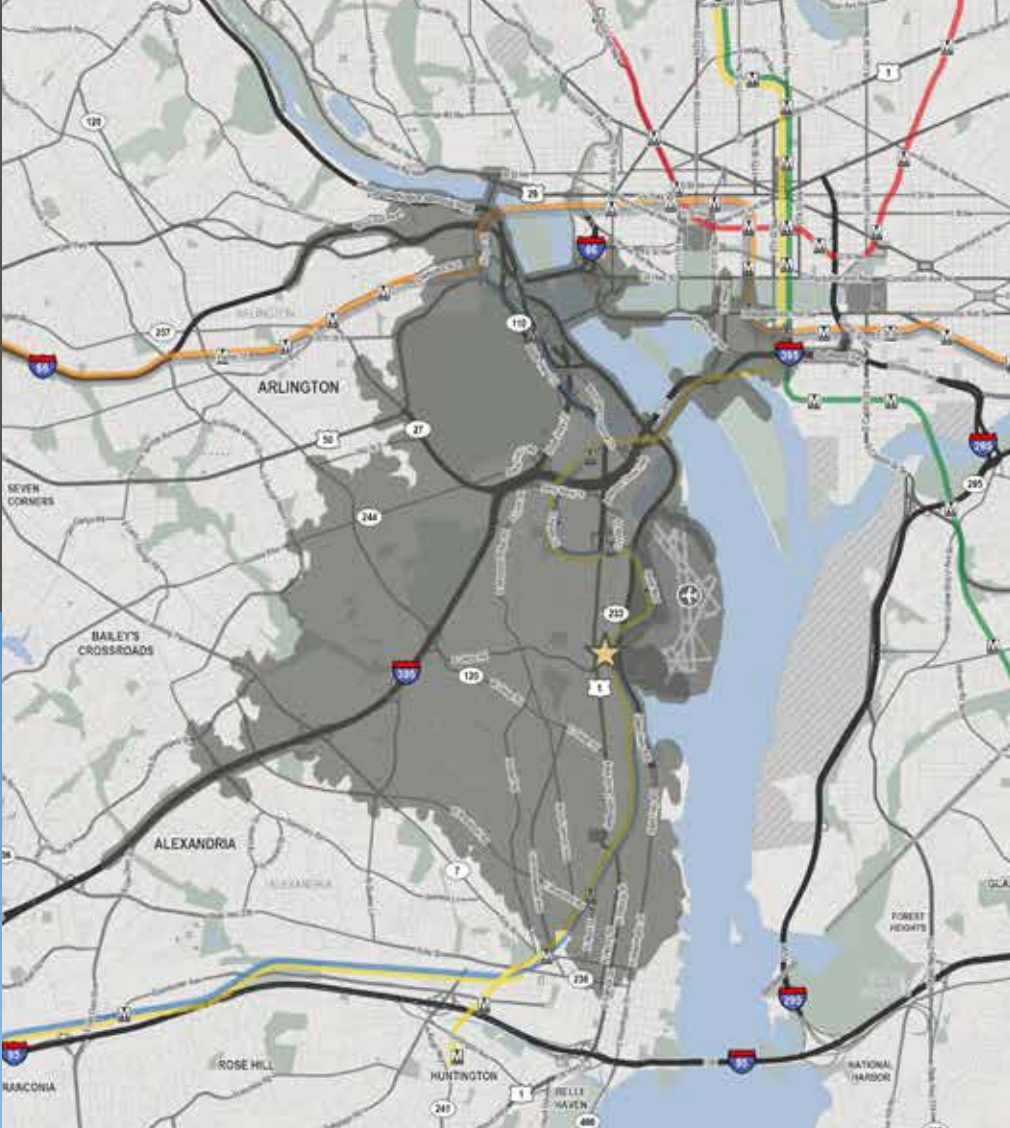
VT INNOVATION
CAMPUS

2M SF
FUTURE DEVELOPMENT*

550K SF
ACADEMIC/CORPORATE SPACE

350K SF
STUDENT/FACULTY HOUSING

100K SF
OF RETAIL AND
SUPPORT SPACES



10-minute **UBER** ride



POPULATION

165,120
people



DAYTIME
POPULATION

218,649
employees



NUMBER OF
HOUSEHOLDS

82,820
households



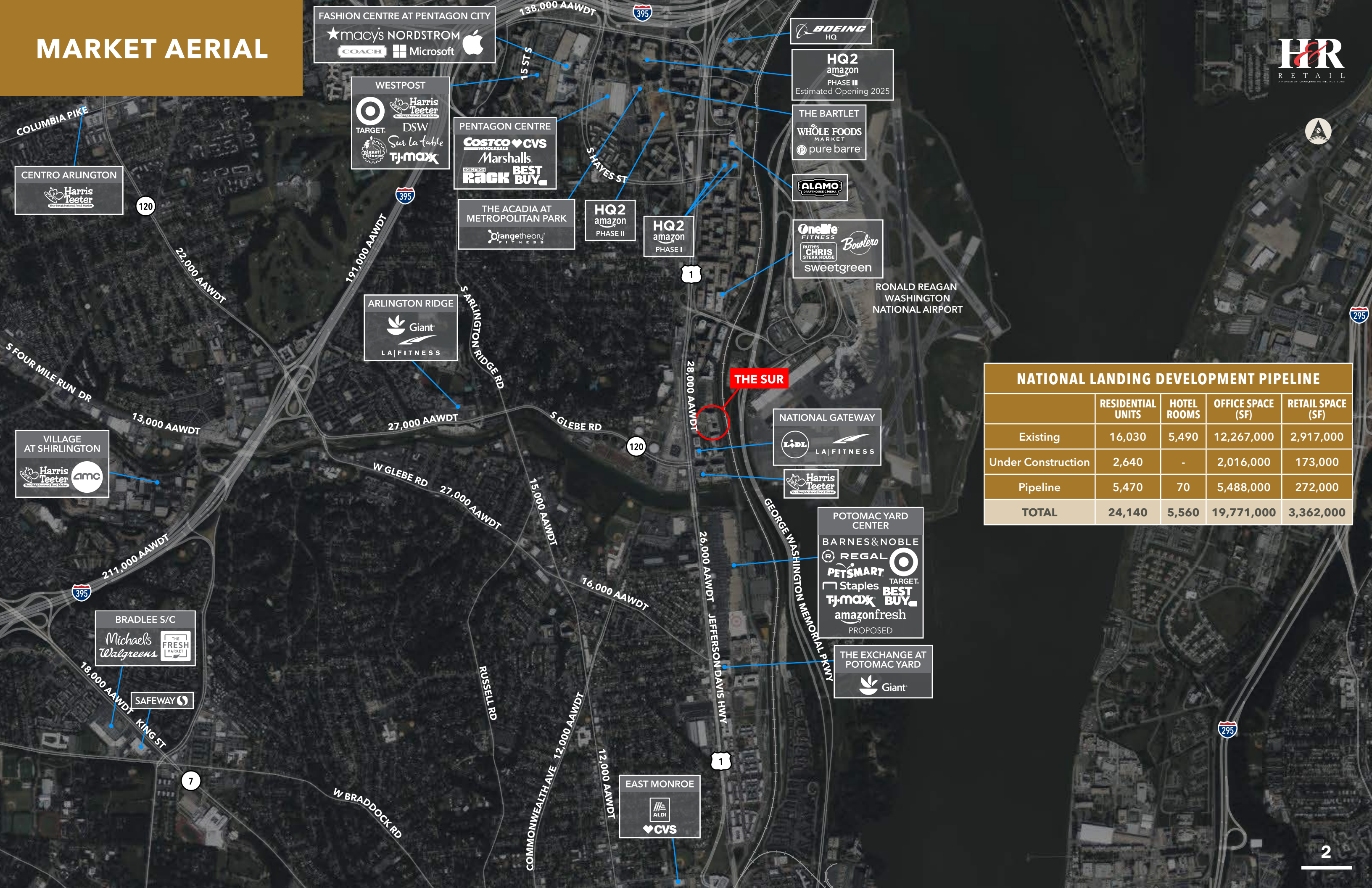
STRONG
INCOME

\$174,169
average household
income

RETAIL
16,782 SF

RESIDENTIAL
360 UNITS

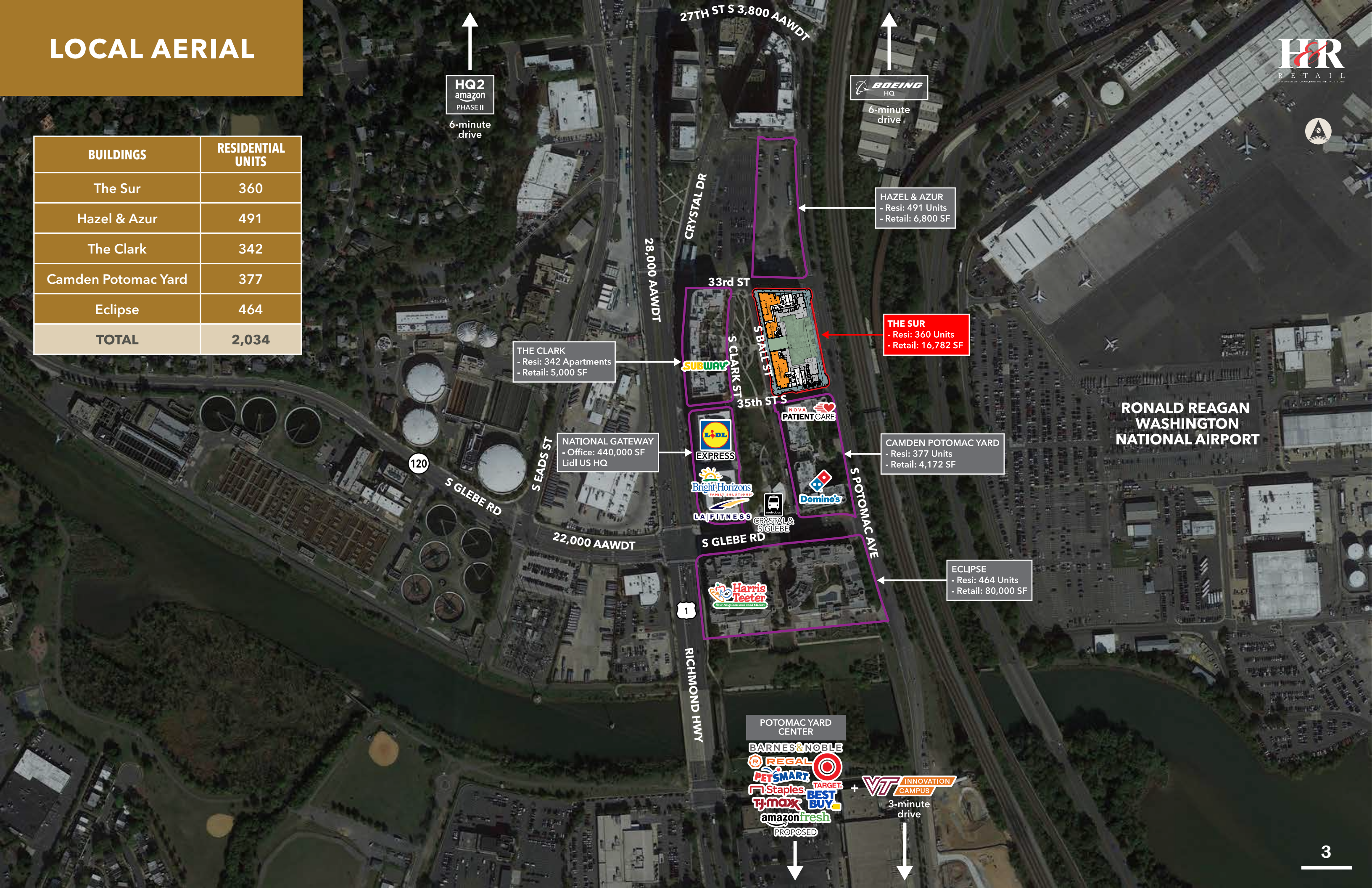
MARKET AERIAL



NATIONAL LANDING DEVELOPMENT PIPELINE				
	RESIDENTIAL UNITS	HOTEL ROOMS	OFFICE SPACE (SF)	RETAIL SPACE (SF)
Existing	16,030	5,490	12,267,000	2,917,000
Under Construction	2,640	-	2,016,000	173,000
Pipeline	5,470	70	5,488,000	272,000
TOTAL	24,140	5,560	19,771,000	3,362,000

LOCAL AERIAL

BUILDINGS	RESIDENTIAL UNITS
The Sur	360
Hazel & Azur	491
The Clark	342
Camden Potomac Yard	377
Eclipse	464
TOTAL	2,034



RETAIL SITE PLAN

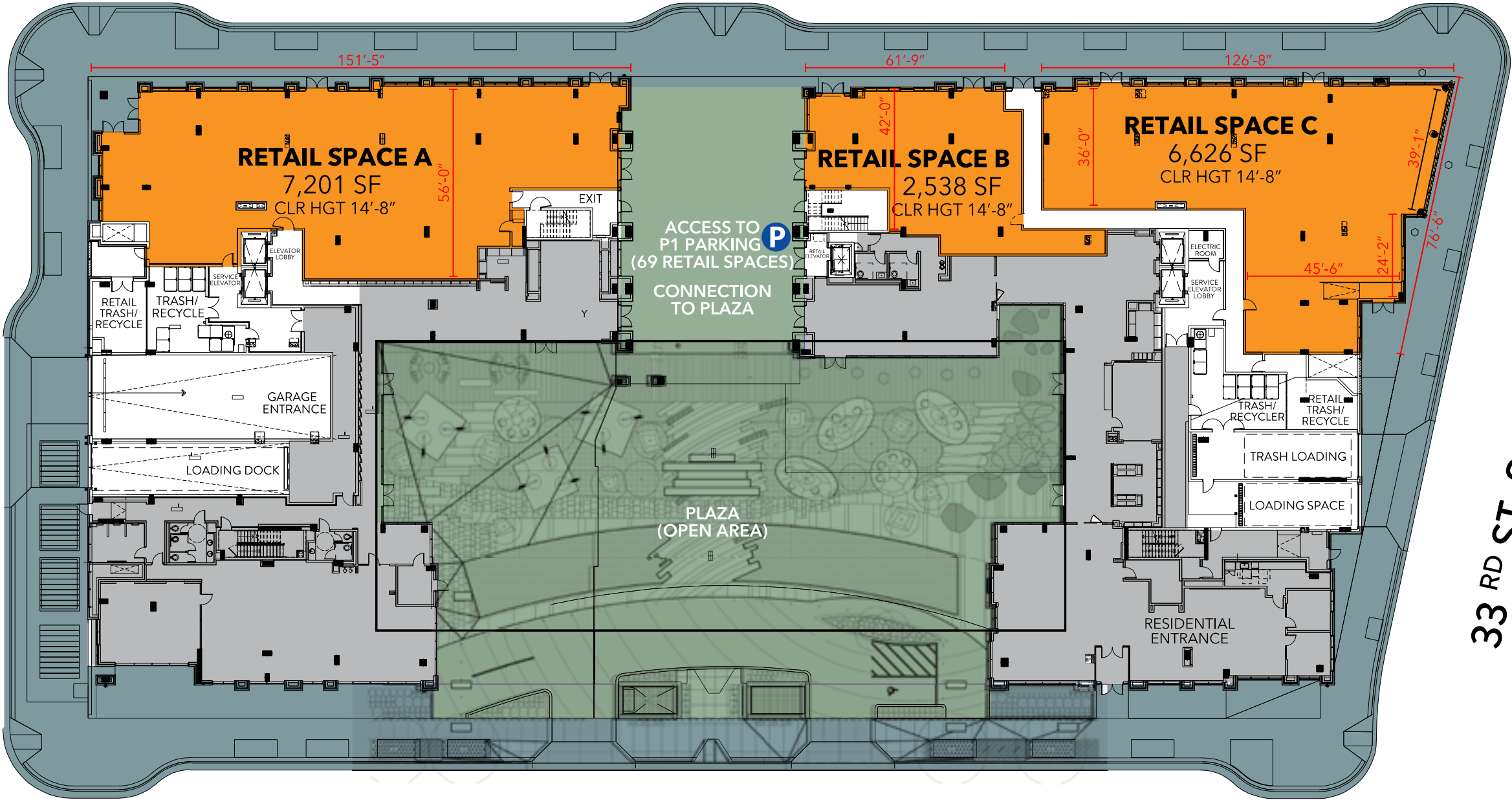
OPTION A



35TH ST. SOUTH

SOUTH BALL STREET

33RD ST. SOUTH



← **VT INNOVATION CAMPUS**
Potomac Yards

POTOMAC AVENUE

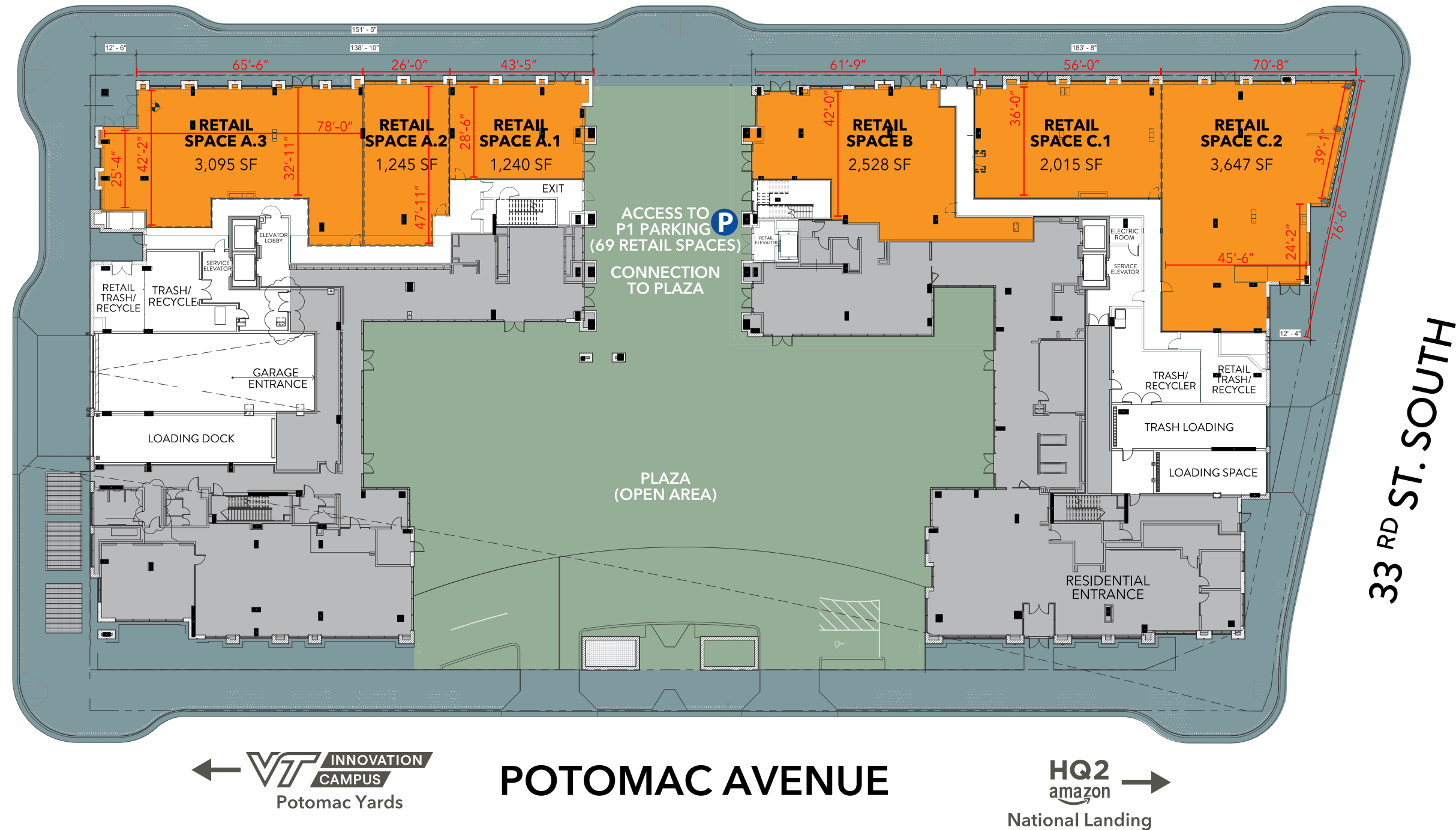
HQ2
amazon →
National Landing

- LEGEND**
- Available Spaces
 - Retail Common Area
 - Plaza
 - Retail Garage Street Access
 - Residential

OPTION B








35TH ST. SOUTH



33RD ST. SOUTH

LEGEND

-  Available Spaces
-  Retail Common Area
-  Plaza
-  Retail Garage Street Access
-  Residential

P1 RETAIL PARKING

69 RETAIL PARKING SPACES



SOUTH BALL STREET



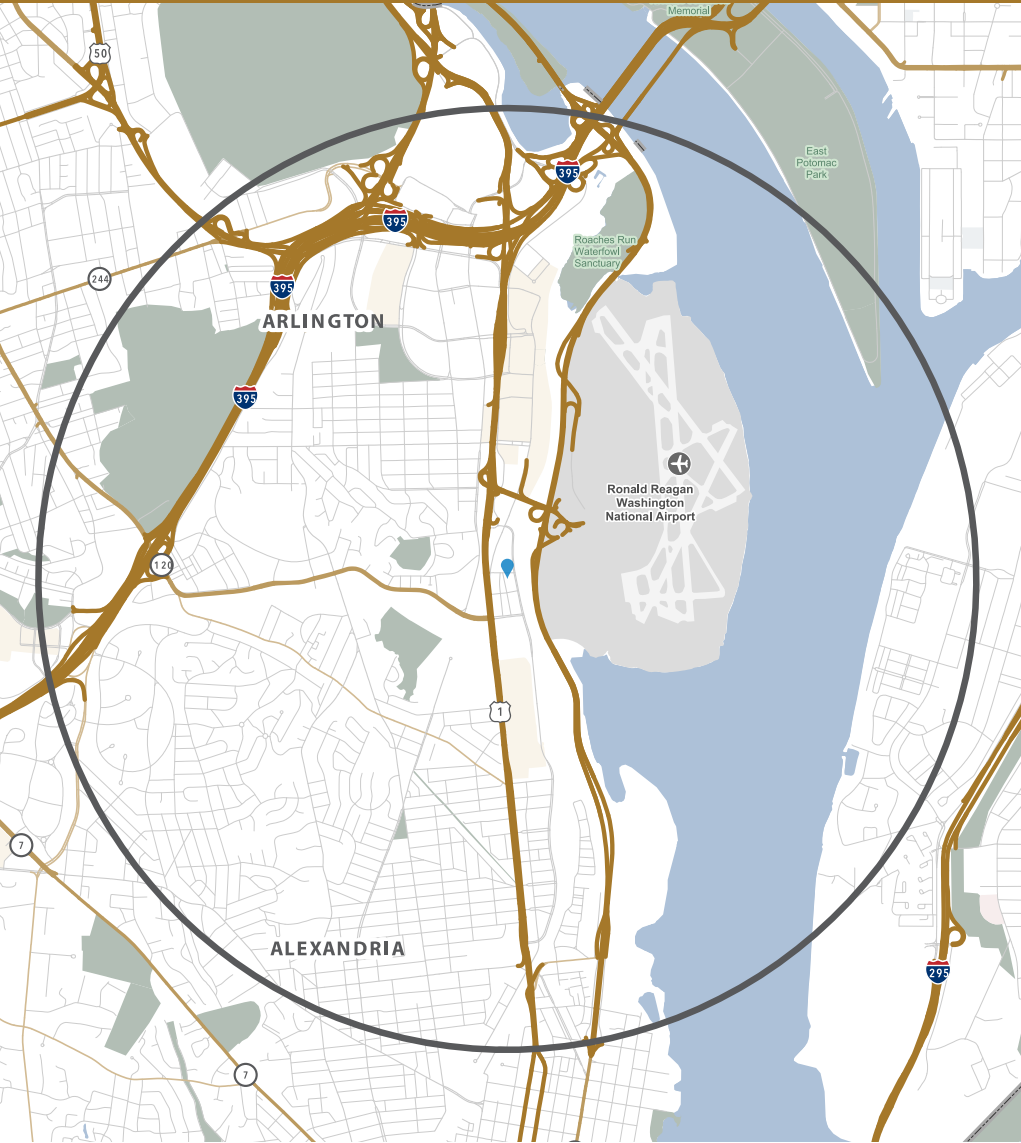
POTOMAC AVENUE

- LEGEND
- Retail Parking Spaces
 - Residential Parking Spaces

NEIGHBORHOOD PROFILE

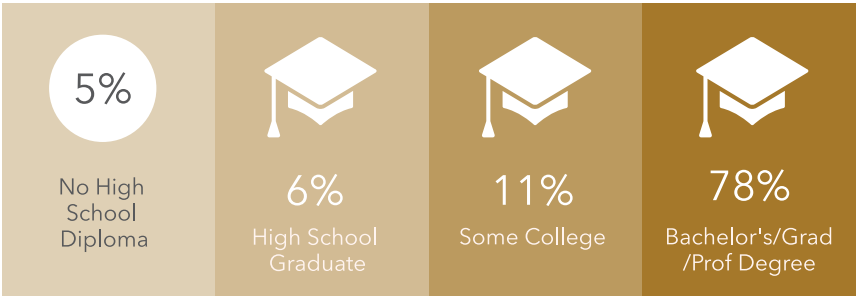


ARLINGTON, VA
DEMOGRAPHIC PROFILE (2023)
The Sur
2 mile ring

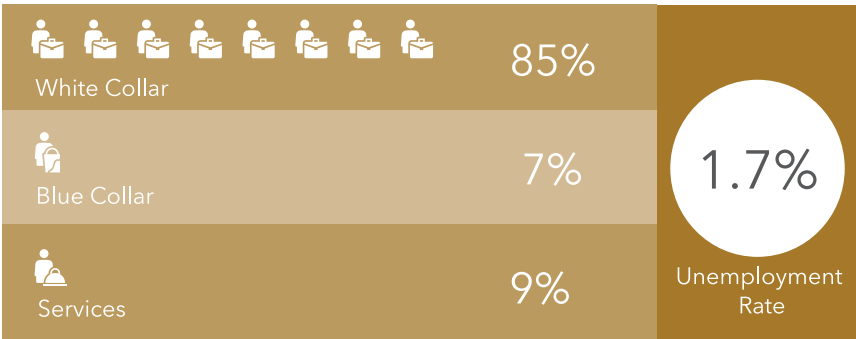


2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 39.12197/-77.23500

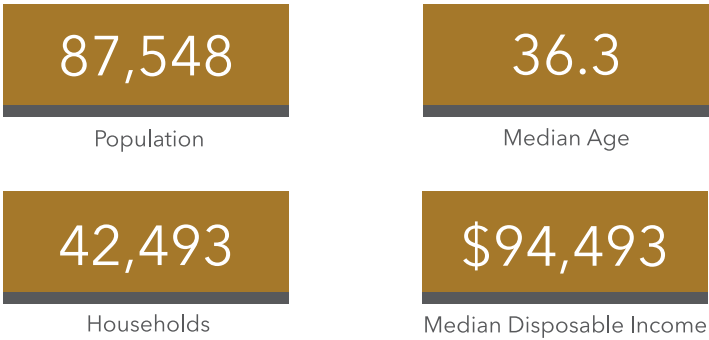
EDUCATION



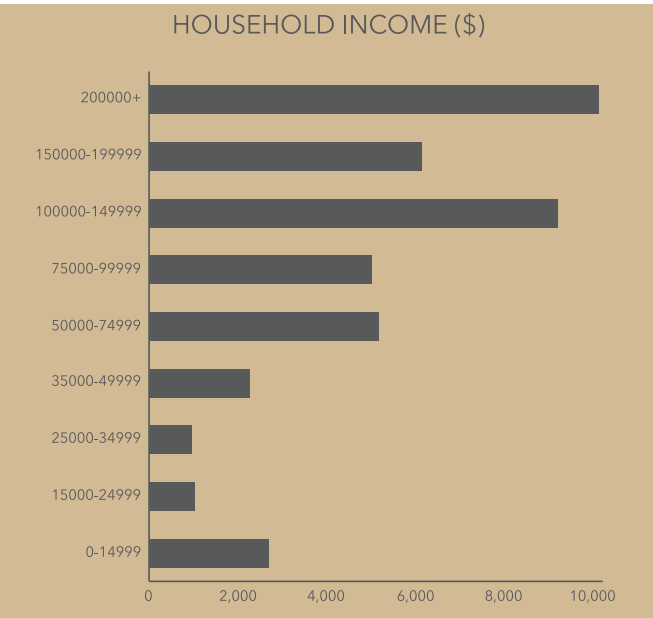
EMPLOYMENT



KEY FACTS



INCOME



1 MILE 2 MILES 3 MILES

POPULATION			
2000 Total Population	18,116	64,620	151,635
2010 Total Population	21,047	70,911	159,481
2023 Total Population	25,554	87,548	192,943
2028 Total Population	29,999	93,625	205,917
2023-2028 Annual Rate	3.26%	1.35%	1.31%
Median Age	35.4	36.3	37.4

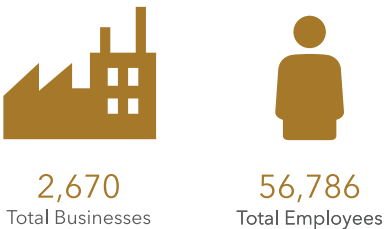
HOUSEHOLDS			
2000 Households	8,216	30,799	70,249
2010 Households	10,232	35,493	77,168
2023 Households	12,552	42,493	93,542
2023 Average Household Size	2.04	2.05	2.03

INCOME			
Average Household Income	\$151,628	\$172,875	\$165,854
Median Household Income	\$108,767	\$117,584	\$110,843
Per Capita Income	\$74,291	\$83,766	\$80,353

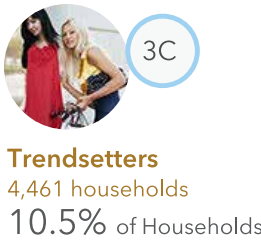
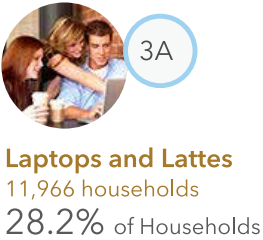
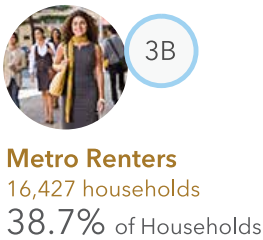
2023 POPULATION BY RACE/ETHNICITY			
White Alone	49.4%	55.7%	51.3%
Black Alone	11.9%	12.2%	21.6%
American Indian Alone	1.1%	0.6%	0.6%
Asian Alone	11.0%	10.5%	8.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	14.0%	9.1%	7.7%
Two or More Races	12.4%	11.7%	10.7%
Hispanic Origin	25.2%	18.5%	15.9%

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	19,711	66,571	144,938
Less than 9th Grade	5.8%	2.9%	2.6%
9th - 12th Grade, No Diploma	3.2%	1.7%	2.2%
High School Graduate	5.9%	5.7%	8.8%
GED/Alternative Credential	0.8%	0.8%	1.1%
Some College, No Degree	7.5%	7.1%	9.2%
Associate Degree	4.6%	3.7%	4.2%
Bachelor's Degree	35.1%	37.1%	33.4%
Graduate/Professional Degree	37.1%	41.1%	38.5%

BUSINESS



TAPESTRY SEGMENTS



BUSINESS			
Total Business	1,043	2,670	7,769
Total Employees	27,859	56,786	149,852
Employment/Residential Population Ratio	1.090:1	0.650:1	0.780:1



THE SUR

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