BRADDOCK WEST

727 N WEST STREET
ALEXANDRIA, VA



CRC COMPANIES HR RETAIL

BRADDOCK WEST

ALEXANDRIA, VA

THE PROJECT:

- Mixed-use development just minutes from charming and historic Old Town Alexandria
- Directly across from the Braddock Road Metro station (Blue/Yellow line)
- Multiple retail and restaurant opportunities with flexible demising options
- On-street parking immediately adjacent to the retail storefronts

TIMING:

- **Q4 2026** - Currently under construction
- **Q1 2029** - Estimated delivery







400 million visitors and growing
4.6 percent year-over-year

92 walking score

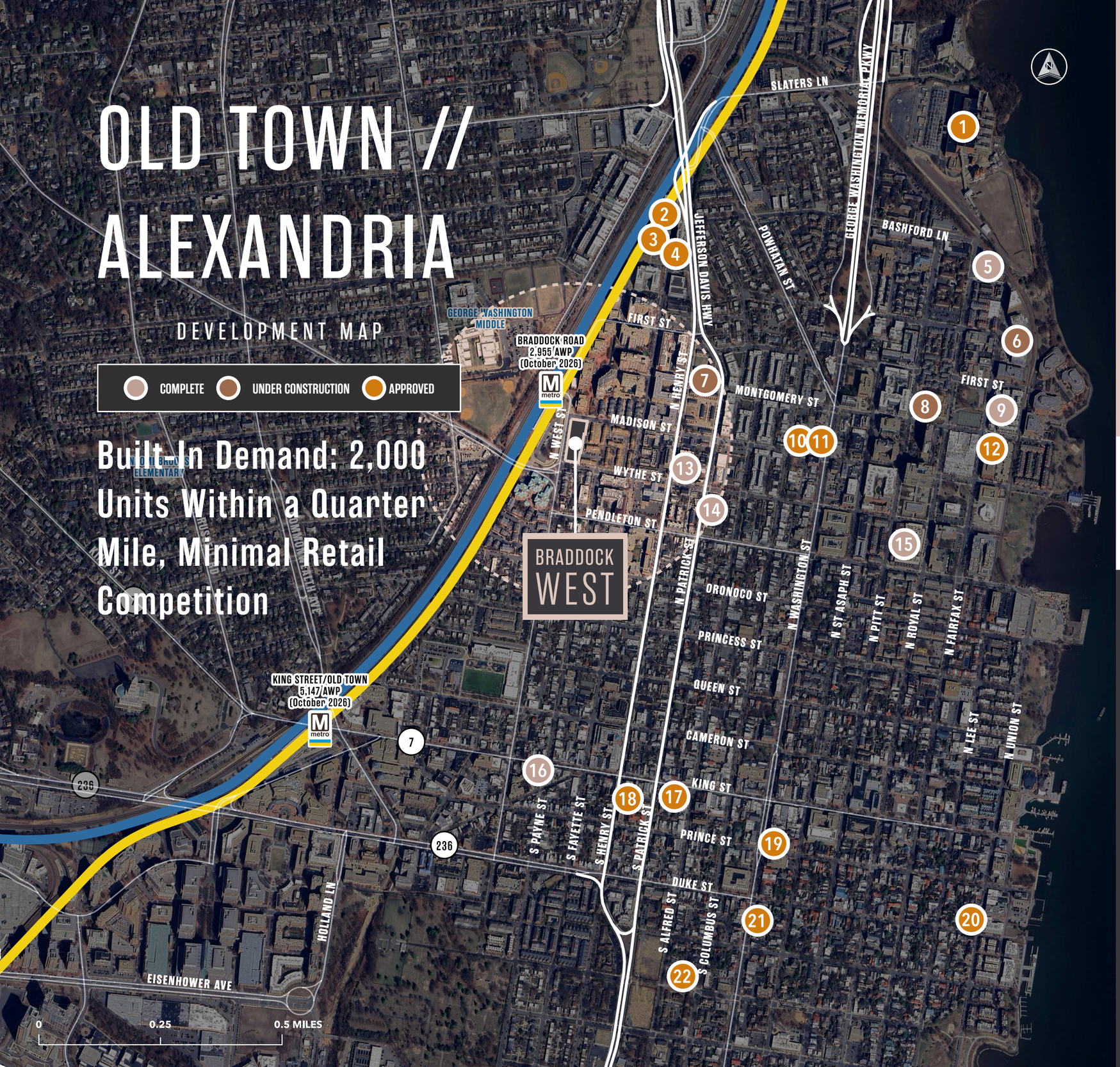
85 bike score

OLD TOWN // ALEXANDRIA

DEVELOPMENT MAP

COMPLETE · UNDER CONSTRUCTION · APPROVED

Built-In Demand: 2,000 Units Within a Quarter Mile, Minimal Retail Competition



OLD TOWN // ALEXANDRIA
DEVELOPMENT PIPELINE SUMMARY

Residential	**7,037** units COMPLETE	**312** units UNDER CONSTRUCTION	**1,673** units APPROVED
Retail	**445K** square feet COMPLETE	**12.7K** square feet UNDER CONSTRUCTION	**12K** square feet APPROVED
Office	**3.6M** square feet COMPLETE		

BRADDOCK WEST

180 units Residential
191 Parking Spaces
1,399 SF Retail
8,581 SF Flex

1. 1400 N Royal St
Hilco Redevelopment Partners
TBD

2. Platform Alexandria – Phase II
1200-1230 N Henry St
Residential: 258 units
Retail: 10,000 SF

3. Platform Alexandria – Phase III
Wythe & Madison St
Residential: 375 units
Retail: 2,000 SF

4. The Grayson
1200–1230 N Henry St
Residential: 94 units

5. The Muse
1201 N Royal St
Residential: 73 units

6. TideLock (Abingdon Yards)
1033-1111 N Fairfax St
Residential: 232 units
65 condo units
167 apt. units

7. Samuel Madden Redevelopment
899 & 999 N Henry St
Residential: 207 units

8. 425 Montgomery St
901 N Pitt St
Residential: 237 units

9. The Residences at Venue
925 N Fairfax St
Residential: 160 units
119 condo units
41 townhomes

10. The Whitley
805–823 N Columbus St
Residential: 78 units

11. Holiday Inn Express Redevelopment
802-808 N Washington St
Hotel: 50,000 SF

12. 801 N Fairfax St
Residential: 50 units

13. The Aidan
701 N Henry St
Residential: 94 condo units

14. Lineage Apartments
700 N Henry St
Residential: 52 units

15. The Alexan ('Bus Barn')
600 N Royal St
Residential: 286 units

16. The Braystone
1300-1310 King St
Residential: ~31-33 condo units

17. 912 King St
Galena Capital Partners
Residential: ~30 units
Retail: TBD

18. 116 S Henry St
Galena Capital Partners
Residential: ~16-22 units

19. 699 Prince St Hotel Project
Hotel: 130 keys

20. 101 Duke St Townhomes
Residential: 6 townhomes

21. The View
312 S Washington St
Residential: 10 units

22. The Heritage at Old Town
431 S Columbus St
Residential: 750 units
(195 affordable)

MARKET AERIAL

200+
independent shops and restaurants

E MONROE AVE 6,200 AAWDT
MT. VERNON AVE 6,000 AAWDT
GEORGE WASHINGTON MIDDLE
MAIN LINE BLVD
39,000 AAWDT JEFFERSON DAVIS HWY
POWHATAN ST
GEORGE WASHINGTON MEMORIAL PKWY
BASHFORD LN
FIRST ST
BRADDOCK ROAD
2,955 AWD
(October 2026)
E BRADDOCK RD 7,500 AAWDT
N WEST ST
MADISON ST
WYTHE ST
N HENRY ST 25,000 AAWDT
N PATRICK ST 46,000 AAWDT
N WASHINGTON ST 31,000 AAWDT
MONTGOMERY ST
PENDLETON ST
6,100 AAWDT
ORONOCO ST
PRINCESS ST
COMMONWEALTH AVE

THANIDA THAI RESTAURANT & BAR
THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT
DENTAL INC.
CONTINUES BREAKFAST · BAR · RESTAURANT
Yates CAR WASH & DETAIL CENTER
GOURMET PIZZA DELI
LOST DOG Cafe
CAPTAIN GREGORY'S
7-ELEVEN
LENA'S wood fired pizza & bar
HANK'S OYSTER BAR
HANK'S PASTA BAR
T.J. STONE'S
F45
530 FIRST
west elm
ROW HOUSE
THE SHADE STORE
PlantHouse
OAK STEAKHOUSE
Hinata SUSHI BAR & GRILL
SISTER5
MacMillan SPIRIT HOUSE
Lula's
TJSH
Onelife FITNESS
Harris Teeter
ROYAL restaurant
[solidcore]
zento
STRICTLY EBIKES
Valletta Port
CHOP SHOP TACO
UNITED STATES POST OFFICE
MASON SOCIAL
Lil Cakes & Creamery Treat Yo Self
Chewish DELI
MADABOLIC
WASHINGTON SQUARE
TRADER JOE'S
TALBOTS
THE BARRE ALX
NOVA PATIENT CARE
DOS AMIGOS FINE TEX-MEX
Spill The Tea EAT WELL & DRINK BOLD
BRADDOCK WEST

ROSS DRESS FOR LESS
FRESH Baguette
JOSEPHINE BRASSERIE & BAR
WHITE HOUSE
CALL YOUR MOTHER
vermilion
H&M
BLACK MARKET
jeni's
patagonia
alo
A JEW-ISH DELI
SNAP FITNESS 24/7
orangetheory FITNESS
Kilwins
Tatte BAKERY & CAFE
MILK & honey
bluemercury
Toastique
sweetgreen
ATHLETA
ANTHROPOLOGIE
SEPHORA
COFFEE · BAKERY · KITCHEN
PACERS RUNNING
Sur la Table
WARBY PARKER

KING STREET CORRIDOR
0.5 MILES SOUTH

0 0.15 0.3 MILES

SITE PLAN

BRADDOCK ROAD
2,955 AWP
(October 2026)
metro

N WEST STREET

WYTHE STREET

MADISON STREET

5 Metered Short Term Street Parking Spaces

3 Metered Short Term Street Parking Spaces



AVAILABLE	SIZE (SF)
Space A	1,399
Space B	1,777 (can be demised)
B1	727
B2	1,050
Space A+ B	2,126-3,176
Space C	1,477

AVAILABLE FLEX SPACES VENTED (GREASE EXHAUST)

PSYCHOGRAPHIC PROFILE

KEY FACTS

61,411	39.7	30,747
Population	Median Age	Households

EDUCATION

49%	35%	5%
Graduate/ Professional Degree	Bachelor's Degree	High School Diploma

EMPLOYMENT

White Collar	88.3%
Blue Collar	4.1%
Services	7.6%

HOMEOWNERSHIP

33,727	14,401	16,358
Total Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units

TAPESTRY SEGMENTS



Laptops and Lattes

36.5% of households

11,200 households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.



Metro Renters

25.2% of households

7,735 households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.



Urban Chic

19.1% of households

5,879 households

Residents in this segment live in suburban areas with a notable presence in urban vicinities. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings. About half of housing units are detached single-family homes, and there is also a notable presence of attached single-family homes and apartment complexes. Most households own one or two vehicles.

BUSINESS

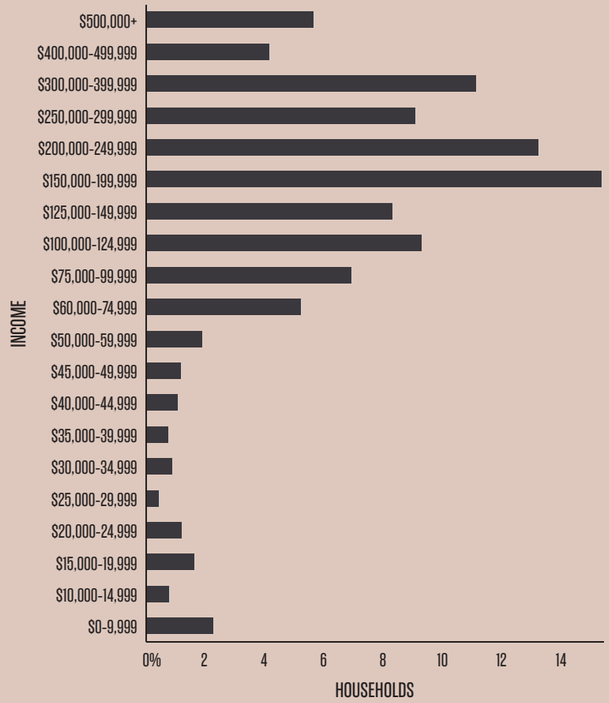
4,746	89,339	360
Total Businesses	Daytime Population	Food Service & Drinking Places

INCOME

$173,925
Median Household Income

$113,119
Per Capita Income

$225,456
AVERAGE HOUSEHOLD INCOME ($)



Latitude: 38.813461284770916 Longitude: -77.0527807783636

Source: This infographic contains data provided by Esri, Esri and Data Axle.

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