

LAKES WEST SHOPPING CENTER

CHEVY CHASE, MARYLAND

HR
RETAIL

 CCLC





ABOUT LAKE WEST

Located along Connecticut Avenue in the affluent Chevy Chase community, Lake West Shopping Center offers a selection of popular tenants to meet everyday needs of residents, commuters and visitors. The center benefits from high visibility on a major commuter route between Maryland and D.C. and nearby access to the Capital Beltway. Chevy Chase Lake, a mixed-use community located directly across the street, includes a significant residential population within walking distance and access to the future Purple Line station.



107
Parking spaces



32,787 SF
Total square
footage



71,602
Average weekly drivers on
Connecticut Avenue



2 blocks from the



Directly adjacent to
**Capital
Crescent
Trail**



Purple Line

Located across from future
Purple Line Metro station; is
scheduled to open late 2027
(2,200 projected daily riders)



81%
Residents with a Bachelors
Degree or Higher
10-MINUTE DRIVE TIME



\$1,029,694
Average Trade Area
Housing Value
10-MINUTE DRIVE TIME



\$241,251
Average Trade Area
Household Income
10 MINUTE DRIVE TIME



THE MARKET



732,000 SF
Existing Office SF



4,282
Multi-Family Units



297
Multi-Family
Under Construction

1. The Crescent at Chevy Chase Lake
Residential: 111 apartment residences

2. The Lindley
8405 Chevy Chase Lake Ter
Residential: 200 apartment residences

3. Chevy Chase Crossing
3530 Manor Rd
Residential: 63 townhomes

4. The Brownstones at Chevy Chase Lake
3645 Chevy Chase Lake Dr
Residential: 62 townhomes

5. Hamlet House
Chevy Chase Lake Dr
Residential: 31 condominiums

6. Chevy Chase Lake
Residential: 65 luxury condominiums
394 luxury apartment residences
Retail: 93,453 SF



EXISTING RESIDENTIAL



LEASING PLAN



LAIRD PLACE

AVAILABLE
22,185 SF
3 LEVELS

The SOMERVILLE
SHOWROOM
2,991 SF

MANOLI
CANOLI
Restaurant
1,853 SF

EINSTEIN BROS.
BAGELS
1,655 SF

2,033 SF

107 PARKING SPACES

Liberty
2,064 SF

MANOR RD

CONNECTICUT AVE 71,602 AAWDT



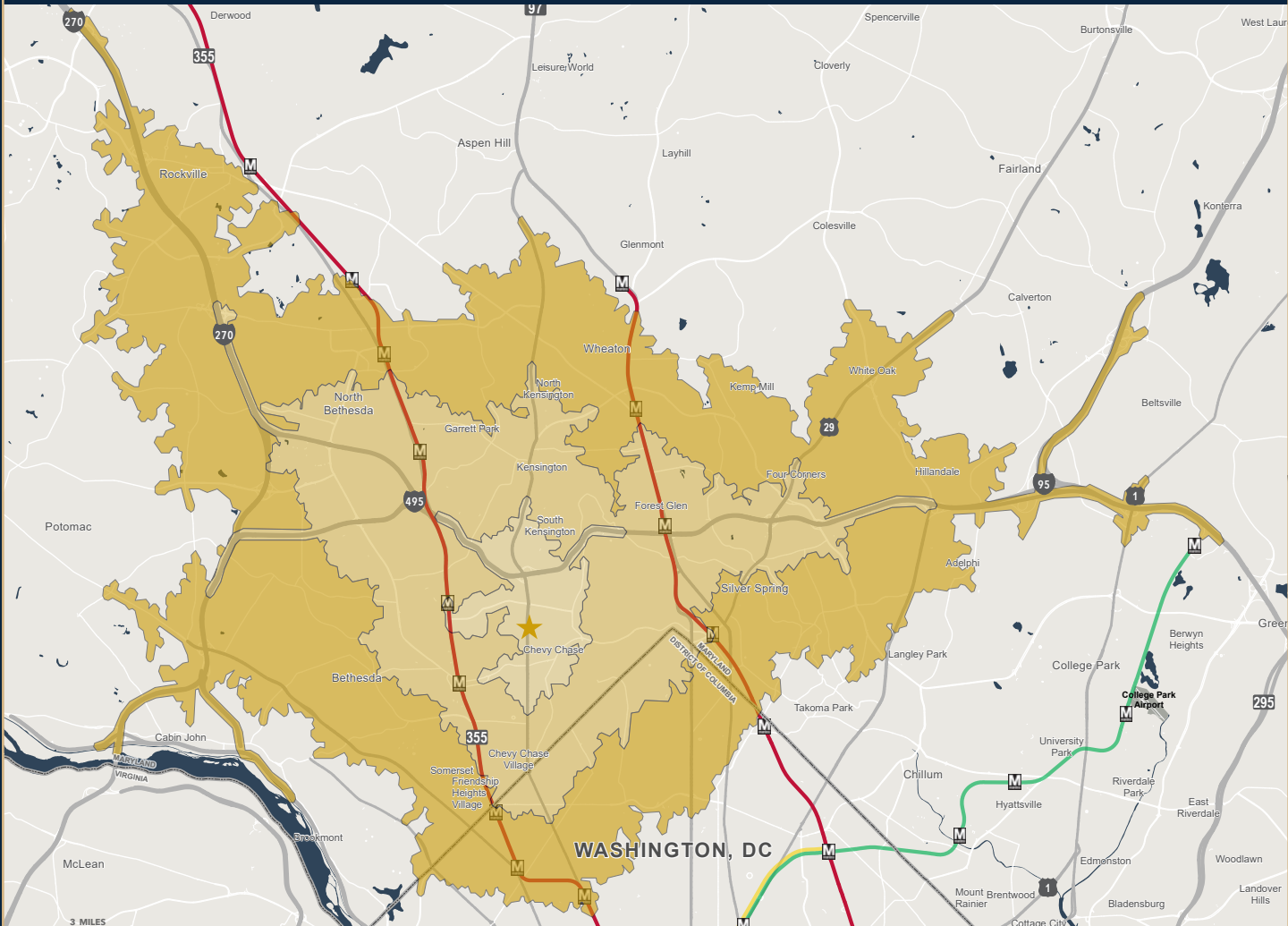
- OPEN
- AVAILABLE



CHEVY CHASE LAKE



PSYCHOGRAPHIC PROFILE



	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
Population	14,178	168,677	465,419
Daytime Population	20,912	214,764	516,521
Average HH Income	\$342,738	\$241,251	\$213,292
Average Home Value	\$1,322,387	\$945,958	\$835,895
Education (Bachelor degree or higher)	85.4%	81%	69.2%

TAPESTRY SEGMENTS

5 MINUTE DRIVE TIME



Top Tier
55.7%

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.
- They are politically active, participating in fundraising and donating to organizations. International travel is a common occurrence.

Residents in this segment live in suburban areas with a notable presence in urban vicinities, mostly near large, coastal metropolitan areas including the Mid-Atlantic and northern East Coast, as well as parts of the West Coast. 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.

- They typically have multiple credit cards that offer airline miles, which they use for frequent domestic and international travel.
- They tend to invest in various assets, including valuable homes and retirement plans.



Urban Chic
38.8%



MetroRenters
5.5%

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.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- They frequently travel both domestically and internationally.

L A K E W E S T

SHOPPING CENTER

CHEVY CHASE LAKE CENTERS

CHEVY CHASE, MARYLAND

RETAIL LEASING



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