

A RARE GROCERY OPPORTUNITY



With more than 50 years of investment, development, and ownership in Rosslyn, Monday Properties is proud to present **The 1400s**, a transformative mixed-use redevelopment poised to become one of Rosslyn's premier retail destinations.

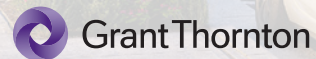
Located at **1400 Key Boulevard** and **1401 Wilson Boulevard**, The 1400s sits at the heart of a dynamic live-work neighborhood and will bring together 831 luxury residences, thoughtfully activated public spaces spanning 52% of the site, and a grocer-anchored retail base complemented by additional street-level retail. Together, these elements will create a vibrant destination for Rosslyn's nearly 80,000 residents, more than 127,000 daytime workers, and visitors from across the region.

OPPORTUNITY

- A **17,000 SF grocer anchor**, plus an additional **3,300 SF of dedicated back-of-house** with cold storage space adjacent to the loading dock, totaling more than **20,000 SF of dedicated grocer space**, with reserved customer parking
- 831 luxury residences added to the submarket, part of a Rosslyn pipeline of 10,000 units delivering in 2031 and beyond, creating a built-in and growing customer base

PROVEN LOCATION

- In one of the Washington region's most connected submarkets, where the median age is 33.3, 73.3% of housing is renter-occupied, with exceptional access via Metro, major highways, and by foot
- A built-in, affluent customer base, set within a submarket where renter demand is led by young professionals earning \$150,000+ and mature renters earning \$200,000+
- Surrounded by a thriving office market of 8 million SF and a strong daytime workforce anchored by blue-chip employers including



MARKET STATS

37K+

Residential units within a 2-mile radius

1.8K+

New residential units planned in Rosslyn by 2030

2.2M SF

Retail space within a 2-mile radius

8M+ SF

Office space in Rosslyn

1.3K+

Hotel rooms in Rosslyn

\$150K+

Median HH income in Rosslyn

97/100

"Walker's Paradise" Walkscore

87.1%

College degree+ within a 1-mile radius

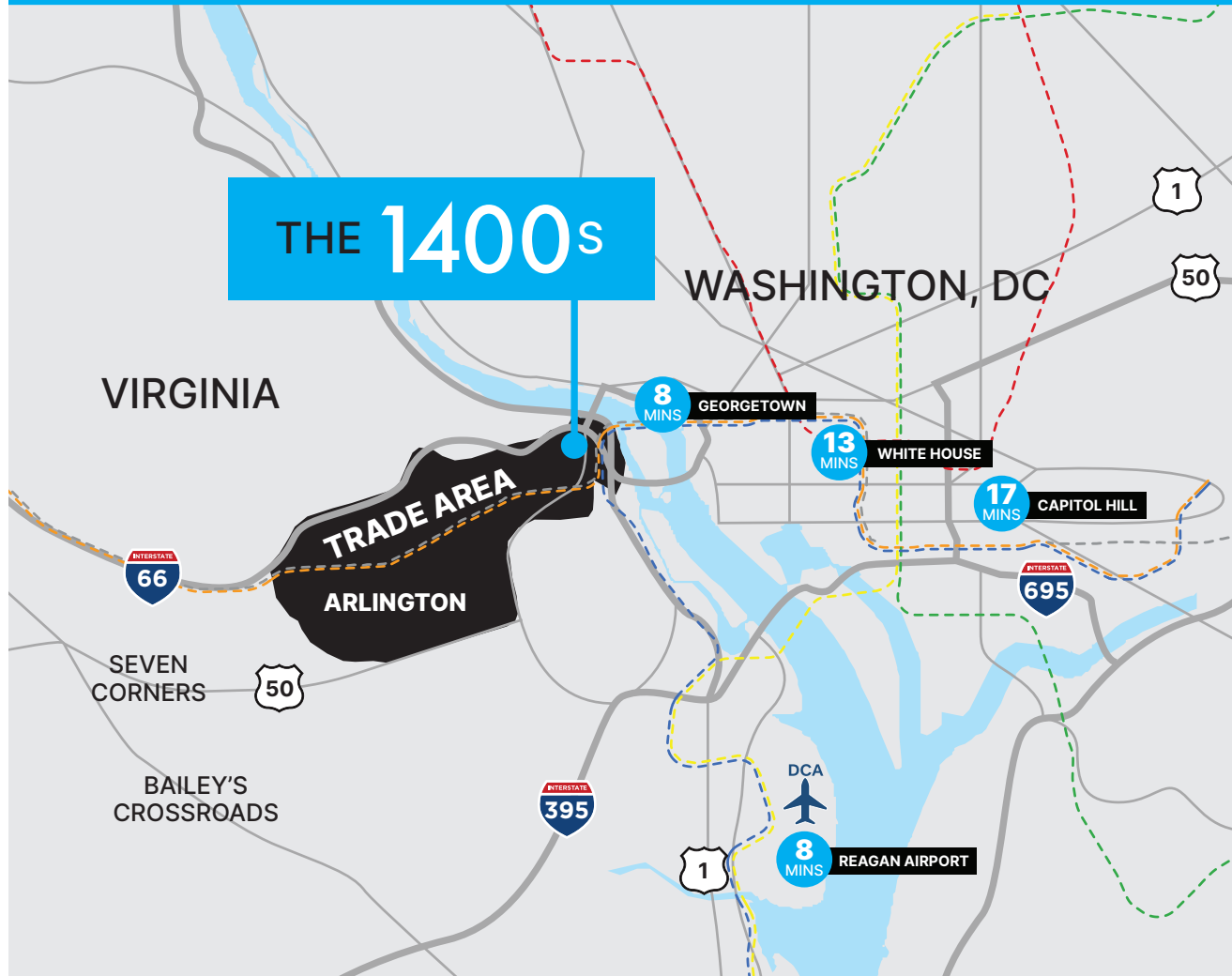
78/100

"Very Bikeable" Bikescore

1K+

Businesses in Rosslyn

TRADE AREA: ROSSLYN-BALLSTON CORRIDOR



1400s CONNECTIVITY

2 Blocks to Silver, Orange & Blue Line Metro Stations



4 Minutes to Interstate 66 or Langston Blvd (Rte 29)



8 Minutes to Reagan National Airport (DCA)



17 Minutes to U.S. Capitol Building



15,000 Average Daily Passengers at Rosslyn Metro Station

KEY FACTS

79,523

Population



4,489

Total Businesses



47,171

Total Housing Units

33.3

Median Age



127,714

Daytime Population



26.7%

Owner Occupied
Housing Units

42,015

Households



288

Food Service & Dining
Establishments



73.3%

Renter Occupied
Housing Units

TAPESTRY SEGMENTS

55.5%

Metro Renters

22,792 Households

32.6%

Laptops and Lattes

13,405 Households

7.7%

Trendsetters

3,150 Households

INCOME

\$140,937

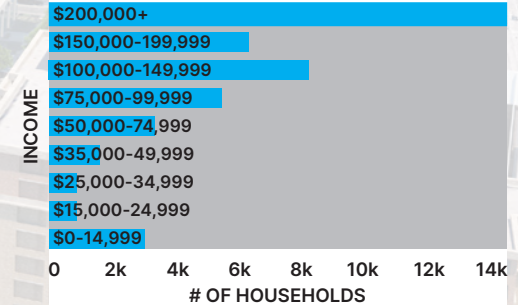
Median Household Income

\$104,368

Per Capita Income

\$197,285

Average Household Income



EMPLOYMENT

91.1%

White Collar

2.7%

Blue Collar

6.2%

Services

JOIN THE RETAILERS OF THE ROSSLYN-BALLSTON CORRIDOR

corepower
YOGA

amc
THEATRES

CAVA

Crate&Barrel



BARRY'S



WHOLE
FOODS
MARKET

CHOP'T

LIFETIME
ATHLETIC

Tatte

bluemercury

sweetgreen



ROLL
PINY

VanLeeuwen

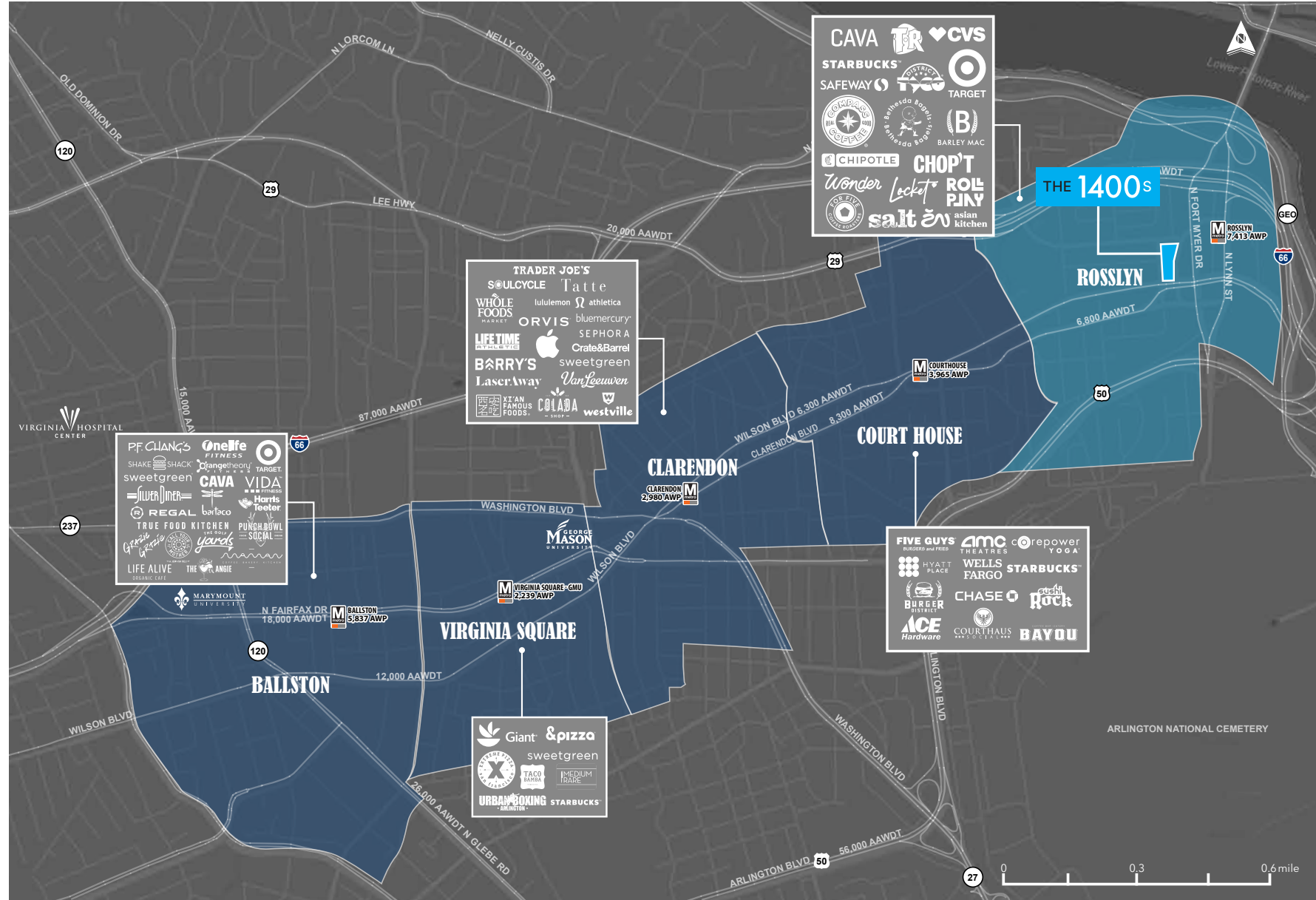
asian
kitchen

COLADA
SHOP

LaserAway

COFFEE. BAKERY. KITCHEN

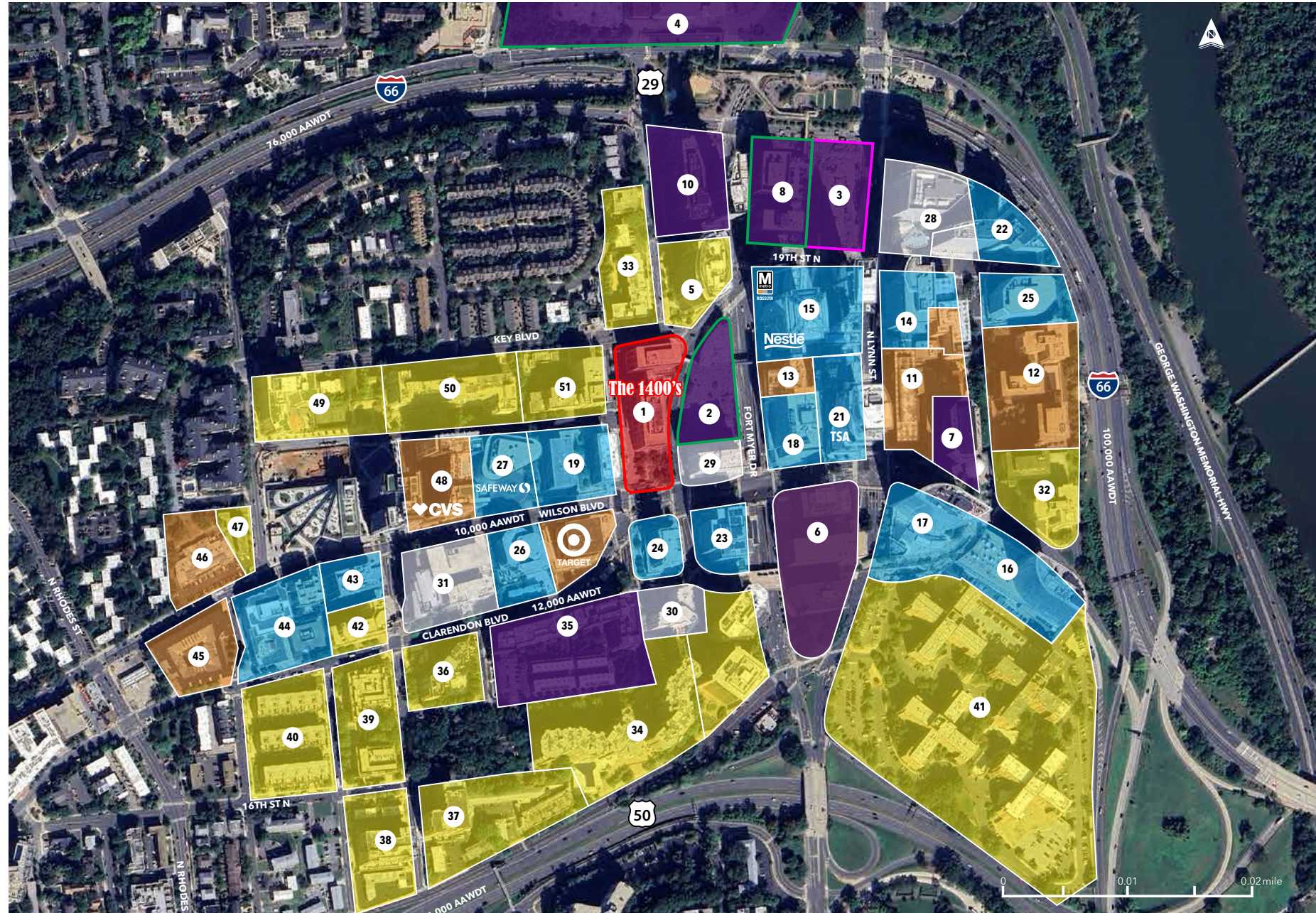
GRAZIE
GRAZIE

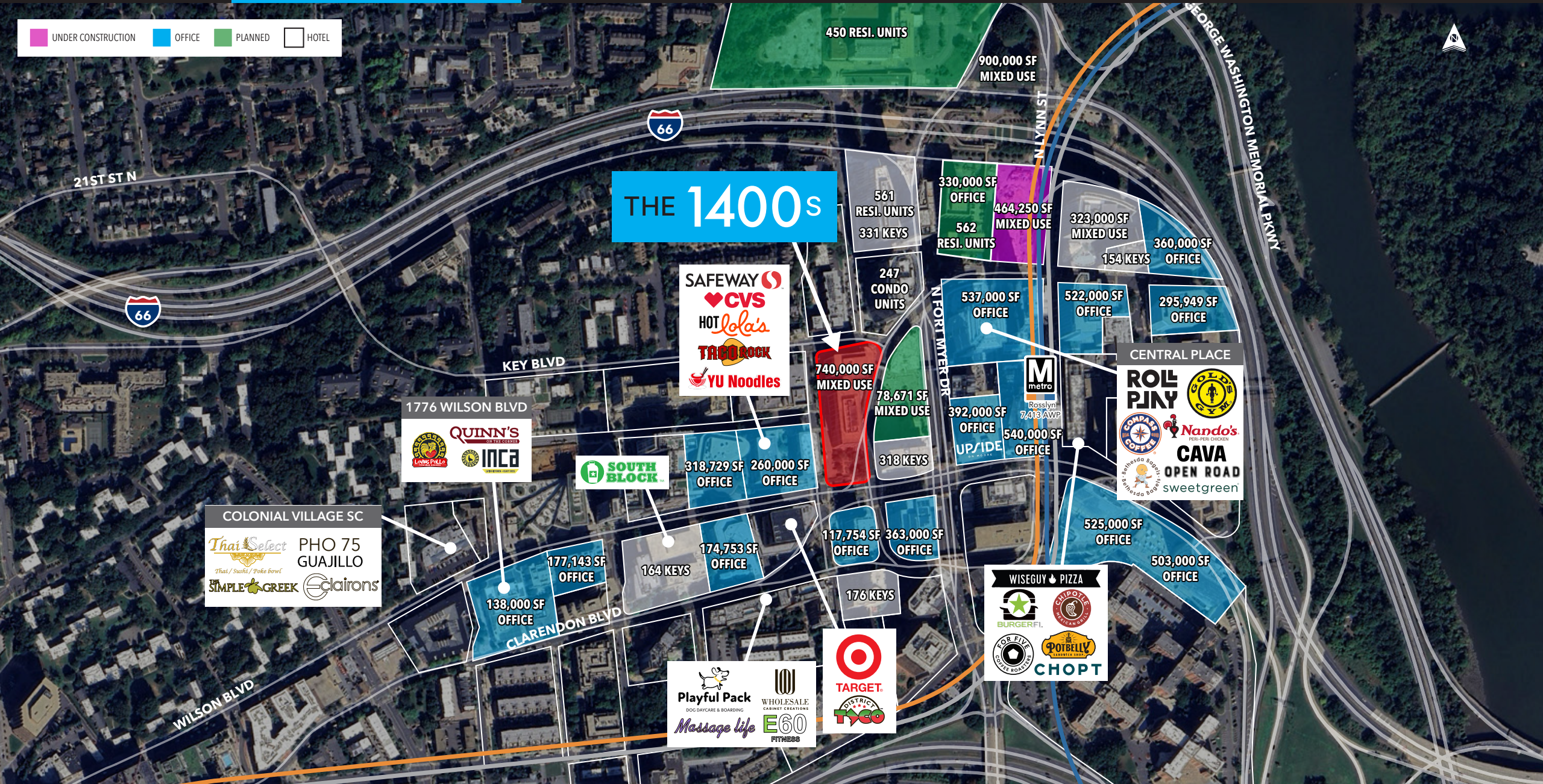


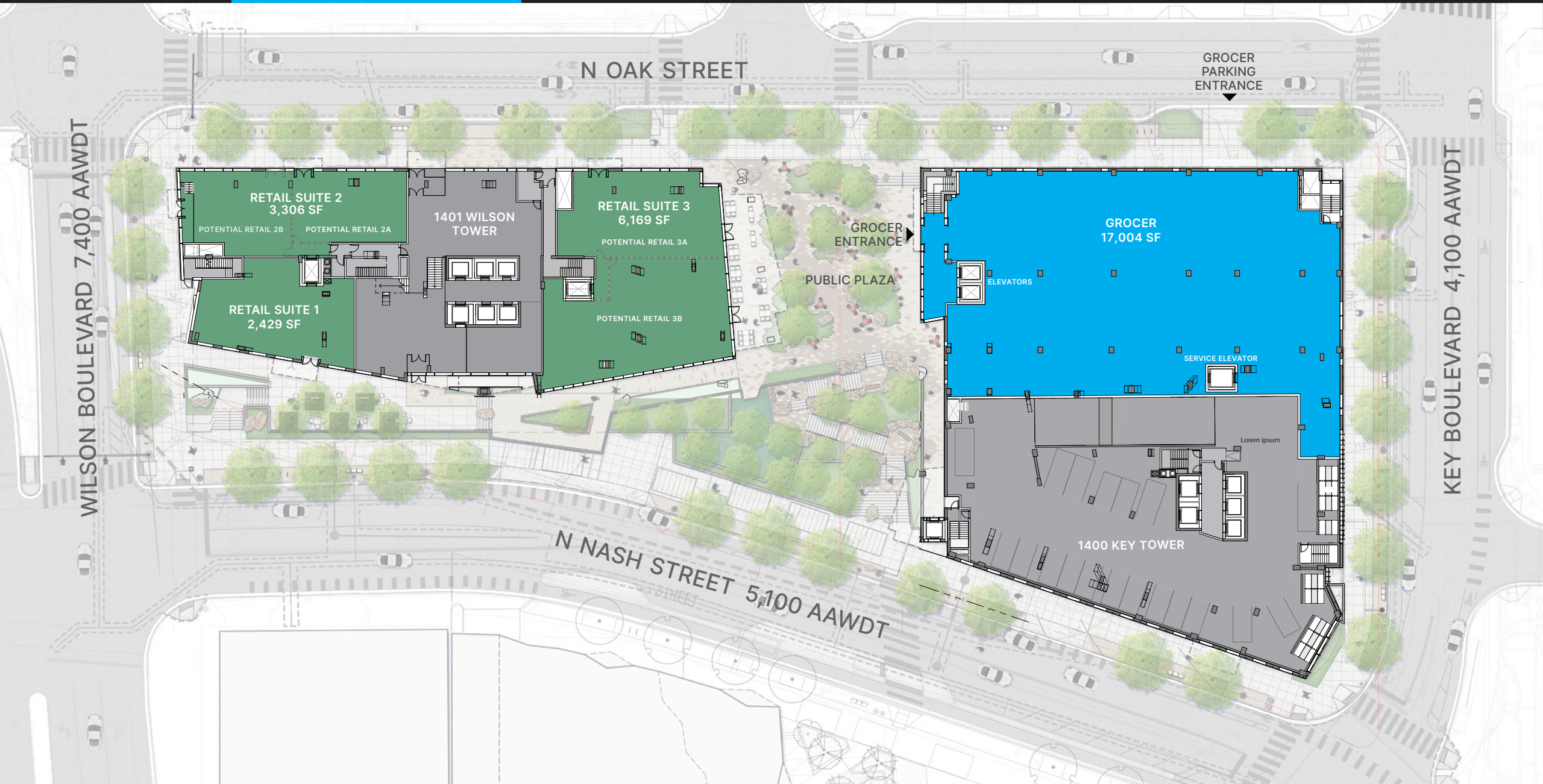
#	Address	Details
1	The 1400's Monday Properties	
2	1820 Fort Myer Drive (Ames Center)	78,671 SF Mixed Use, Retail 10,146 SF, Office 8,291 SF, Hotel 225 Keys, Residential 740 Units
3	1901 North Moore Street	464,250 SF Mixed Use, Residential 422 Units, Retail 12,130 SF
4	1401 Langston Blvd (Key Bridge Marriott)	334,732 SF Residential With 151 Condos, 301,732 SF With 300 Apartments
5	Turnberry Towers	247 condo units (Delivered 2009)
6	1555, 1655, 1788 Fort Myer Dr (The Highlands)	Pierce: 104 Luxury Condos, Evor: 455 Apartments, Aubrey: 331 Apartments, 27,800 SF Retail (Delivered 2021)
7	1800 N Lynn Street (Central Place)	323,000 SF Mixed Use, 377 Residential Units, 45,000 SF Retail (Delivered 2018)
8	1901 & 1911 N. Fort Myer Dr (One Rosslyn)	3 Towers, 461 Residential Units, 319 Apartments, 82 Condos (Proposed)
10	1900 N. Fort Myer Drive (Rosslyn Towers)	561 Residential Units + 331 Keys, 5 Star Hilton
12	Rosslyn Plaza	45,000 SF (Retail)
13	1700 N. Moore Street	30,000 SF (Retail)
45	1800 Wilson Blvd	153 Residential Units, 15,000 SF Retail, 135,000 SF Office (Mixed Use)
46	Colonial Village Shopping Center	9,512 SF (Retail)
14	1800 N. Lynn Street (Central Place Office)	522,000 SF Building, 2,500 Employees
15	1812 N. Moore Street (Nestlé USA Headquarters)	537,000 SF Building, 748 Employees
16	1000 Wilson Boulevard	503,000 SF Building, 2,400 Employees
17	1100 Wilson Boulevard (The Rosslyn Twin Towers)	525,000 SF Building, 2,500 Employees
18	1700 N. Moore Street (Rosslyn Metro Center)	392,000 SF Building, 1,800 Employees
19	1501 Wilson Boulevard (Atlantic Building)	260,000 SF Building, 1,200 Employees
21	1201 Wilson Boulevard (Isa Headquarters)	540,000 SF Building, 3,000 Employees
22	1001 19th Street N (International Place)	360,000 SF Building, 1500 Employees
23	1300 Wilson Blvd (Commonwealth Tower)	363,000 SF Building
24	1400 Wilson Blvd	117,754 SF Building
25	1777 N Kent St (Rosslyn Plaza North)	295,949 SF Building
26	1530 Wilson Blvd	174,753 SF Building
27	1525 Wilson Blvd	318,729 SF Building
43	1600 Wilson Blvd	177,143 SF Building
44	1776 Wilson Blvd	138,000 SF Building
28	Le Méridien Arlington	154 Hotel Rooms
29	Hyatt Centric Arlington	318 Hotel Rooms
30	Residence Inn Arlington Rosslyn	176 Hotel Rooms
31	Sonesta Select Arlington Rosslyn	164 Hotel Rooms
32	1001 Wilson Blvd (London House Apartments)	
33	1411 Key Blvd (Key & Nash)	57 Condos, 6 Townhomes
34	The Belvedere	525 Units
35	Sedona Slate	474 Rental Apartments, 55 Affordable, 12,536 SF Retail
36	Cortland Arlington	184 Units
37	Parc Rosslyn Apartments	238 Units
38	Union On Queen	193 Units
39	The Wooster	87 Units
40	Gaslight Square Condominiums	114 Units
41	River Place, 4 Towers	1720 Units
42	Bennett Park Apartments	224 Units
47	The Le Mar Apartments	90 Units
48	Cortland Rosslyn	331 Units
49	Queens Court Apartments	249 Units
50	The Atrium	349 Units
51	1800 Oak Apartments	314 Units

■ UNDER CONSTRUCTION
 ■ PLANNED
 ■ MIXED USE
 ■ OFFICE
 ■ RESIDENTIAL
 ■ RETAIL
 ■ HOTEL

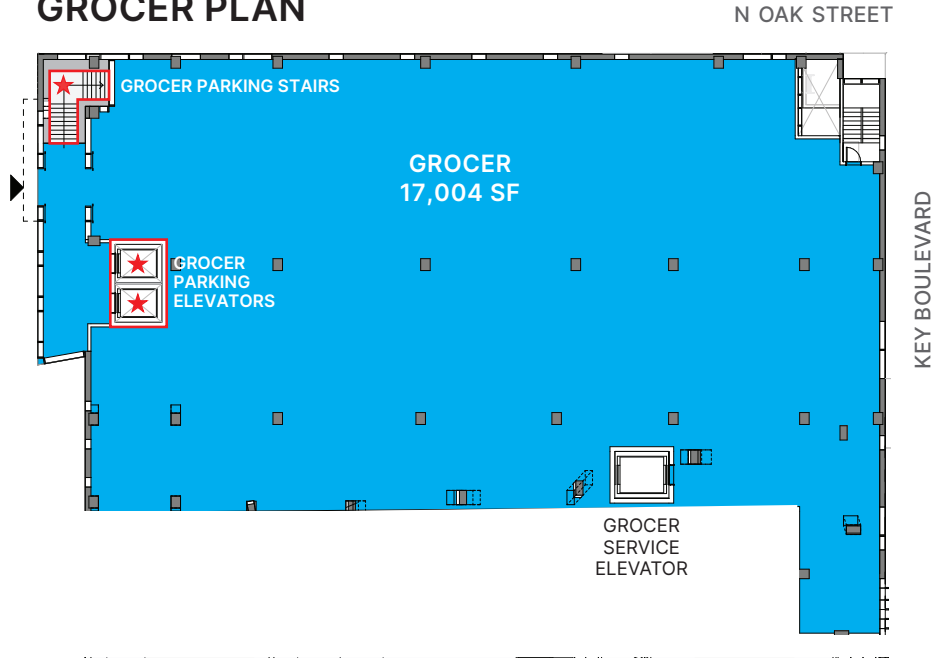
2.2m SF Retail space in Rosslyn
10m SF Office space in Rosslyn
1.3k Hotel rooms in Rosslyn
10k Residential Units





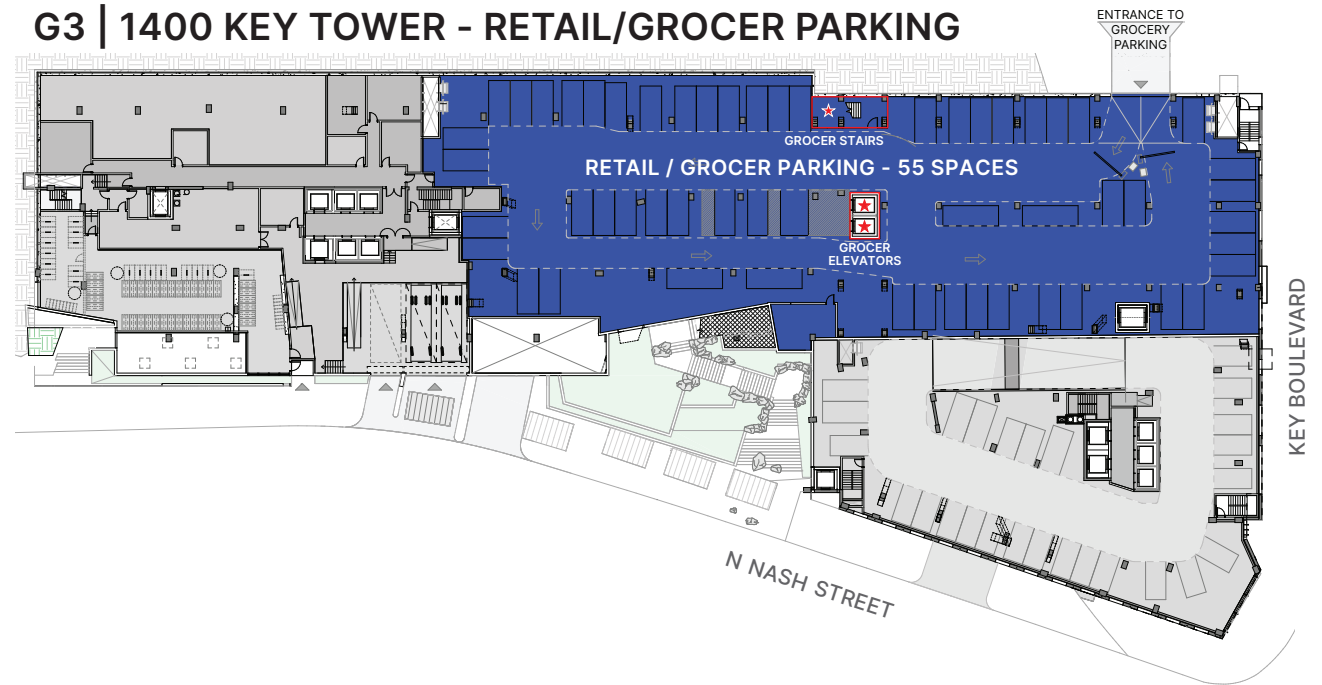


GROCER PLAN



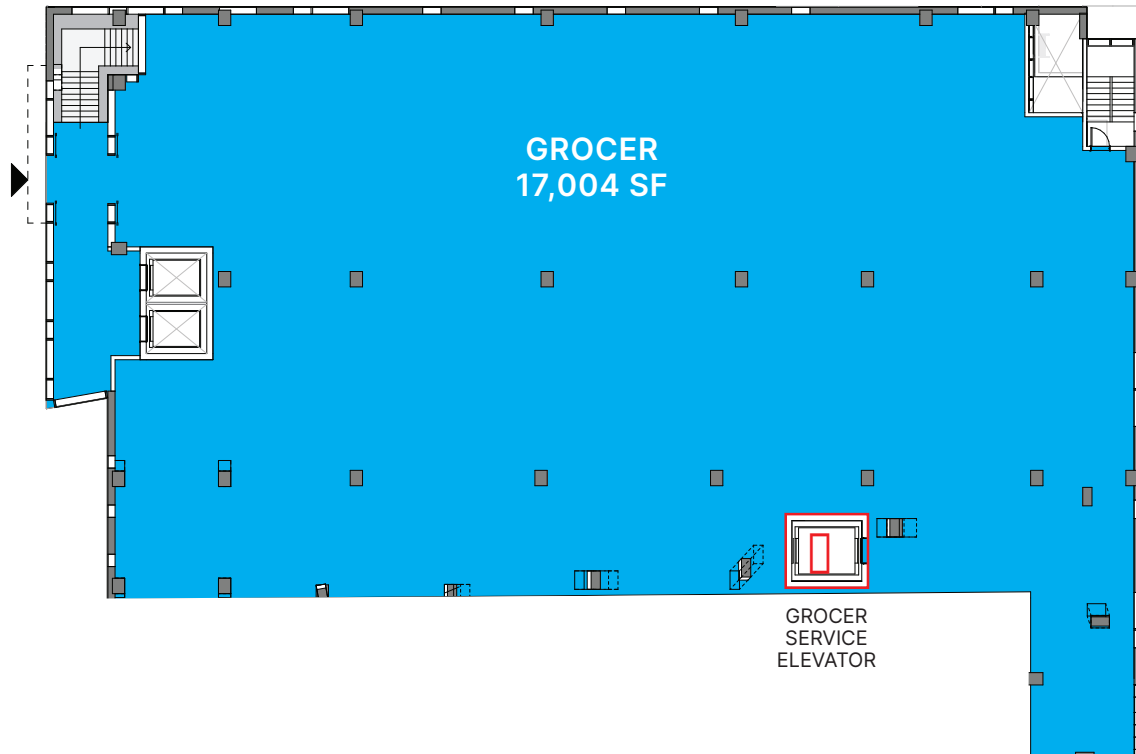
- Dedicated grocer parking located off N Oak Street, one level below the grocer storefront for direct, convenient shopper access
- Elevator and stair access connecting the grocer parking directly to the grocer space

G3 | 1400 KEY TOWER - RETAIL/GROCER PARKING



GROCER PLAN

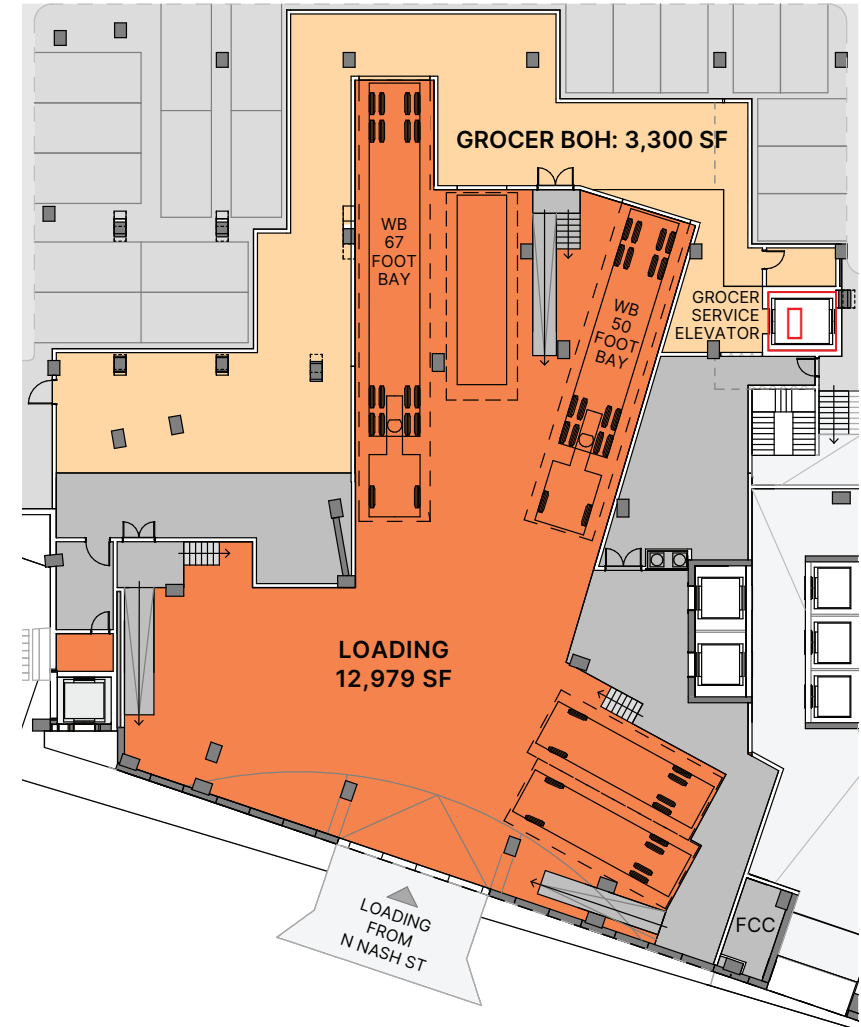
N OAK STREET

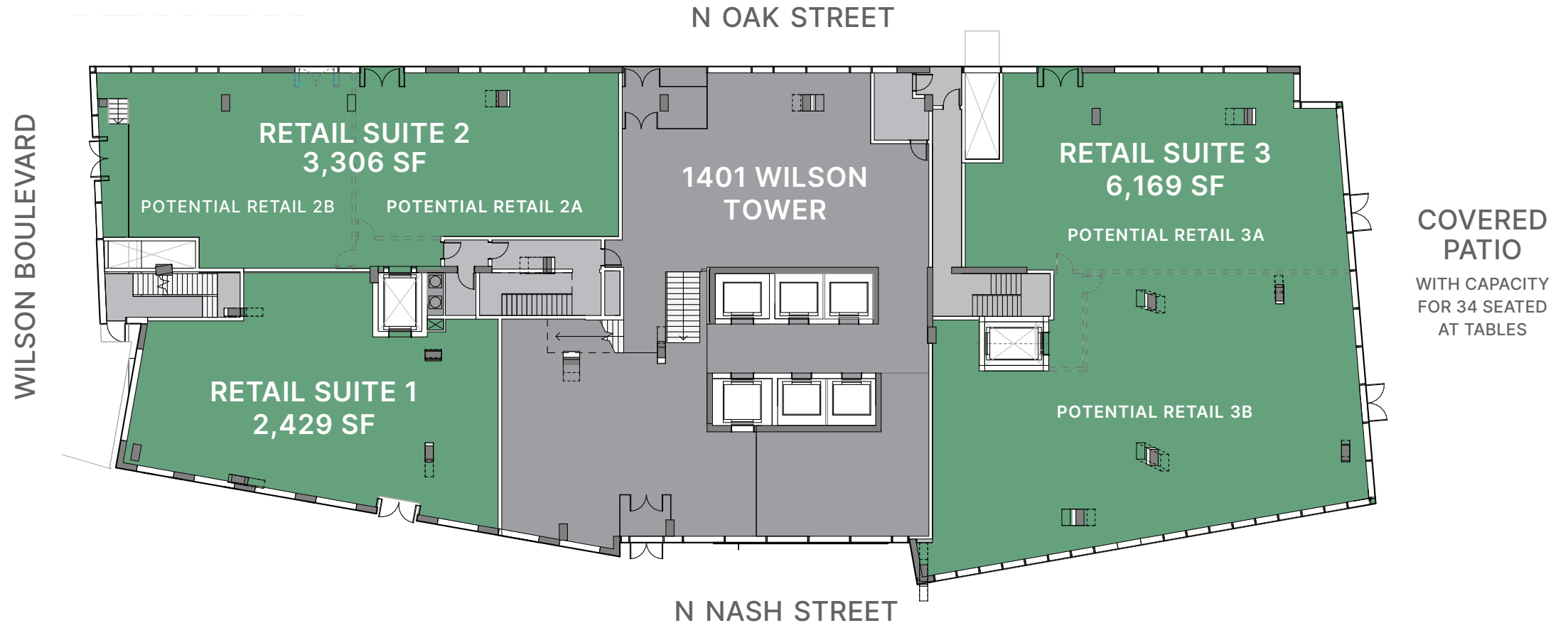


KEY BOULEVARD

- 24-hour master loading dock accommodating the largest delivery trucks (WB-67), with additional bays sized for smaller vehicles (WB-50)
- 3,300 SF of dedicated grocer back-of-house space, including cold storage, dedicated trash facilities, and ample storage
- Direct, dedicated service elevators connecting the loading dock and back-of-house space to the grocer

LOADING AND BACK-OF-HOUSE PLAN





- Flexible suite plans that can be combined to accommodate a range of tenant sizes
- Black iron venting included in all suites, ready for food and beverage use



A 17,000-square-foot grocer will anchor 1400 Key Boulevard.



A place that comes alive from dawn to dusk. Retail opportunities at 1401 Wilson Boulevard.



An exceptional café or restaurant opportunity overlooking a beautifully landscaped plaza, with covered outdoor patio in the heart of Rosslyn's vibrant 24/7 live-work neighborhood.



A view of the retail from N. Oak Street.

BRING YOUR VISION TO ROSSLYN

ABOUT MONDAY PROPERTIES

Monday Properties is a vertically integrated real estate investor, owner, operator, and developer with a legacy in Rosslyn spanning more than 50 years. The firm has completed 130+ transactions totaling 43 million square feet and more than \$17 billion in capital value. Today, Monday Properties' portfolio includes approximately 2.5 million square feet of office and more than 8,000 multifamily units developed, acquired, or in the pipeline across the Northeast, Mid-Atlantic, and Southeast.

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc. Demographic data source: Esri, 2026

Leasing retail or restaurant space in Rosslyn positions your business at the intersection of energy, opportunity, and growth. With high demand for retail and dining experiences, now is the time to secure your space in this premier location.

Contact us today to learn more about available leasing opportunities and how Rosslyn can elevate your business.

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