

MIRADOR

685 N. Glebe Road | Arlington, VA

1,998 SF AVAILABLE



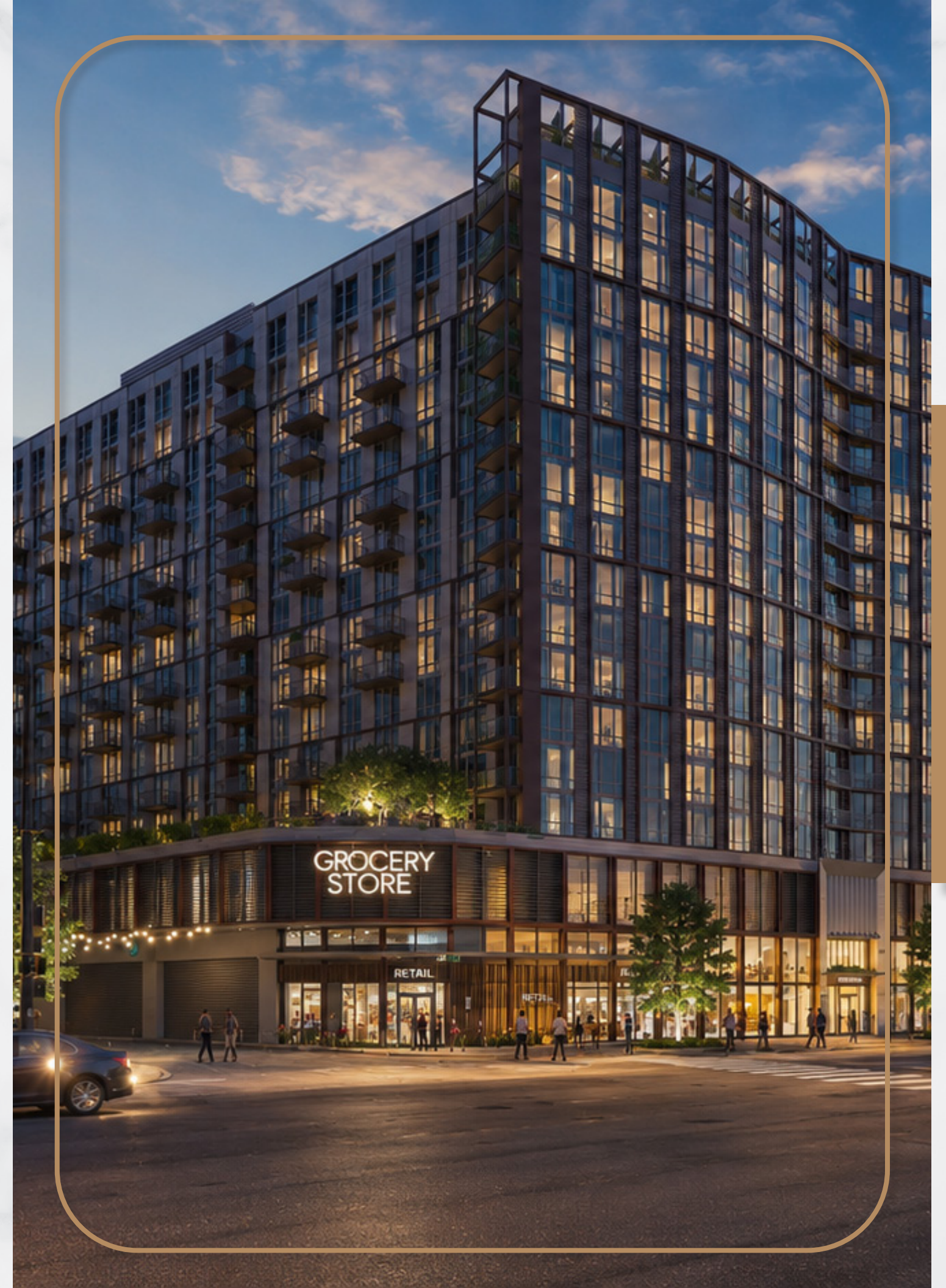
2026 DEMOGRAPHICS

	0.5 MILE	1 MILE	2 MILES
 Total Population	25,079	46,873	149,214
 Daytime Population	39,742	60,540	167,048
 Median HH Income	\$143,833	\$183,131	\$134,156

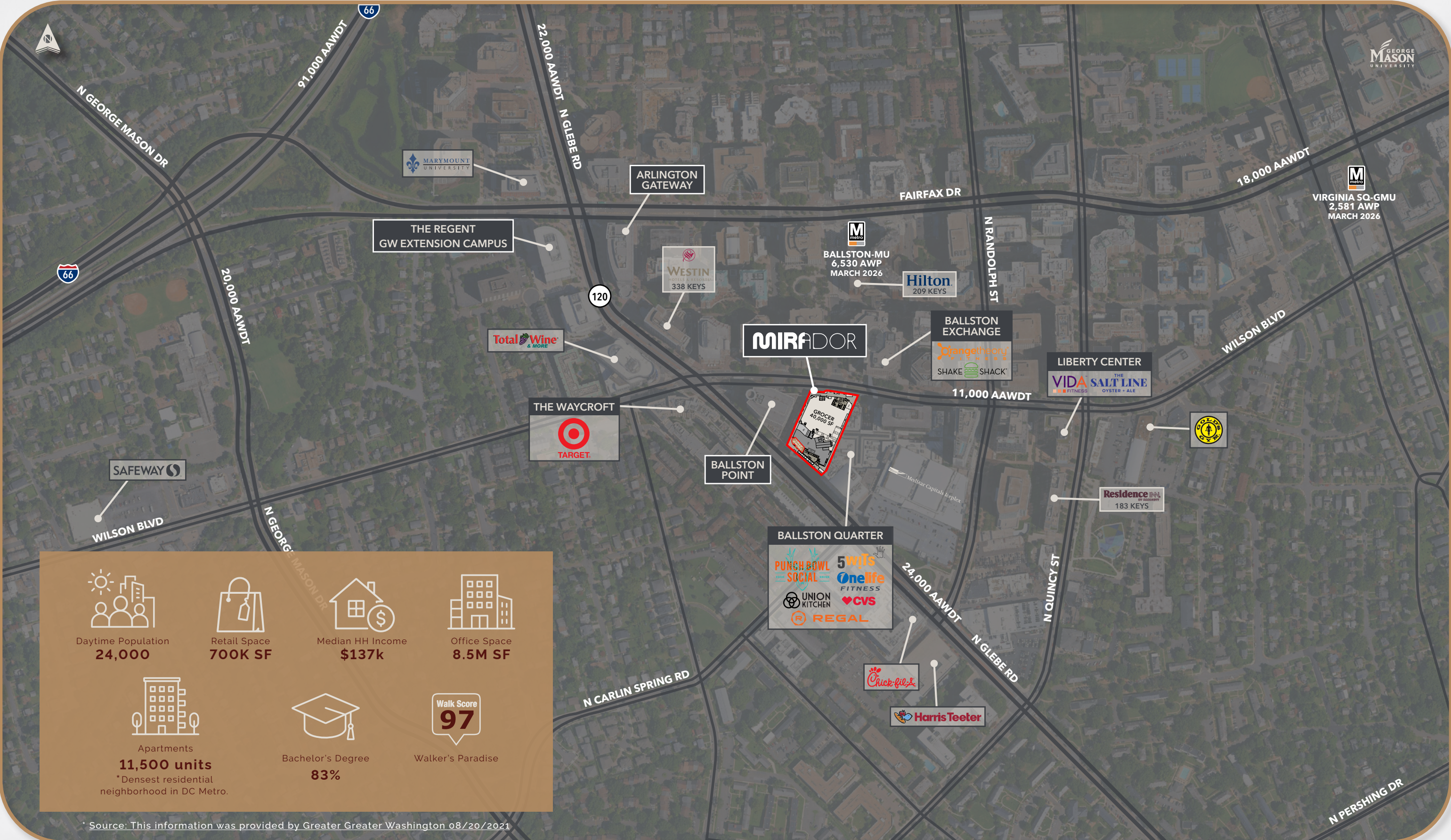
PROPERTY HIGHLIGHTS

Mirador is part of a trophy mixed-use residential development in the heart of Ballston, VA, bringing upscale apartment living to Ballston Quarter. The project will feature luxury residences in a highly walkable, transit-accessible location, anchored by a 40,000 SF grocery store. Surrounded by a strong core of high-earning young professionals, daytime office workers, and university campuses, Mirador is designed to serve as a dynamic residential and retail destination in one of Northern Virginia's most vibrant urban submarkets.

- **553 residential units**
- **Anchored by 40,000 SF grocery store**
- **LEED Gold certified**



BALLSTON AT A GLANCE



Daytime Population
24,000

Retail Space
700K SF

Median HH Income
\$137k

Office Space
8.5M SF

Apartments
11,500 units
*Densest residential neighborhood in DC Metro.

Bachelor's Degree
83%

Walker's Paradise
Walk Score 97

* Source: This information was provided by Greater Greater Washington 08/20/2021

BALLSTON DEVELOPMENTS

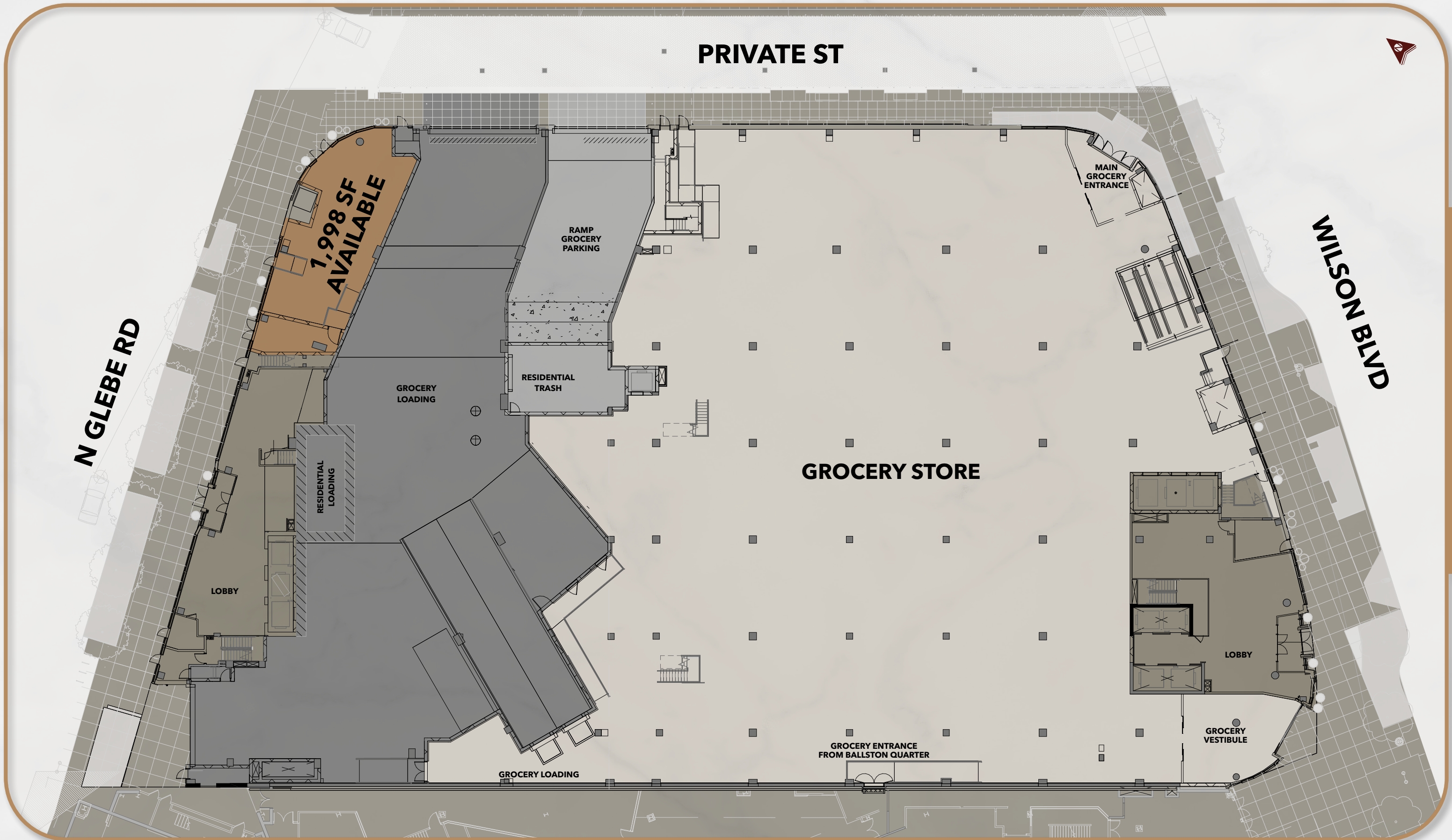


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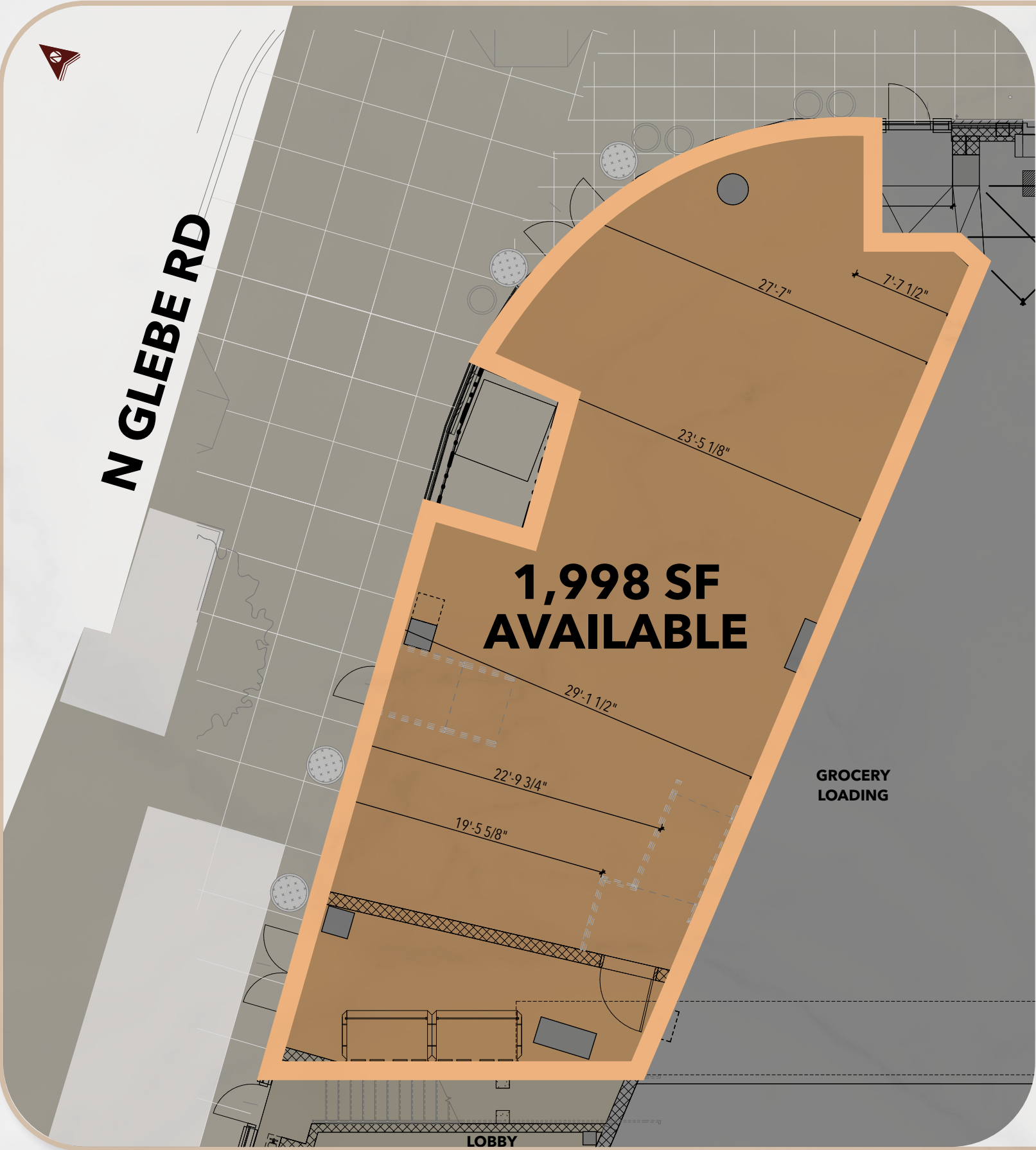


MIRADOR

FLOOR PLAN



SPACE PLAN



2026 TAPESTRY PROFILE

Mirador | 1 mile ring



96,758*

people per square mile

The highest in the metro area and in Virginia.



22,664

Households



34.0 ↓

Median Age

14.6% lower than United States.



\$157K ↑

Median HH Income

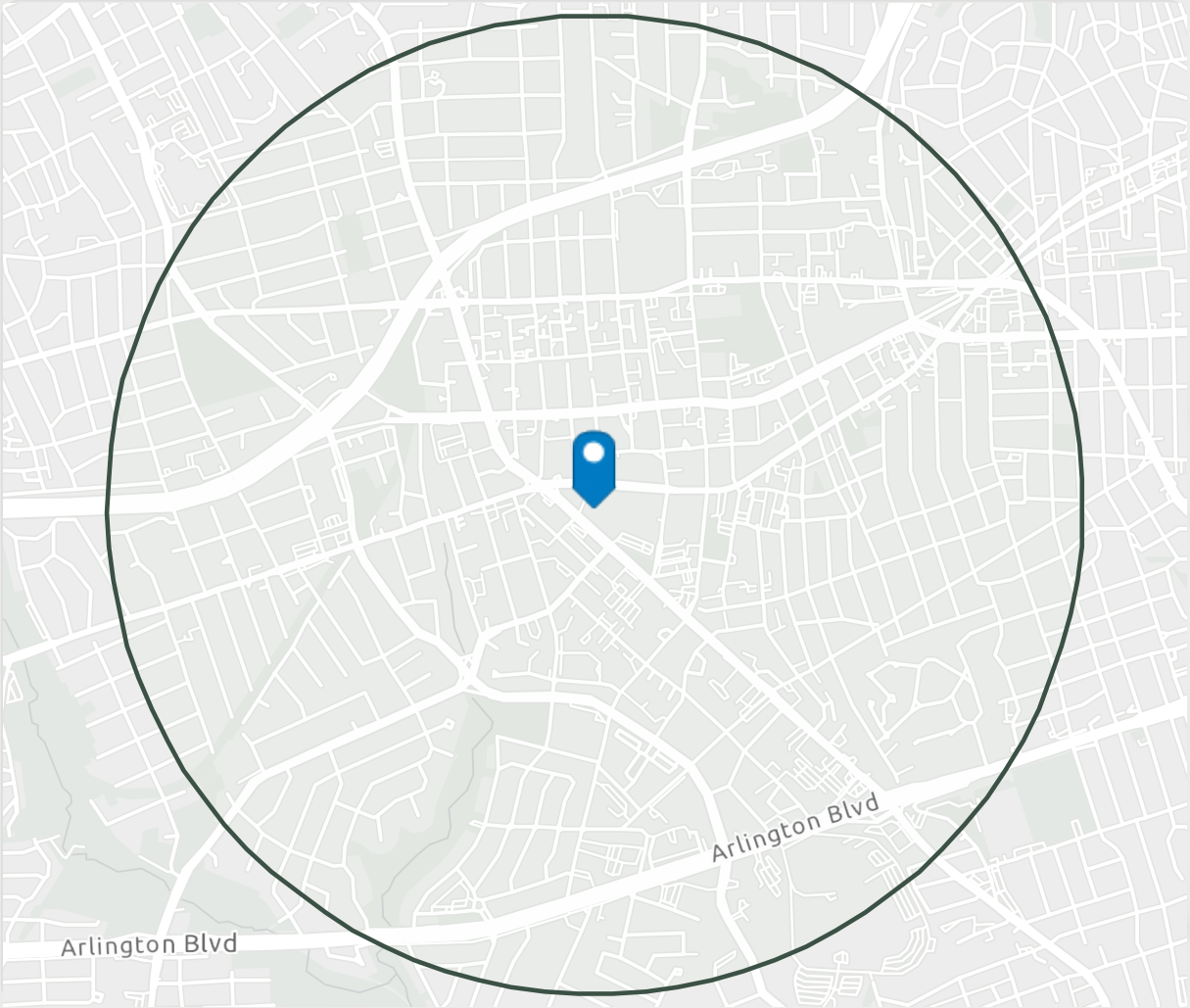
98.4% higher than United States.



\$954.3K ↑

Median Home Value

155.8% higher than United States.

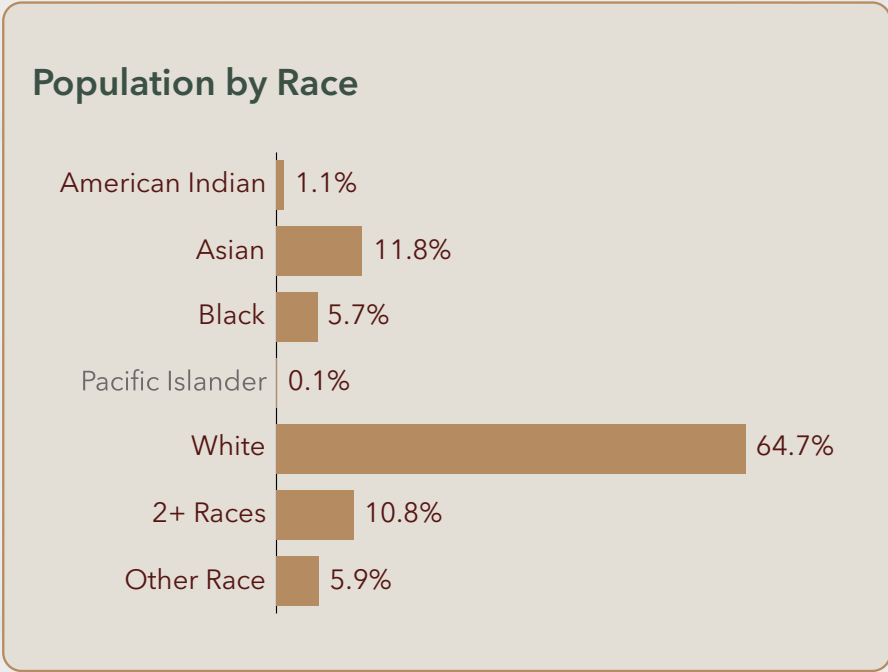




Diversity Index

65.6

0100





Tapestry

Top 5 segments by household count

D4 Metro Renters >	9,587 42.3%
D5 Laptops and Lattes >	6,800 30.0%
L3 Top Tier >	2,745 12.1%
H4 Urban Chic >	1,470 6.5%
D2 Trendsetters >	1,159 5.1%
Other	903 4.0%

Metro Renters accounts for 42.3% of households in the area which is 40.2% higher than the U.S.

[View comparison table](#)

Source: This infographic contains data provided by Esri (2026). © 2026 Esri. * Information was provided by Greater Greater Washington 08/20/2021.

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