

SEDONA | SLATE

ARLINGTON, VA
FULLY LEASED

RAPPAPORT
CULTIVATING PLACES



SEDONA | SLATE

ARLINGTON, VA

- Options abound in this dynamic neighborhood with local dining operators, national restaurant chains, trendy boutiques and big box retail, all accessible by foot or by metro
- Luxury high-rise with 474 apartments with unparalleled amenities and two styles of refined, feature-filled interiors
- The central Rosslyn location makes Sedona | Slate the perfect place to live, work and play with 10M+ SF in existing office space and 13,666 daily riders on the Rosslyn metro (ranked 11th system-wide)
- Over 2,000 hotels in the immediate area with Key Bridge Marriott hosting up to 582 rooms (0.7 miles from site)
- Outdoor patio seating available

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	34,614	302,225	778,391
 DAYTIME POPULATION	44,976	489,120	795,650
 HOUSEHOLD INCOME	\$151,681	\$149,730	\$140,646
 TRAFFIC COUNTS	12,000 on Clarendon Boulevard		

AREA RETAILERS



SEDONA | SLATE ARLINGTON, VA

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CUSTIS MEMORIAL PARKWAY

140 RESIDENTIAL
HOUSEHOLDS

CENTRAL PLACE
515,000 SF OFFICE SPACE
COMPASS COFFEE sweetgreen
CAVA Nando's

DELOITTE
710,000 SF
2,500 EMPLOYEES

CEB
550,000 SF
2,000 EMPLOYEES

**ROSSLYN
PLAZA**
450,000 SF
1,500 EMPLOYEES

**RIVER PLACE
APARTMENTS**
1,700 UNITS

cosi

WISEGUY PIZZA
CHOP'T
POBELLY
CHICK-FIL-EE
Starbucks

Sfoglina
CVS pharmacy

Panera
**RITE
AID**

**M
metro**

Bright Horizons
FAMILY SOLUTIONS

GOLD'S
GYM

roti

SAFeway

TARGET

**SOUTH
BLOCK**
BASH

**B
BARLEY MAC**

Orangetheory
FITNESS

QUINN'S
RESTAURANTS

WILSON BOULEVARD

CLARENDON BOULEVARD

NORTH PARK STREET

FORT MYER DRIVE

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ARLINGTON BOULEVARD

N MEADE STREET

POTOMAC RIVER



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