

# SPRING VALLEY VILLAGE

WASHINGTON, DC

RAPPAPORT  
CULTIVATING PLACES









# SPRING VALLEY VILLAGE

## WASHINGTON, DC

- | Trophy shopping center located in Washington, D.C.
- | In close proximity to American University with 14,800 students
- | Fully leased center with a carefully curated blend of daily essentials, top-tier dining options, and vital medical services, catering to diverse needs within a vibrant community
- | Introducing a 214-unit mixed-use development, conveniently located across the street
- | Introducing one of Northwest DC's exclusive multi-tenant surface-parked shopping centers, providing prime retail opportunities in a thriving neighborhood
- | 450 feet of frontage and two signalized intersections along Massachusetts Ave, a bustling commuter thoroughfare

### DEMOGRAPHICS 2024

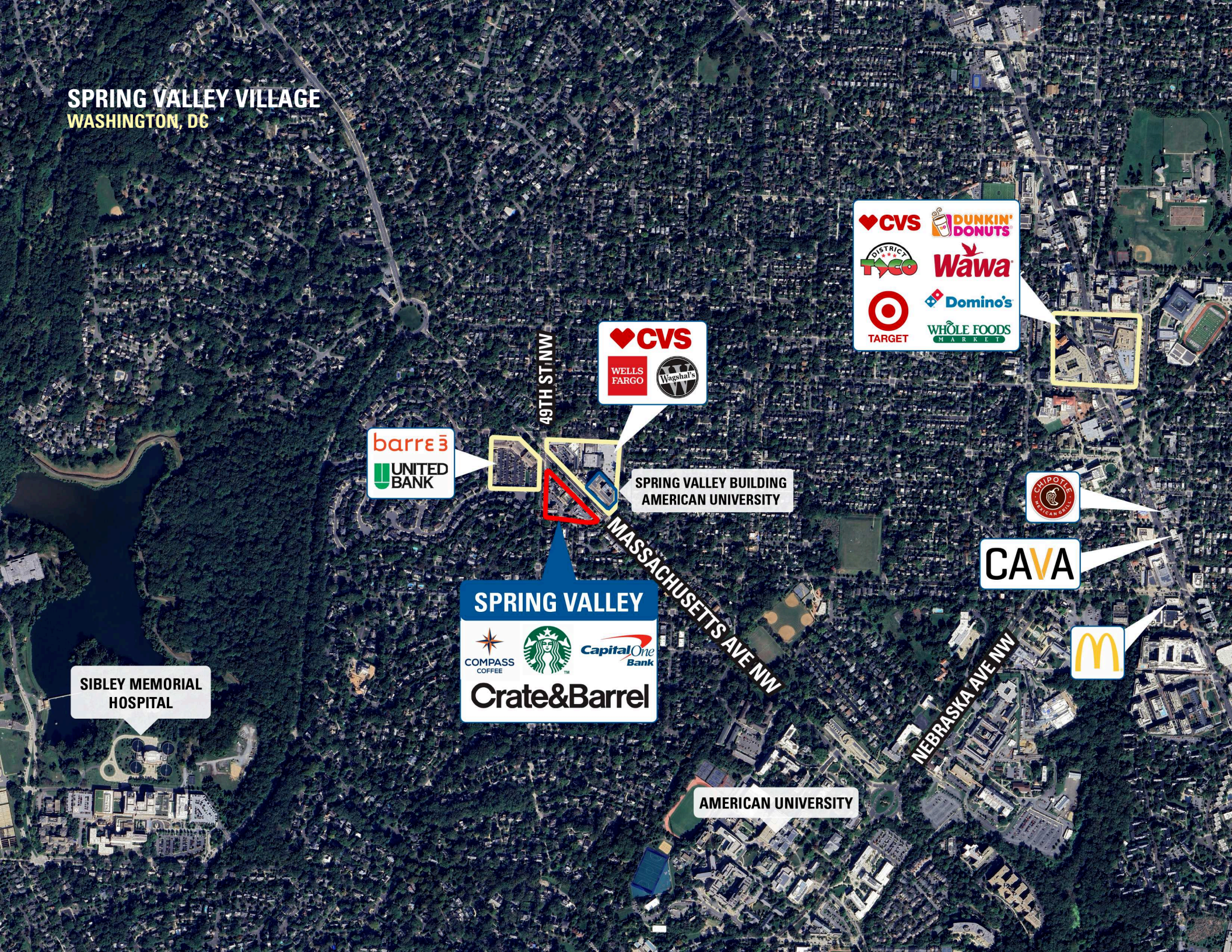
	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	1,176	4,289	20,092
 DAYTIME POPULATION	243	923	8,649
 HOUSEHOLD INCOME	\$492,446	\$482,678	\$414,665
 TRAFFIC COUNTS	19,599 on Massachusetts Ave NW		

### CO-TENANTS





**SPRING VALLEY VILLAGE**  
WASHINGTON, DC



CVS DUNKIN' DONUTS  
TYCO Wawa  
TARGET Domino's  
WHOLE FOODS MARKET

CVS  
WELLS FARGO  
Wagshal's

barre3  
UNITED BANK

49TH ST NW

SPRING VALLEY BUILDING  
AMERICAN UNIVERSITY

SPRING VALLEY  
COMPASS COFFEE Starbucks Capital One Bank  
Crate&Barrel

SIBLEY MEMORIAL HOSPITAL

CHIPOTLE MEXICAN

CAVA

McDonald's

AMERICAN UNIVERSITY

MASSACHUSETTS AVE NW

NEBRASKA AVE NW



# SITE PLAN

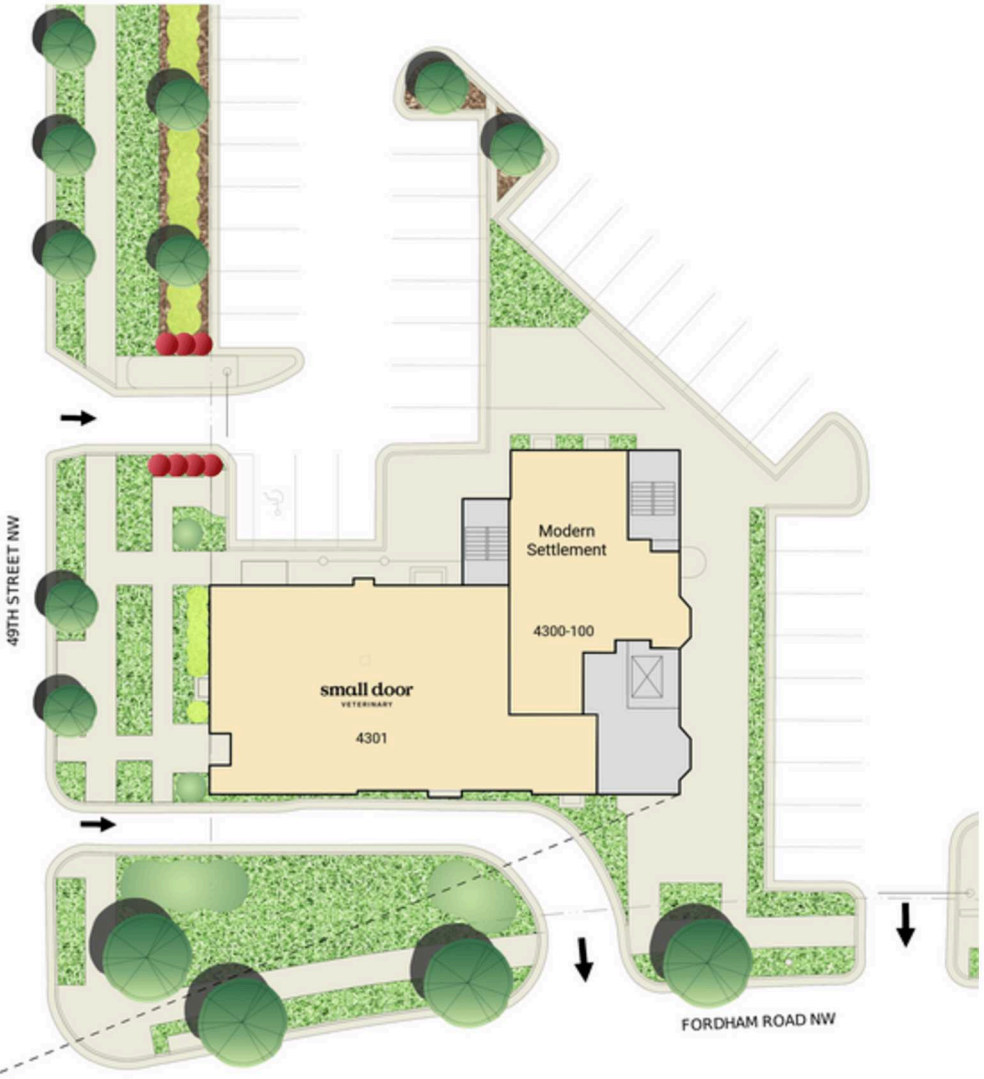
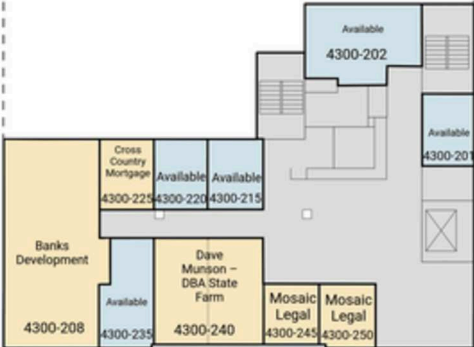
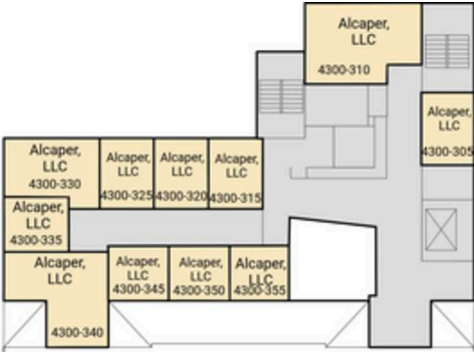
SPRING VALLEY VILLAGE | WASHINGTON, DC



GROUND LEVEL PLAN

# OFFICE SITE PLAN

## SPRING VALLEY VILLAGE | WASHINGTON, DC



GROUND LEVEL PLAN



**SPRING VALLEY VILLAGE**  
WASHINGTON, DC





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