

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

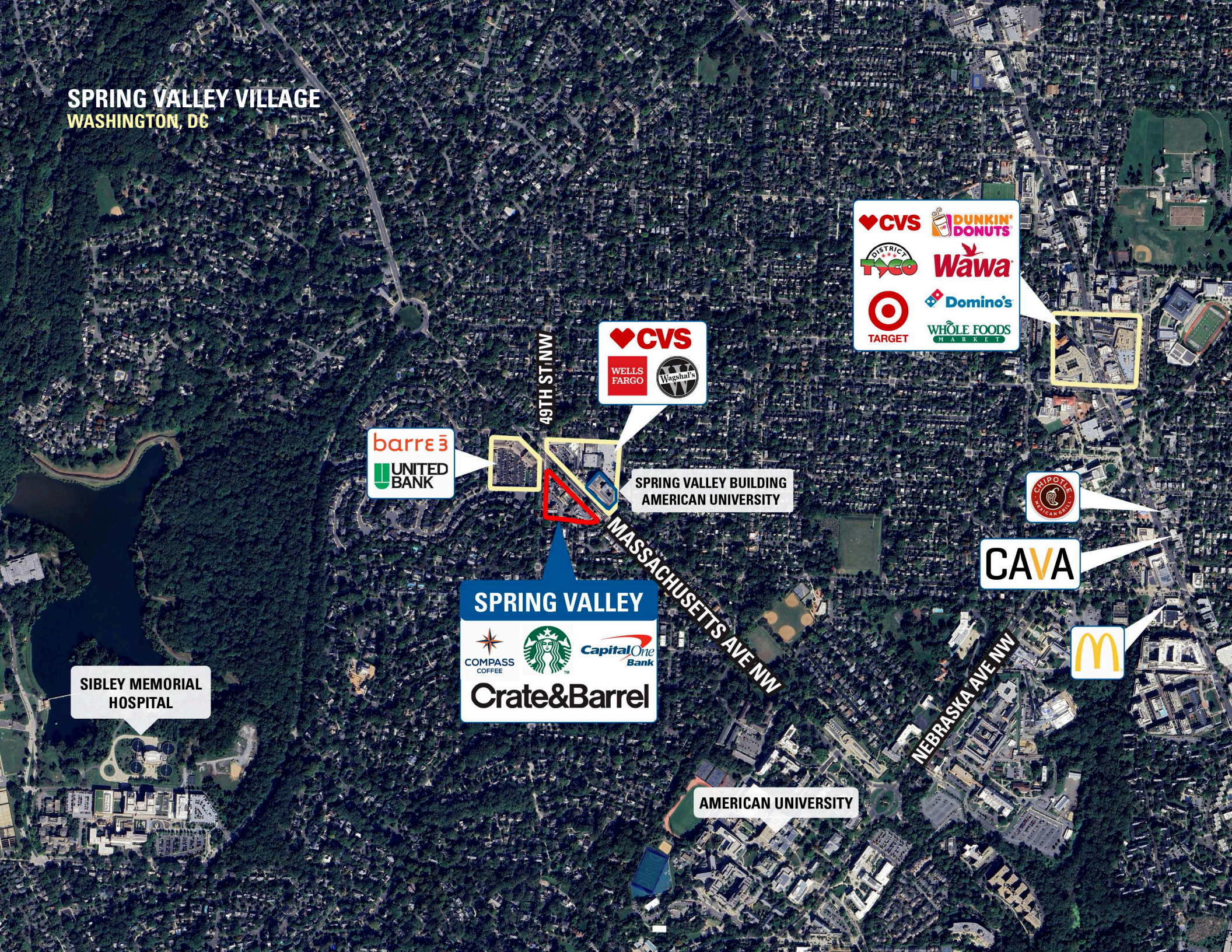
DEMOGRAPHICS 2025

	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
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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

AMERICAN UNIVERSITY

MASSACHUSETTS AVE NW

NEBRASKA AVE NW

CHIPOTLE MEXICAN

CAVA

McDonald's

SITE PLAN

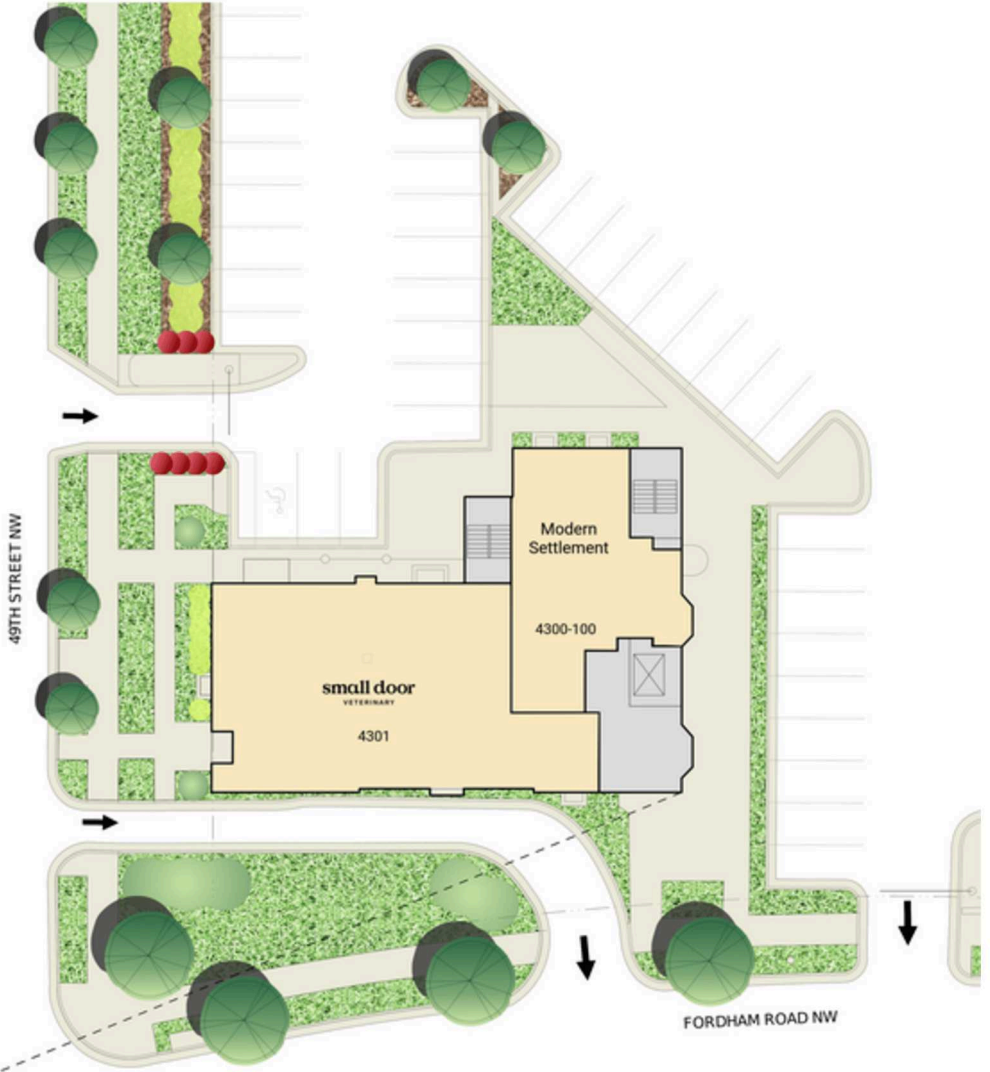
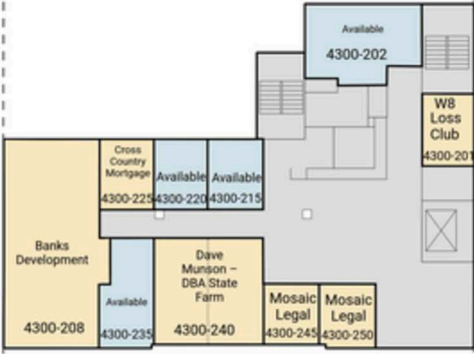
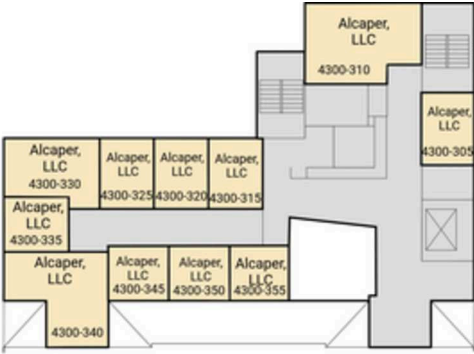
SPRING VALLEY VILLAGE | WASHINGTON, DC



GROUND LEVEL PLAN

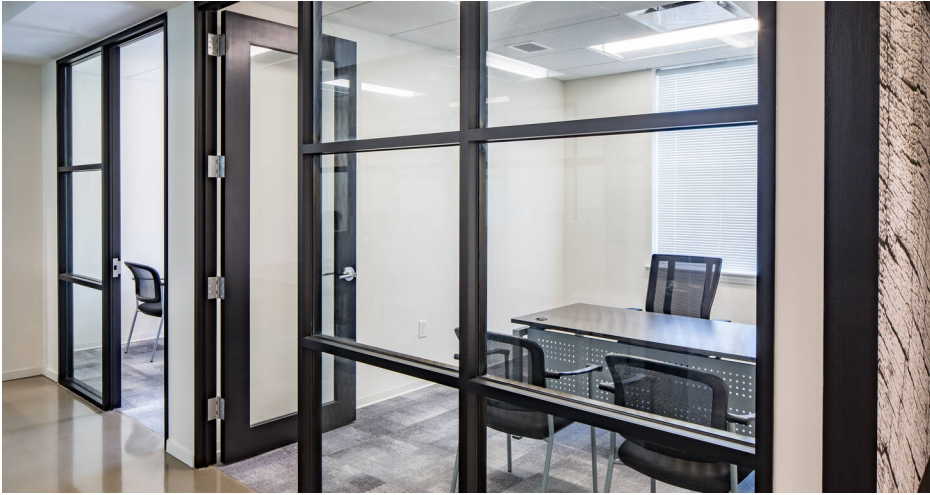
OFFICE SITE PLAN

SPRING VALLEY VILLAGE | WASHINGTON, DC



GROUND LEVEL PLAN

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Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

rappaportco.com