

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

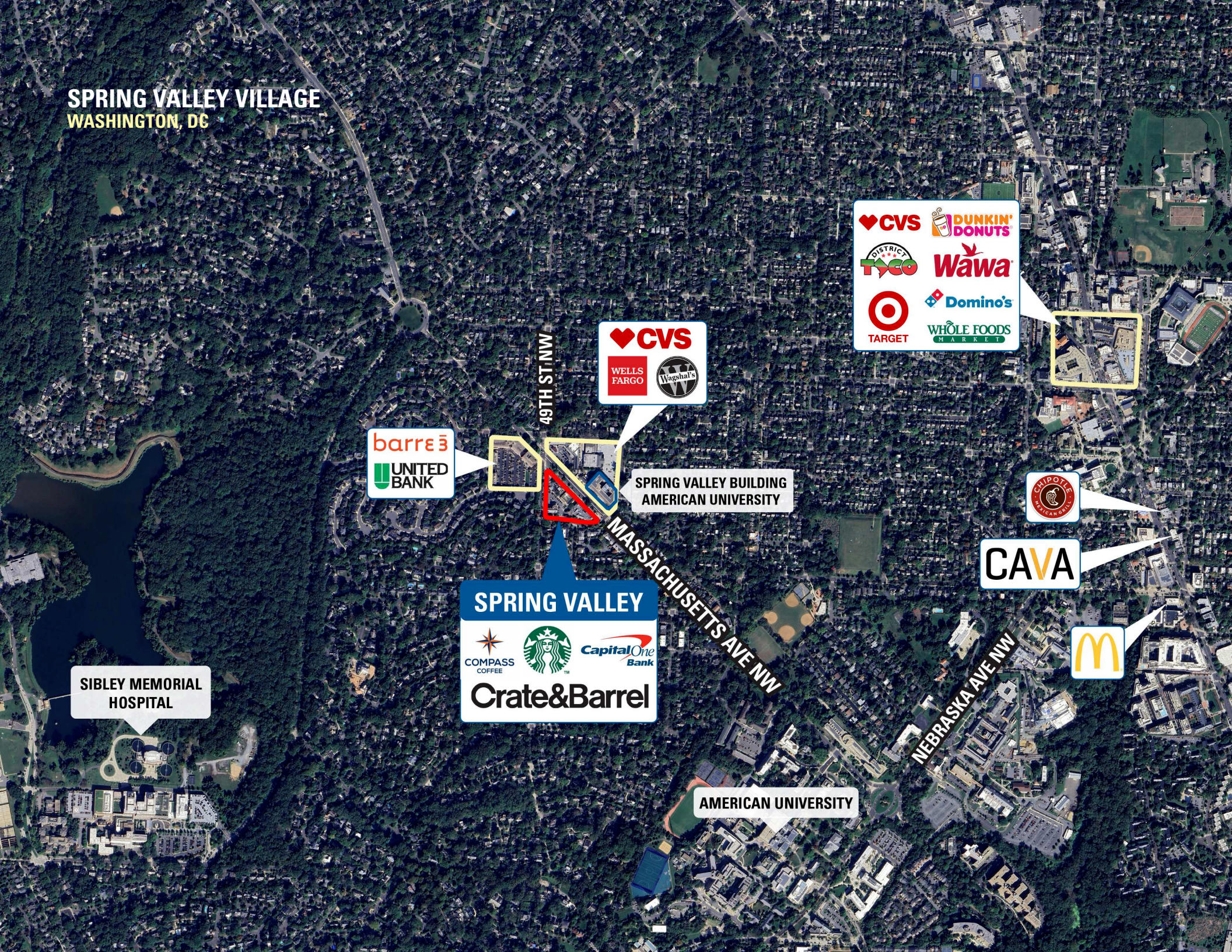









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WASHINGTON, DC



49TH ST NW

CVS
WELLS FARGO
Wagshal's

barre3
UNITED BANK

SPRING VALLEY BUILDING
AMERICAN UNIVERSITY

SPRING VALLEY
COMPASS COFFEE
Starbucks
Capital One Bank
Crate&Barrel

CVS
DUNKIN' DONUTS
District Tyco
Wawa
Domino's
TARGET
WHOLE FOODS MARKET

CHIPOTLE
MEXICAN

CAVA

McDonald's

AMERICAN UNIVERSITY

NEBRASKA AVE NW

SIBLEY MEMORIAL
HOSPITAL

SITE PLAN

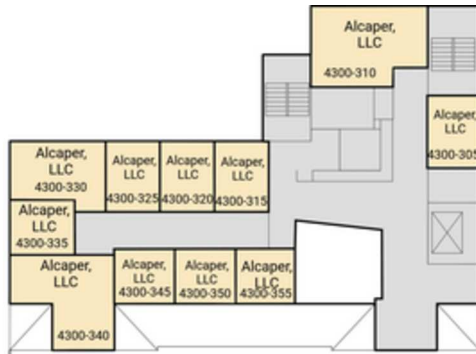
SPRING VALLEY VILLAGE | WASHINGTON, DC



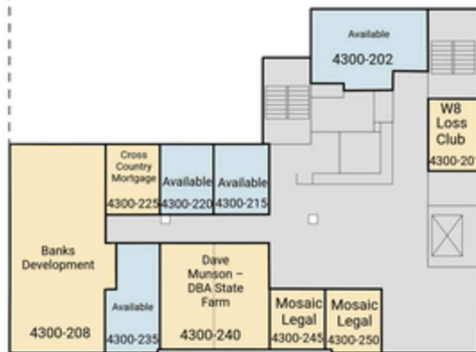
GROUND LEVEL PLAN

OFFICE SITE PLAN

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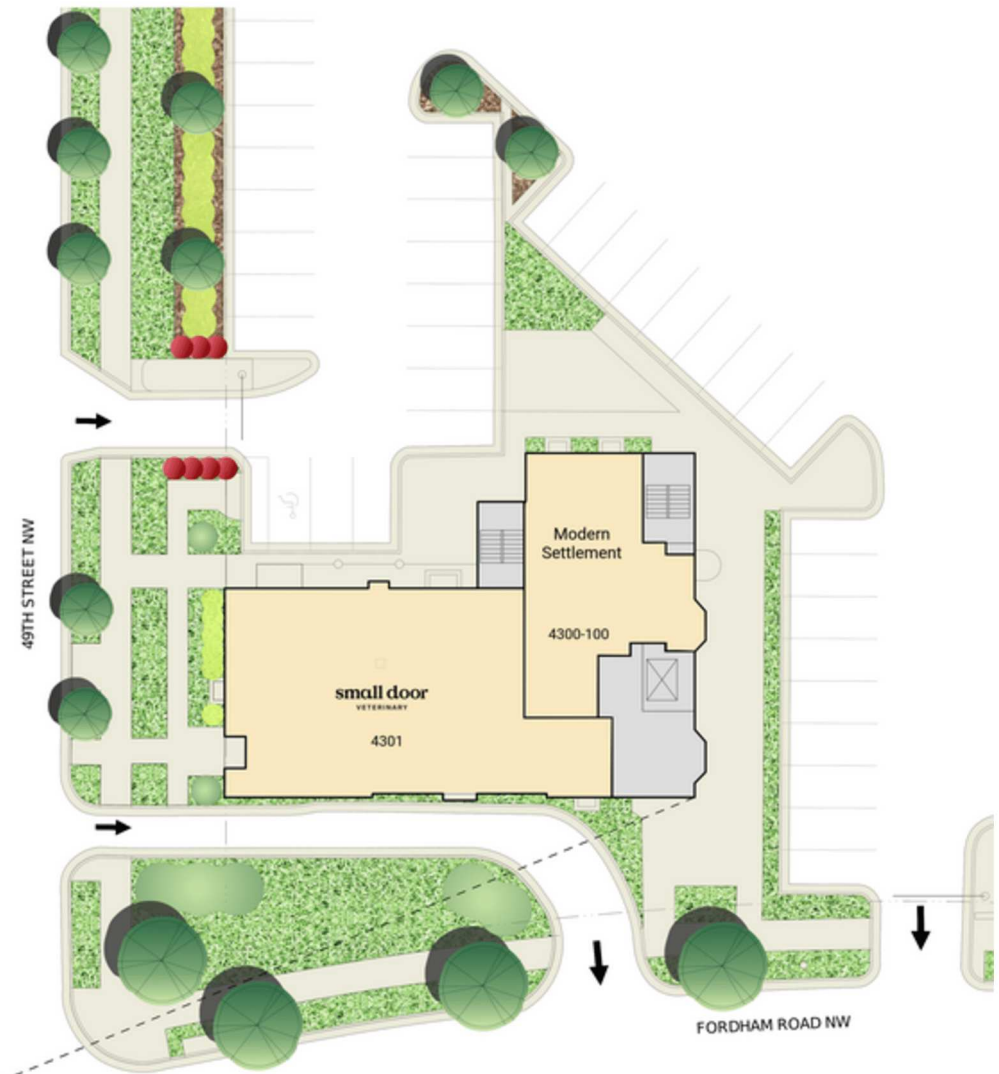
THIRD LEVEL PLAN



SECOND LEVEL PLAN



LOWER LEVEL PLAN



GROUND LEVEL PLAN

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