

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
WASHINGTON, DC

SIBLEY MEMORIAL
HOSPITAL

barre3
UNITED
BANK

49TH ST NW

CVS
WELLS
FARGO
Wagshal's

SPRING VALLEY BUILDING
AMERICAN UNIVERSITY

SPRING VALLEY
COMPASS
COFFEE
Starbucks
Capital One
Bank
Crate&Barrel

AMERICAN UNIVERSITY

MASSACHUSETTS AVE NW

NEBRASKA AVE NW

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

CHIPOTLE
MEXICAN
BURRITO

CAVA

McDonald's

SITE PLAN

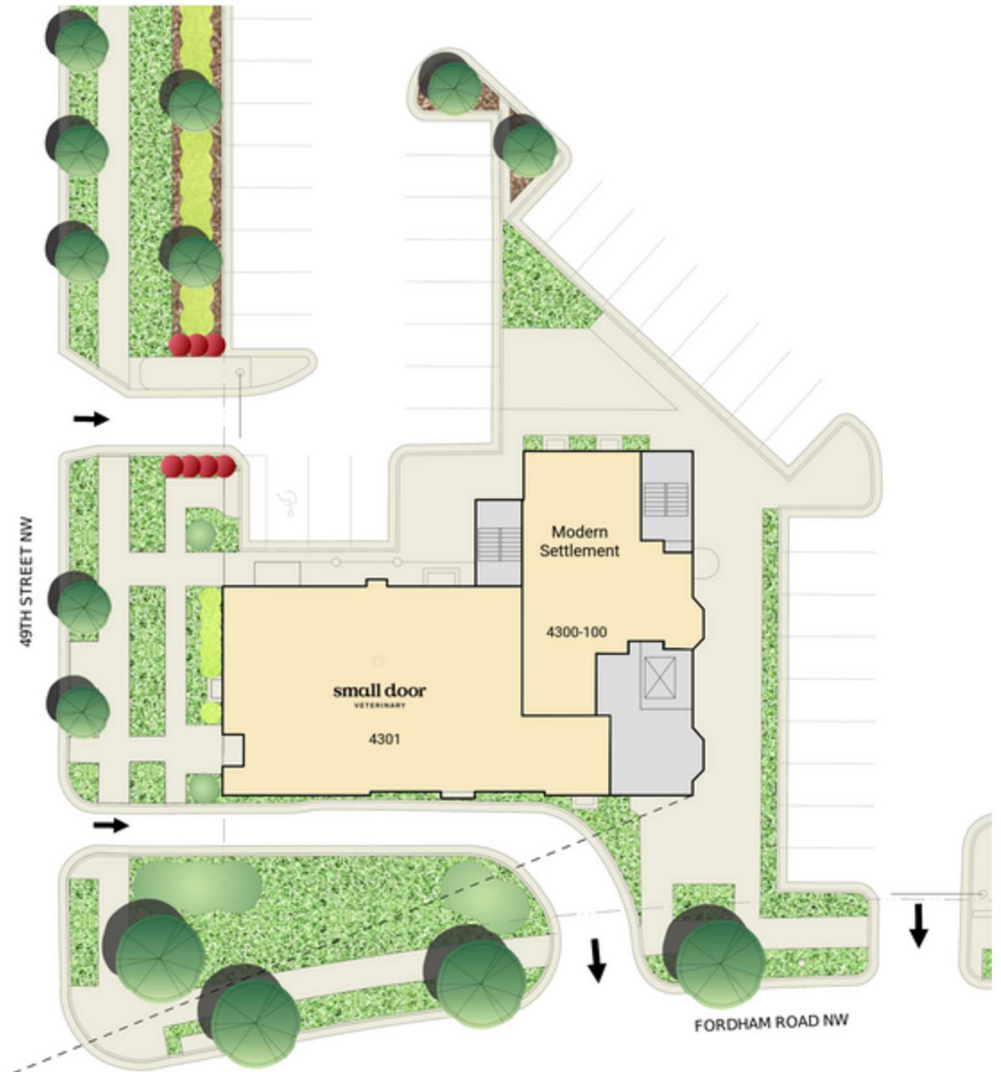
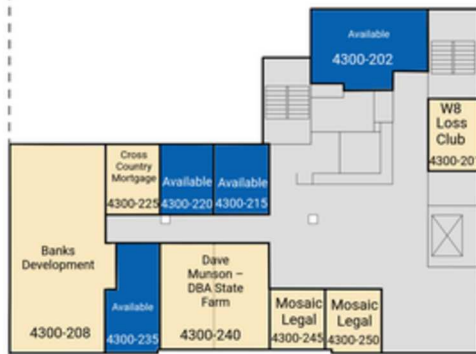
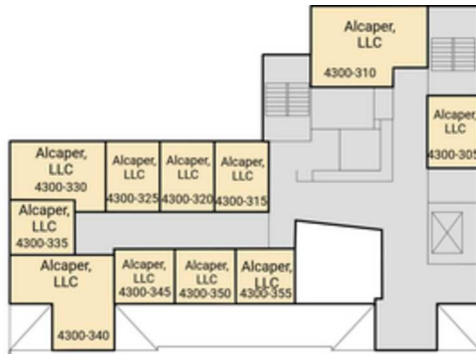
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GROUND LEVEL PLAN

OFFICE SITE PLAN

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