

# SPRING VALLEY VILLAGE

WASHINGTON, DC









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- | 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
 <b>POPULATION</b>	1,176	4,289	20,092
 <b>DAYTIME POPULATION</b>	243	923	8,649
 <b>HOUSEHOLD INCOME</b>	\$492,446	\$482,678	\$414,665
 <b>TRAFFIC COUNTS</b>	19,599 on Massachusetts Ave NW		

## CO-TENANTS



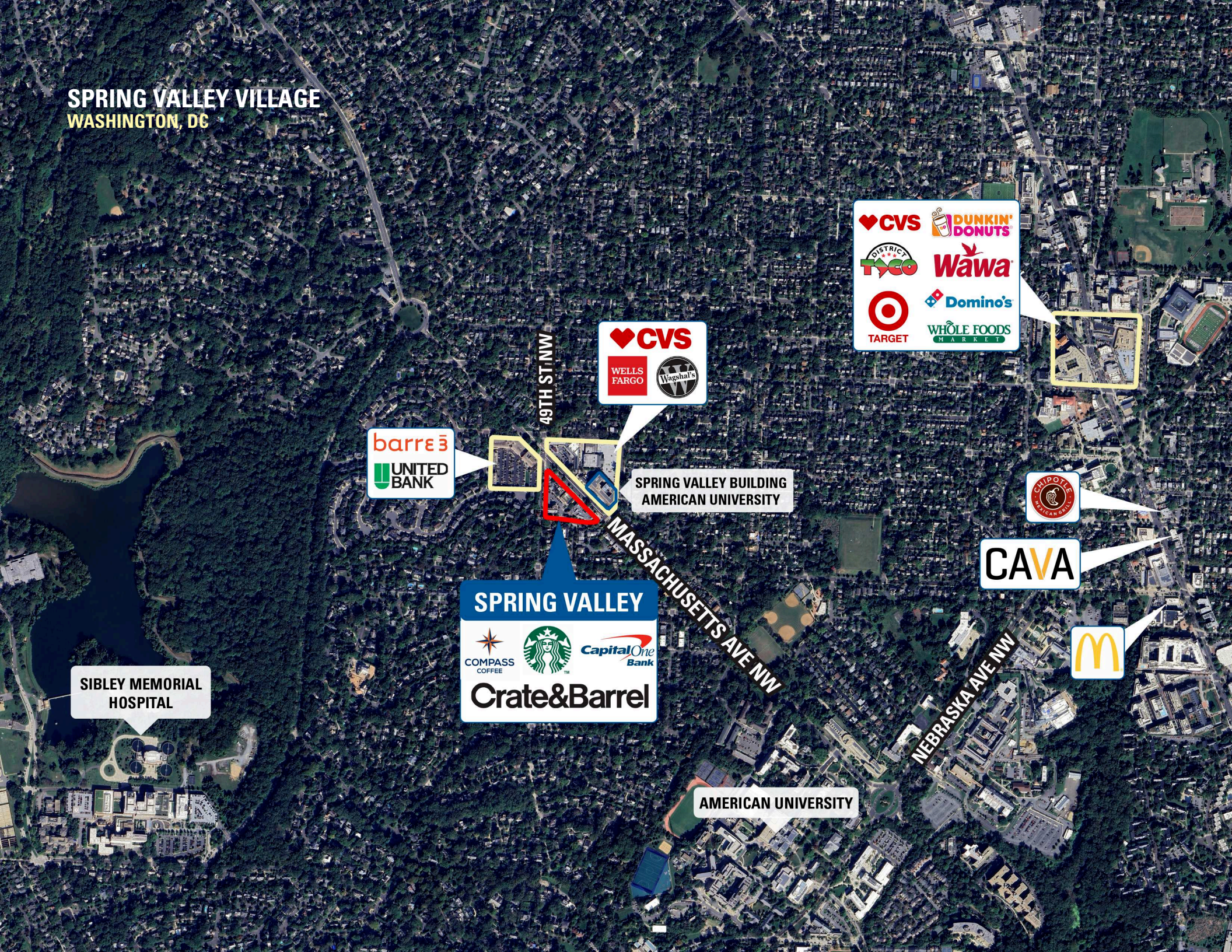









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CVS  
DUNKIN' DONUTS  
TYCO  
Wawa  
Target  
Domino's  
WHOLE FOODS MARKET

CVS  
WELLS FARGO  
Wagshal's

barre3  
UNITED BANK

SPRING VALLEY BUILDING  
AMERICAN UNIVERSITY

SPRING VALLEY  
COMPASS COFFEE  
Starbucks  
Capital One Bank  
Crate&Barrel

CHIPOTLE  
MEXICAN

CAVA

McDonald's

SIBLEY MEMORIAL  
HOSPITAL

AMERICAN UNIVERSITY

49TH ST NW

MASSACHUSETTS AVE NW

NEBRASKA AVE NW

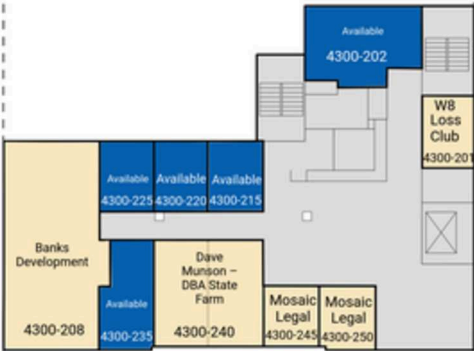
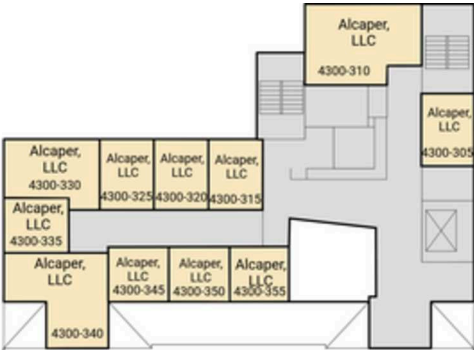


# SITE PLAN

SPRING VALLEY VILLAGE | WASHINGTON, DC



OFFICE SITE PLAN  
SPRING VALLEY VILLAGE | WASHINGTON, DC





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