

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
<div>  <div>POPULATION</div> </div>	11,163	4,980	20,837
<div>  <div>DAYTIME POPULATION</div> </div>	207	3,564	10,255
<div>  <div>HOUSEHOLD INCOME</div> </div>	\$309,958	\$377,226	\$321,606
<div>  <div>TRAFFIC COUNTS</div> </div>	19,599 on Massachusetts Ave NW		

CO-TENANTS

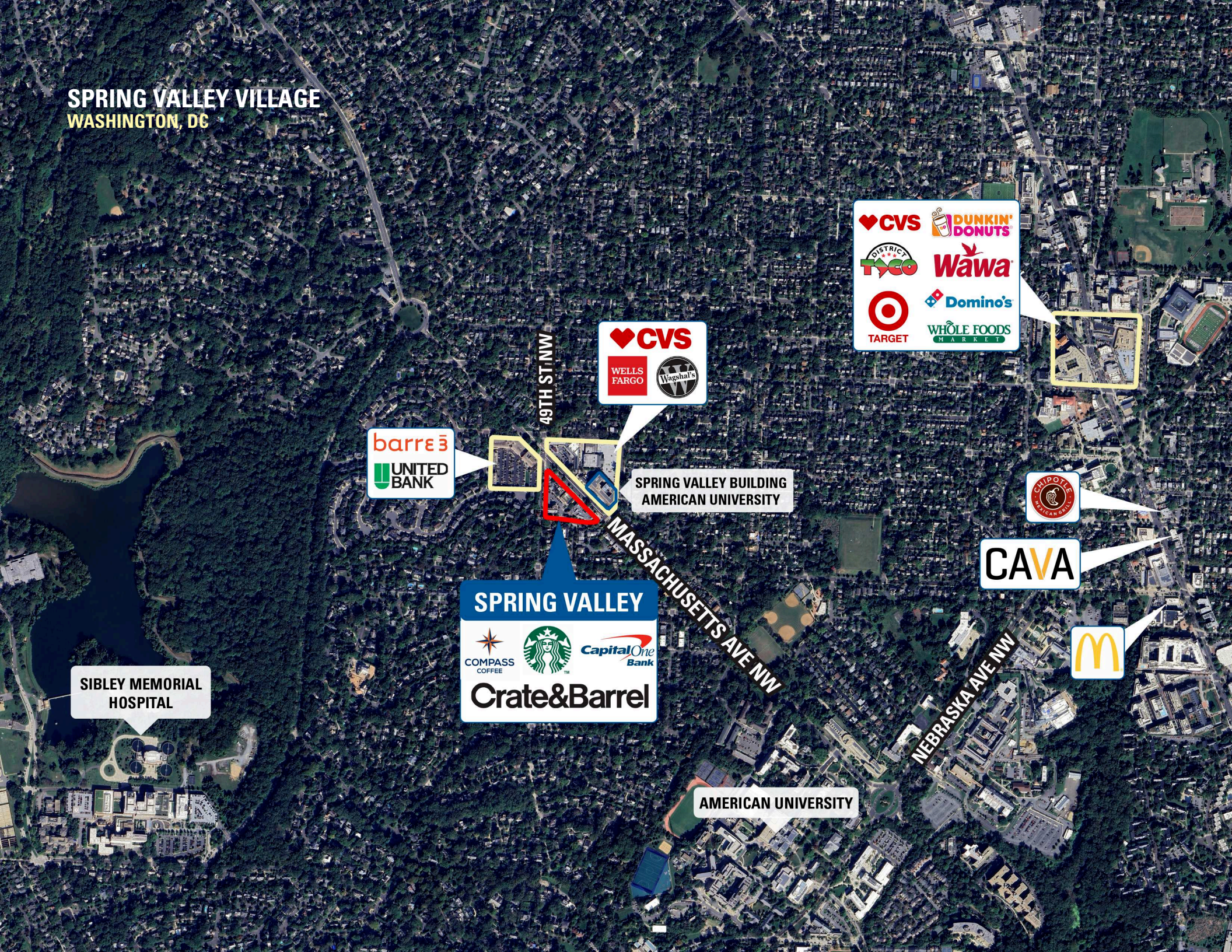









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CVS
DUNKIN' DONUTS
TYCO
Wawa
Target
Domino's
WHOLE FOODS MARKET

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

AMERICAN UNIVERSITY

SIBLEY MEMORIAL
HOSPITAL

49TH ST NW

MASSACHUSETTS AVE NW

NEBRASKA AVE NW

SITE PLAN

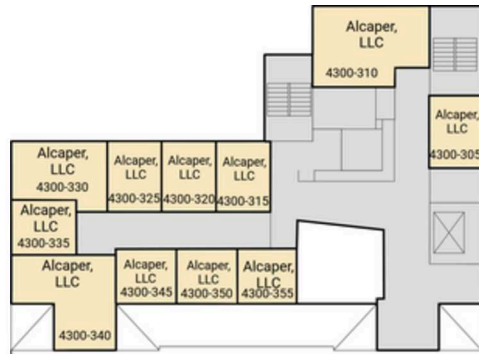
SPRING VALLEY VILLAGE | WASHINGTON, DC



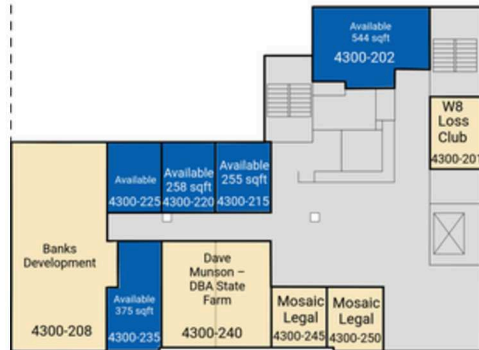
OFFICE SITE PLAN

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375 - 2,578 SF AVAILABLE



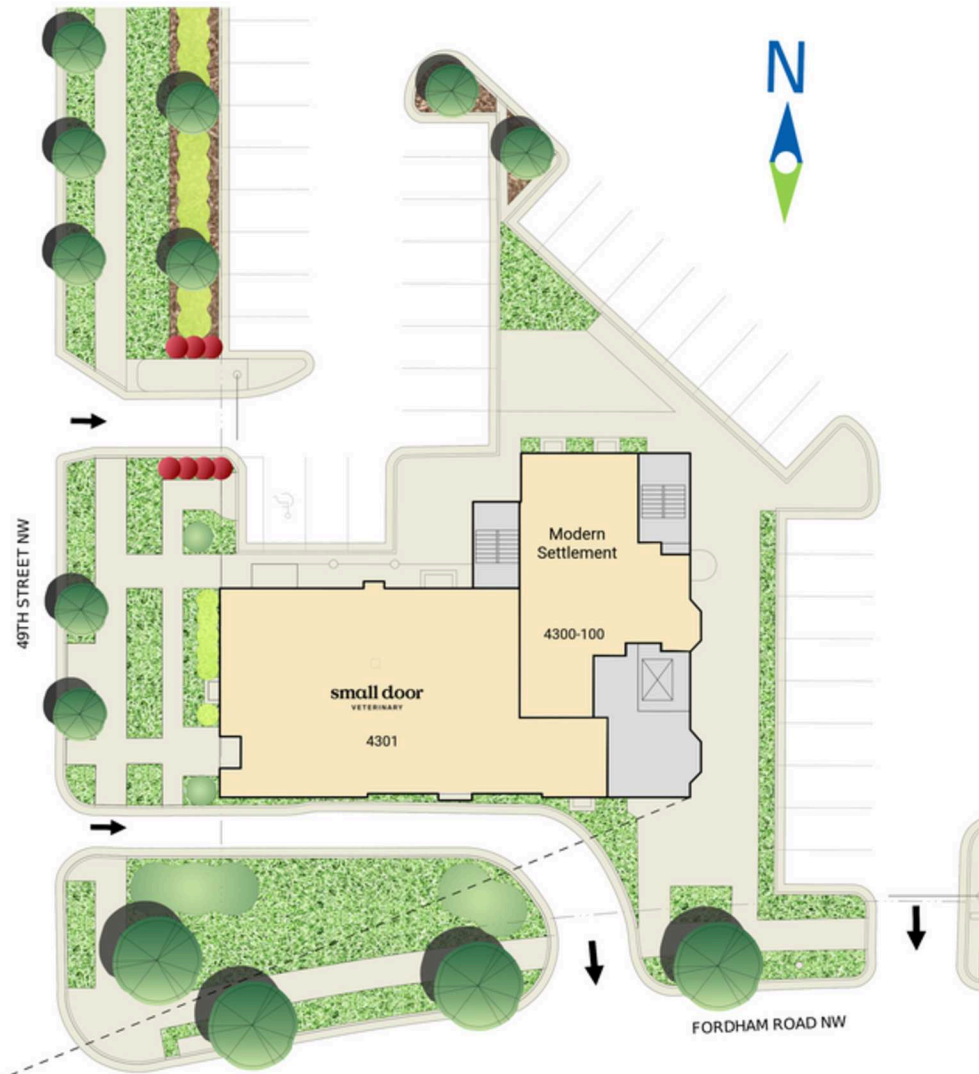
THIRD LEVEL PLAN



SECOND LEVEL PLAN



LOWER LEVEL PLAN



GROUND LEVEL PLAN

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SPRING VALLEY VILLAGE | 4820 - 4872 MASSACHUSETTS AVENUE, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Emily Whalen | ewhalen@rappaportco.com | 860.906.2413

rappaportco.com