



BUILDING AVAILABLE

3137 Wilson Boulevard
Arlington, VA

4,761 SF Building for Sale or Lease

RAPPAPORT
CULTIVATING PLACES[®]

Arlington

Virginia

- Full building for sale or lease featuring high-visibility street-front retail opportunity
- Opportunity in the heart of Clarendon, with great co-tenancy along Wilson Boulevard
- Directly across from Clarendon Metro Stop with 3,000 daily riders
- Located within dense apartment communities, attracting the young professional population in the immediate area who primarily walk to work



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	55,840	272,172	722,940
Daytime Population	48,854	313,899	758,511
Household Income	\$181,346	\$187,168	\$185,026
Traffic Counts	16,000 on Wilson Blvd/Clarendon Blvd		

Area Retailers

CVS pharmacy



TRADER JOE'S



BARNES & NOBLE





3137 Wilson Blvd

LIFETIME FITNESS SEAMORE'S Tatte BAKERY & CAFÉ

WHOLE FOODS MARKET



AT&T
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS

UNITED BANK

citibank

The Cheesecake Factory

Starbucks

verizon

GOLDS GYM

THE EARL

CVS

TD

M metro

CIRCA

wagamama

CLARENDON BALLROOM

SY

DON TITO

THE LIBERTY TAVERN

TRADER JOE'S

sweetgreen

SOBE BLOCK MOODIES

The Crossing Clarendon

WARBY PARKER

BARNES & NOBLE BOOKSELLERS

THREE NOTCH BREWING CO.

POTTERY BARN

Apple

SEPHORA

WASHINGTON BLVD 35,000 VPD

WILSON BLVD 7,000 VPD

CLARENDON BLVD 9,000 VPD

Toastique

COMPASS COFFEE

Orangetheory FITNESS

Bakeshop

NORTHSIDE SOCIAL COFFEE & WINE

WELLS FARGO

LYON HALL

7 ELEVEN

pure barre

ABC

ABG ARLINGTON BEER GARDEN

10TH ST N 20,000 VPD

3137 Wilson Boulevard

RAPPAPORT CULTIVATING PLACES

Site Plan

4,761 SF Building for Sale or Lease

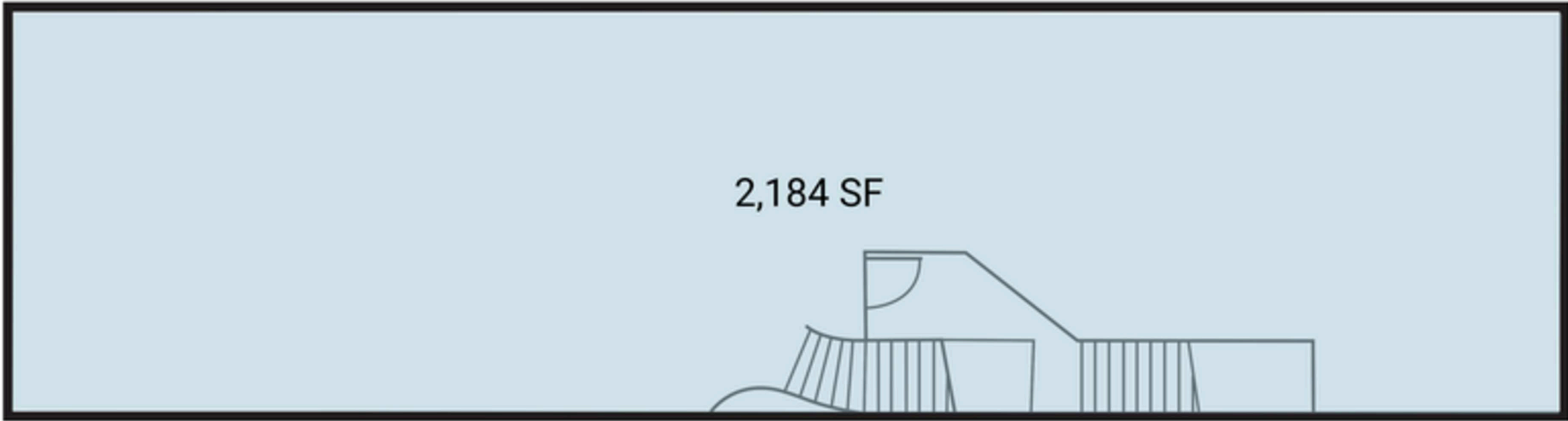
● Space Available



First Floor



Mezzanine Plan



Basement

Discover your next retail opportunity at
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WASHINGTON, D.C. | MARYLAND | VIRGINIA

3137 WILSON BOULEVARD | 3137 WILSON BOULEVARD, ARLINGTON, VA

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