



# Spring Valley Village

Washington, DC

375 - 2,578 SF available



# Washington

District of Columbia

- 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
- 450 feet of frontage and two signalized intersections along Massachusetts Ave, a bustling commuter thoroughfare



## 2026 Demographics

|                  | 0.25 mi.                       | 0.5 mi.   | 1 mi.     |
|------------------|--------------------------------|-----------|-----------|
| Population       | 11,163                         | 4,980     | 20,837    |
| Household Income | \$309,958                      | \$377,226 | \$321,606 |
| Traffic Counts   | 19,599 on Massachusetts Ave NW |           |           |

## Area Retailers







1,123 SF available

● Space Available

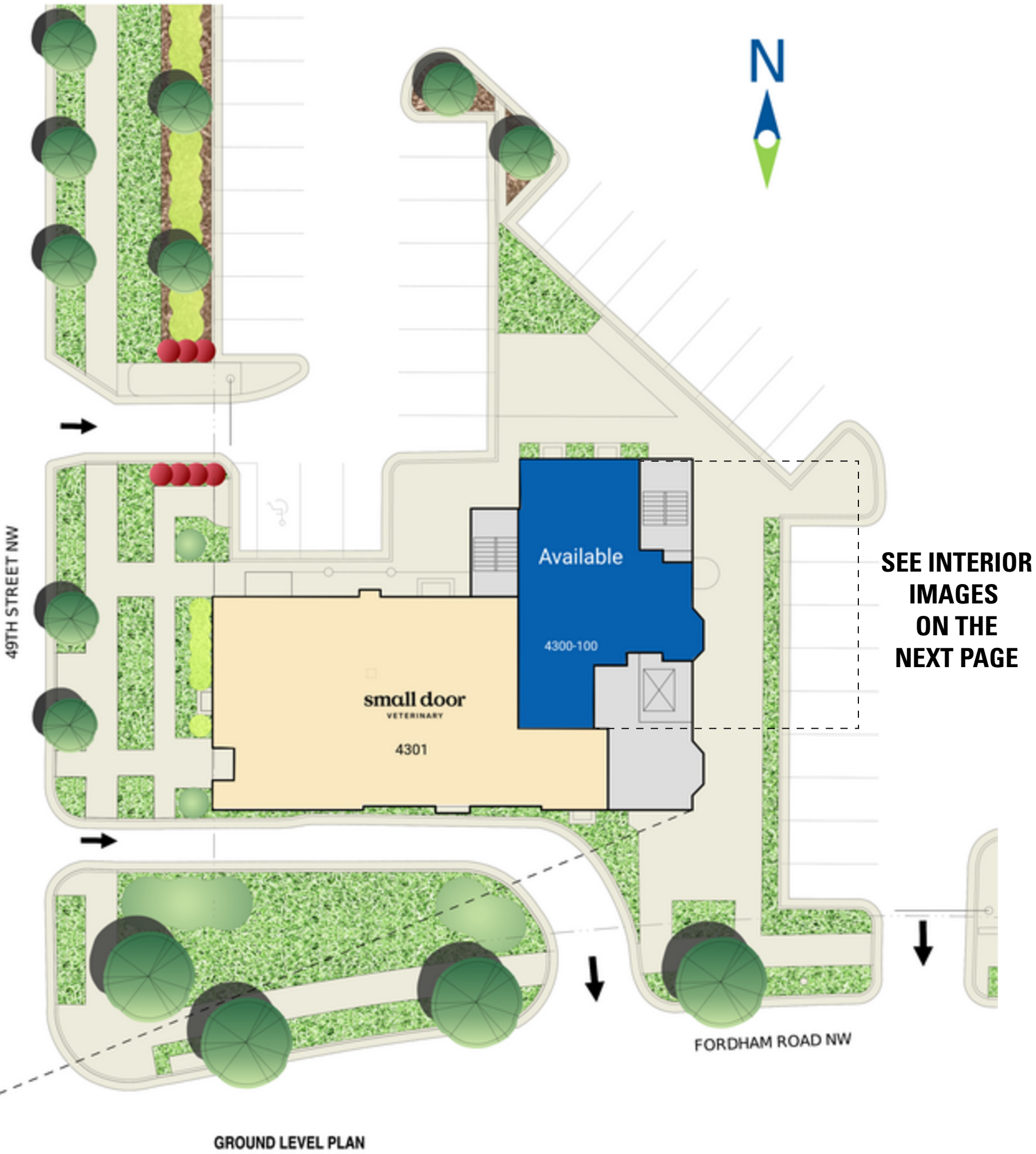


# Site Plan

255 - 2,578 SF available

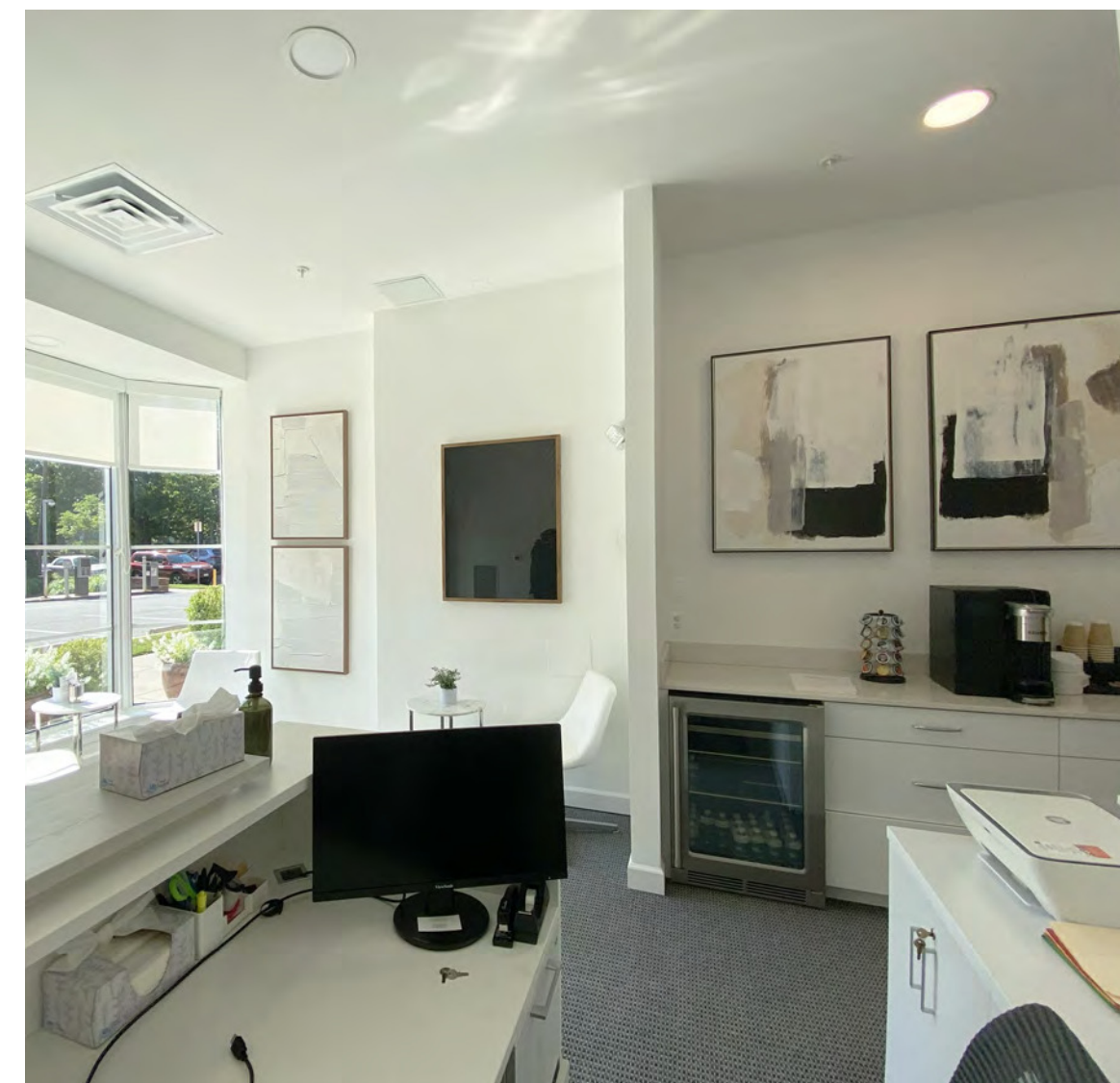
| Space #  | Sq. Ft. | Tenant                       |
|----------|---------|------------------------------|
| 4300-100 | 1,123   | Available                    |
| 4300-201 | 330     | W8 Loss Club                 |
| 4300-202 | 544     | Bento Biology Platforms      |
| 4300-208 | 1,206   | Banks Development            |
| 4300-215 | 255     | Available                    |
| 4300-220 | 258     | Available                    |
| 4300-225 | 269     | Sunil H. Thakor              |
| 4300-235 | 375     | Available                    |
| 4300-240 | 715     | Dave Munson – DBA State Farm |
| 4300-250 | 455     | Mosaic Legal                 |
| 4300-305 | 3,545   | Leased Office Space          |
| 4301     | 3,221   | Small Door Veterinary        |
| 4302LL   | 2,578   | Available                    |

● Space Available



# Suite 4300-100

- 2 Small conference rooms
- 3 Private offices
- Bathroom
- Kitchenette
- Dedicated entrance with awning signage



# The Property



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