



CRUZZ
San Deigo, CA



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Located directly on McPherson Square with high visibility in the bustling downtown work district of Washington, D.C. This building is a short distance from three major metro stations, including Farragut West, Farragut North, and McPherson Square. There is a large consumer base in the immediate trade area with a 429,733 daytime population within a 1-mile radius and a Walk Score of 97. Additionally, it is situated among a diverse range of regional and national tenants.

2024 Demographics

	1 mi.	3 mi.	5 mi.
Population	15,425	167,654	370,166
Daytime Population	12,432	135,045	316,019
Household Income	\$100,410	\$95,645	\$92,022
Traffic Counts	123 on PQR		

Co-Tenants

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The Area

Plan1

● Space Available

siteplan2

● Space Available



The Property

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