



**CRUZZ**  
San Deigo, CA



# San Deigo, CA

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.
<b>Population</b>	15,425	167,654	370,166
<b>Daytime Population</b>	12,432	135,045	316,019
<b>Household Income</b>	\$100,410	\$95,645	\$92,022
<b>Traffic Counts</b>	123 on PQR		

## Co-Tenants

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# The Area

# Plan1

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● **Space Available**

# siteplan2

- Space Available



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# The Property

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