

CHEVY CHASE PAVILION



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 CLARION PARTNERS

CHEVY CHASE PAVILION

Washington, D.C.

Only minutes from Downtown Washington, DC and in the heart of Chevy Chase's chic shopping district, Chevy Chase Pavilion has a 198-room Embassy Suites, retail shops - including H&M, Old Navy, J. Crew, World Market, Starbucks and Civil lounge - and a nine-story office tower. With indoor connections to the Friendship Heights Metrorail station and underground parking, the building is convenient for the area's affluent population with an average household income of \$156,213 within three miles.



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DEMOGRAPHICS



POPULATION
1 MILE: 27,646
3 MILES: 171,973



APPAREL
EXPENDITURES
3 MILES: \$48.7 M



METRO RIDERSHIP
An average of 9,351
riders daily



HH INCOME
1 MILE: \$173,255
3 MILES: \$164,665



ENTERTAINMENT
EXPENDITURES
3 MILES: \$99.6 M



GRADUATE
DEGREE
55% of the population has
a graduate/professional
degree



DAYTIME
POPULATION
3 MILES: 116,415



EATING OUT
EXPENDITURES
3 MILES: \$1 B



WALKSCORE
93

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METRO LEVEL

SPACE	SF	TENANT
M1	18,500	World Market
M2	265	Starbucks
M3	up to 13,207	Available
M4	6,790	H&M
M5	1,263	Available
M6	730	Available
M7	388	Sunrise
M8	3,550	Available
M9	3,550	Available
M10	1,618	Available
M11	2,172	Available



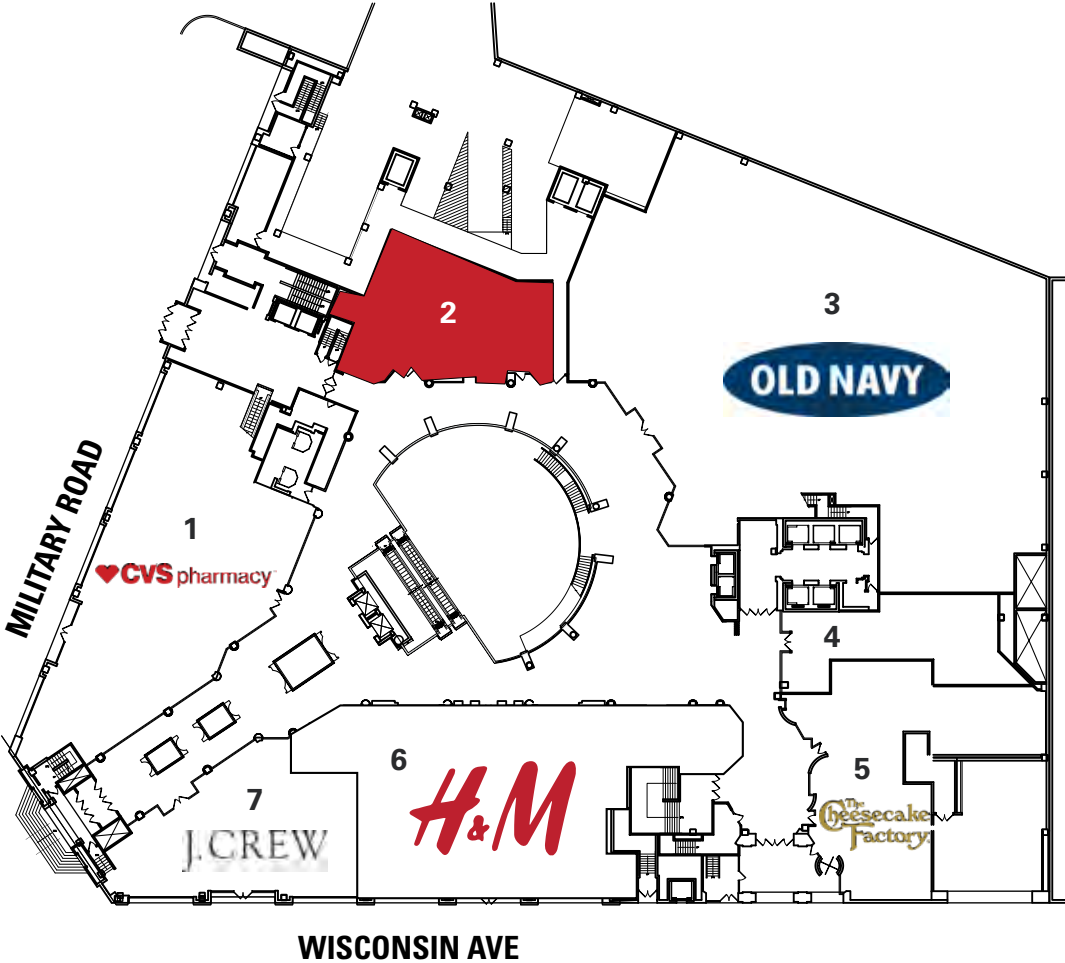
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STREET LEVEL

SPACE	SF	TENANT
1	7,215	CVS
2	2,961	Available
3	18,432	Old Navy
4	2,100	T-mobile
5	4,000	Cheesecake Factory
6	7,046	H&M
7	3,677	J. Crew



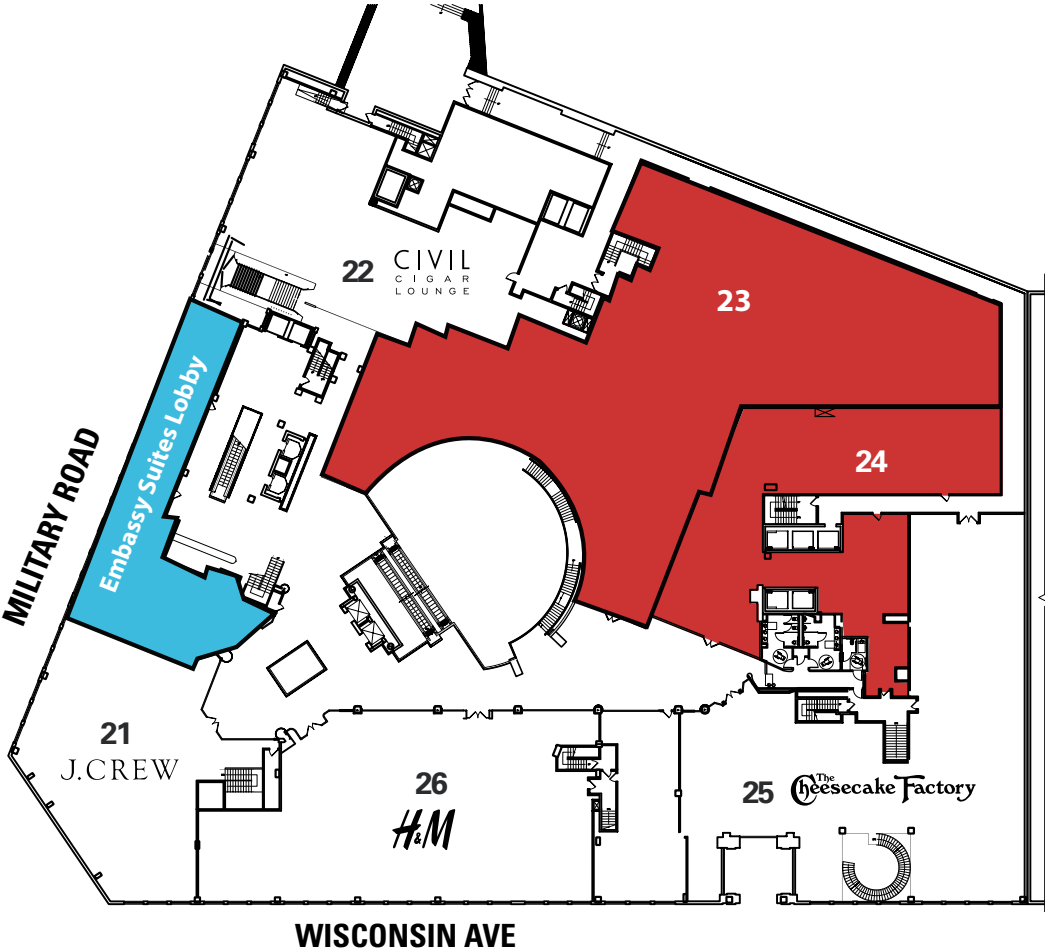
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SPACE	SF	TENANT
21	5,635 SF	J. Crew
22	5,466 SF	Civil Cigar Lounge
23	14,929 SF	Available
24	7,542 SF	Available
25	8,900 SF	Cheesecake Factory
26	7,868 SF	H&M

SECOND LEVEL



CHEVY CHASE PAVILION

Washington, D.C.
AERIAL MAP

Lake Fifth Avenue

THE COLLECTION AT CHEVY CHASE

TIFFANY & CO. Capital One Bank

PAPYRUS



THE SHOPS AT WISCONSIN PLACE

bloomingdales



SEPHORA



WISCONSIN AVENUE

WILLARD AVENUE

WISCONSIN CIRCLE



CHEVY CHASE PAVILION



GEICO

WESTERN AVENUE

FRIENDSHIP HEIGHTS



MAZZA GALLERIE

TJ-maxx



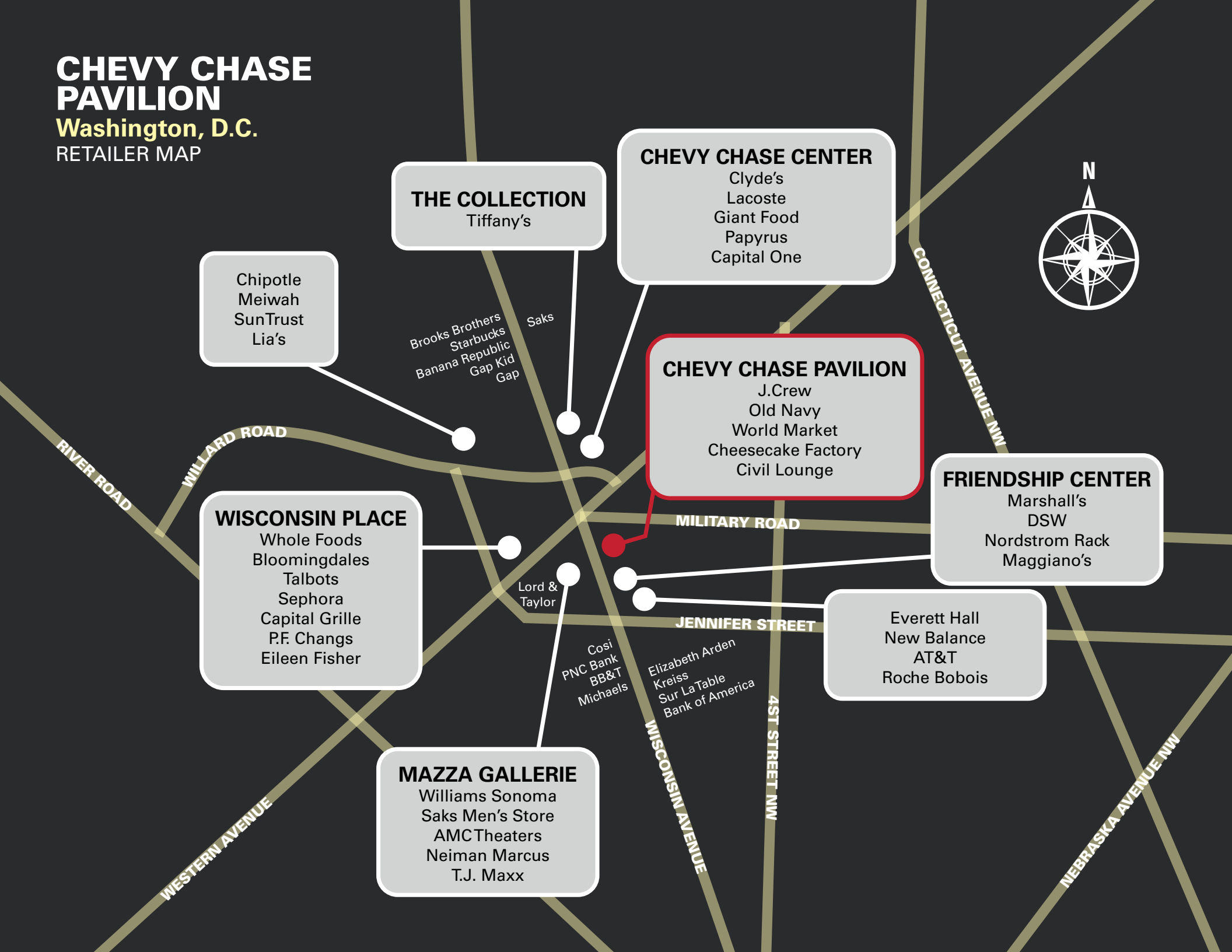
Neiman Marcus

WILLIAMS-SONOMA

CHEVY CHASE PAVILION

Washington, D.C.

RETAILER MAP



THE COLLECTION

Tiffany's

CHEVY CHASE CENTER

Clyde's
Lacoste
Giant Food
Papyrus
Capital One

CHEVY CHASE PAVILION

J.Crew
Old Navy
World Market
Cheesecake Factory
Civil Lounge

FRIENDSHIP CENTER

Marshall's
DSW
Nordstrom Rack
Maggiano's

WISCONSIN PLACE

Whole Foods
Bloomingdales
Talbots
Sephora
Capital Grille
P.F. Changs
Eileen Fisher

MAZZA GALLERIE

Williams Sonoma
Saks Men's Store
AMC Theaters
Neiman Marcus
T.J. Maxx

Chipotle
Meiwah
SunTrust
Lia's

Brooks Brothers
Starbucks
Banana Republic
Gap Kid
Gap

Lord &
Taylor

Cosi
PNC Bank
BB&T
Michaels

Elizabeth Arden
Kreiss
Sur La Table
Bank of America

Everett Hall
New Balance
AT&T
Roche Bobois



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