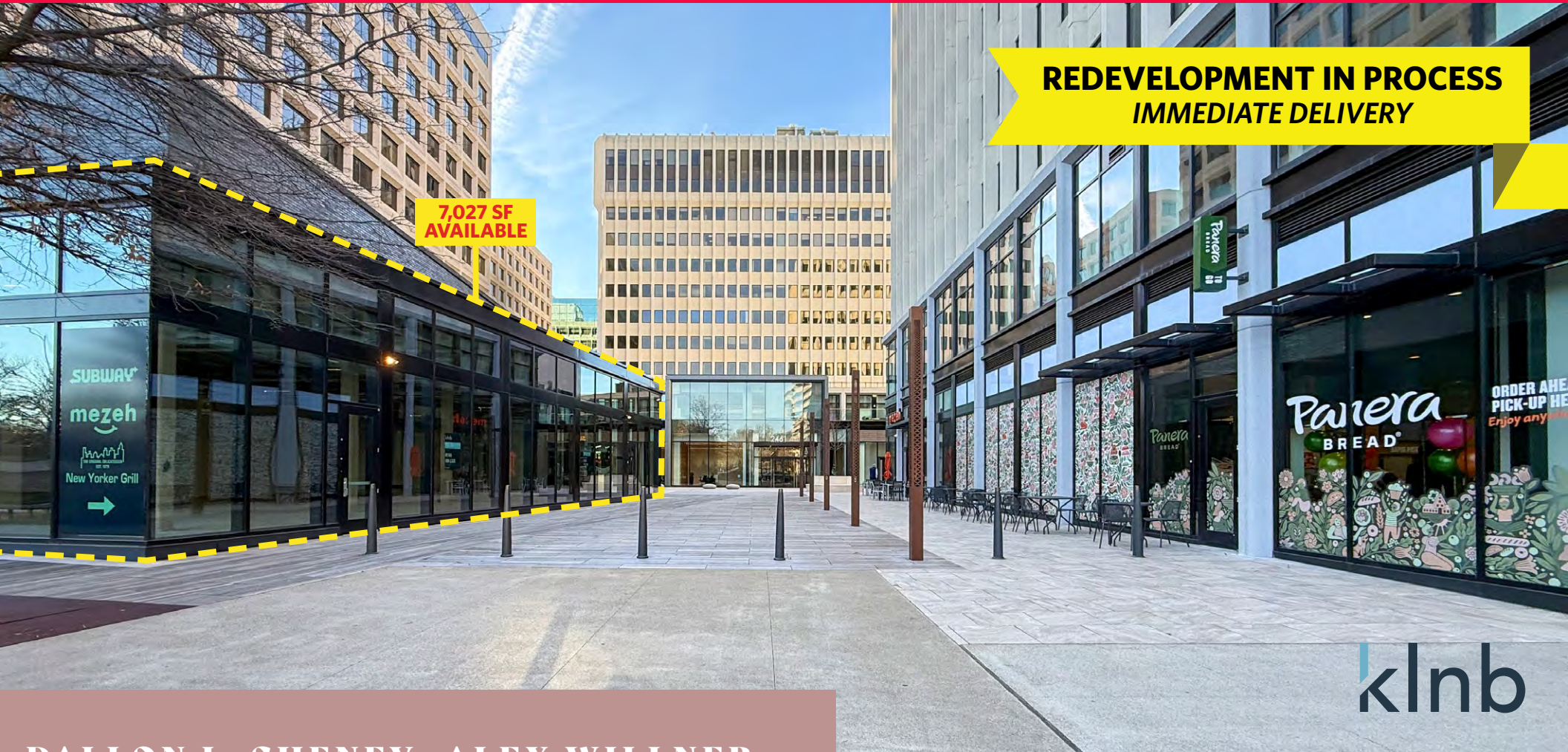


CRYSTAL & CLARK

Crystal Drive & 23rd Street, Arlington, VA 22202

NATIONAL BOUTIQUE GROCER COMING SOON!



7,027 SF
AVAILABLE

REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY

klnb

DALLON L. CHENEY **ALEX WILLNER**
dcheney@klnb.com | 703-268-2703 awillner@klnb.com | 703-268-2718

REDEVELOPED BY:  **LaSalle** INVESTMENT MANAGEMENT[®]  **MRP** REALTY

REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY

**1,030 SF
AVAILABLE**

RETAIL FOR LEASE

- Streetfront retail/restaurant space on Crystal Drive with outdoor seating available.
- Located in the heart of the vibrant Crystal City community with over 11 million SF of office, 50,000 SF of retail, and over 10,000 condo, apartment and hotel units.
- Retail will serve as an amenity base for Amazon HQ2 and the surrounding areas.
- Adjacent to Reagan National Airport and minutes to downtown Washington, DC.
- Walking distance from the Yellow/Blue Line Metro.
- Ample on-site parking.

JOIN:



**NATIONAL
BOUTIQUE
GROCER**



klnb

Redevelopment Photos

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202

LOOKING SOUTH ALONG THE CRYSTAL DRIVE STREETSCAPE



LOOKING INTO THE PLAZA FROM CRYSTAL DRIVE



LOOKING SOUTH ALONG THE CRYSTAL DRIVE STREETSCAPE



LOOKING NORTH ALONG THE CRYSTAL DRIVE STREETSCAPE



Redevelopment Photos

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



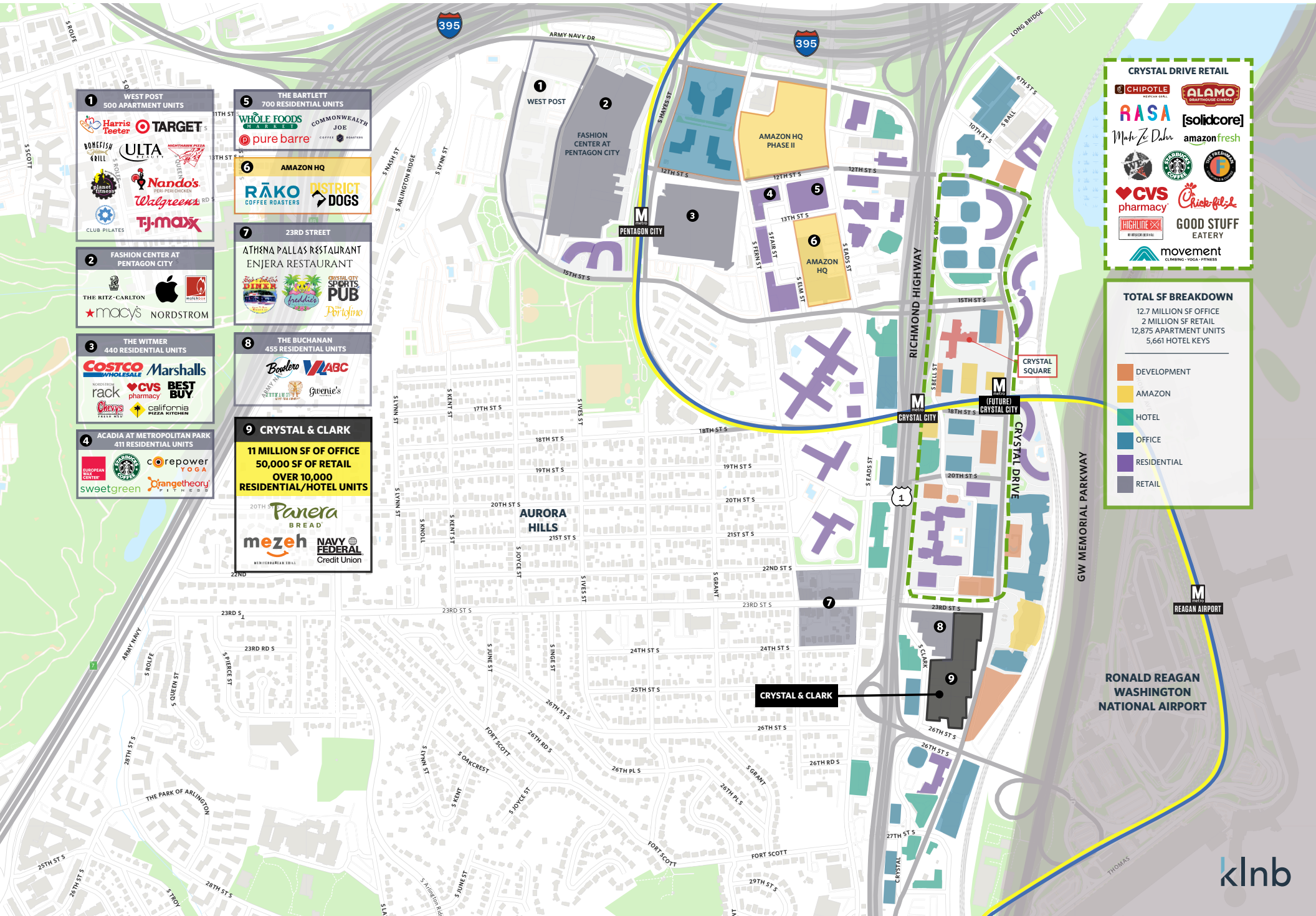
Ideal Location

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



NATIONAL LANDING

Pentagon City | Crystal City | Potomac Yard



1 WEST POST
500 APARTMENT UNITS

Harris Teeter, TARGET, BONEFISH GRILL, ULTA, NORTHEASTERN PIZZA, Nando's, Walgreens, T.J. MAXX, CLUB PILATES

5 THE BARTLETT
700 RESIDENTIAL UNITS

WHOLE FOODS MARKET, COMMONWEALTH JOE, pure barre, RAKO COFFEE ROASTERS, DISTRICT DOGS

2 FASHION CENTER AT PENTAGON CITY

THE RITZ-CARLTON, Apple, macy's, NORDSTROM

7 23RD STREET

ATHENA PALLAS RESTAURANT, ENJERA RESTAURANT, CRYSTAL CITY SPORTS PUB, Pörigino

3 THE WITMER
440 RESIDENTIAL UNITS

COSTCO WHOLESALE, Marshalls, rack, CVS pharmacy, BEST BUY, Chicks, california PIZZA KITCHEN

8 THE BUCHANAN
455 RESIDENTIAL UNITS

Bowlero, ABC, Guenie's

4 ACADIA AT METROPOLITAN PARK
411 RESIDENTIAL UNITS

EUROPEAN CENTER, Starbucks, corepower YOGA, sweetsgreen, OrangeTheory FITNESS

9 CRYSTAL & CLARK

11 MILLION SF OF OFFICE
50,000 SF OF RETAIL
OVER 10,000 RESIDENTIAL/HOTEL UNITS

Panera BREAD, meze, NAVY FEDERAL Credit Union

CRYSTAL DRIVE RETAIL

CHIPOTLE, ALAMO DRAFFHOUSE CINEMA, RASA, [solidcore], Madi Z Dahr, amazonfresh, Starbucks, CVS pharmacy, Chick-fil-e, HIGHLINE, GOOD STUFF EATERY, movement CLIMBING • YOGA • FITNESS

TOTAL SF BREAKDOWN

12.7 MILLION SF OFFICE
2 MILLION SF RETAIL
12,875 APARTMENT UNITS
5,661 HOTEL KEYS

DEVELOPMENT
AMAZON
HOTEL
OFFICE
RESIDENTIAL
RETAIL

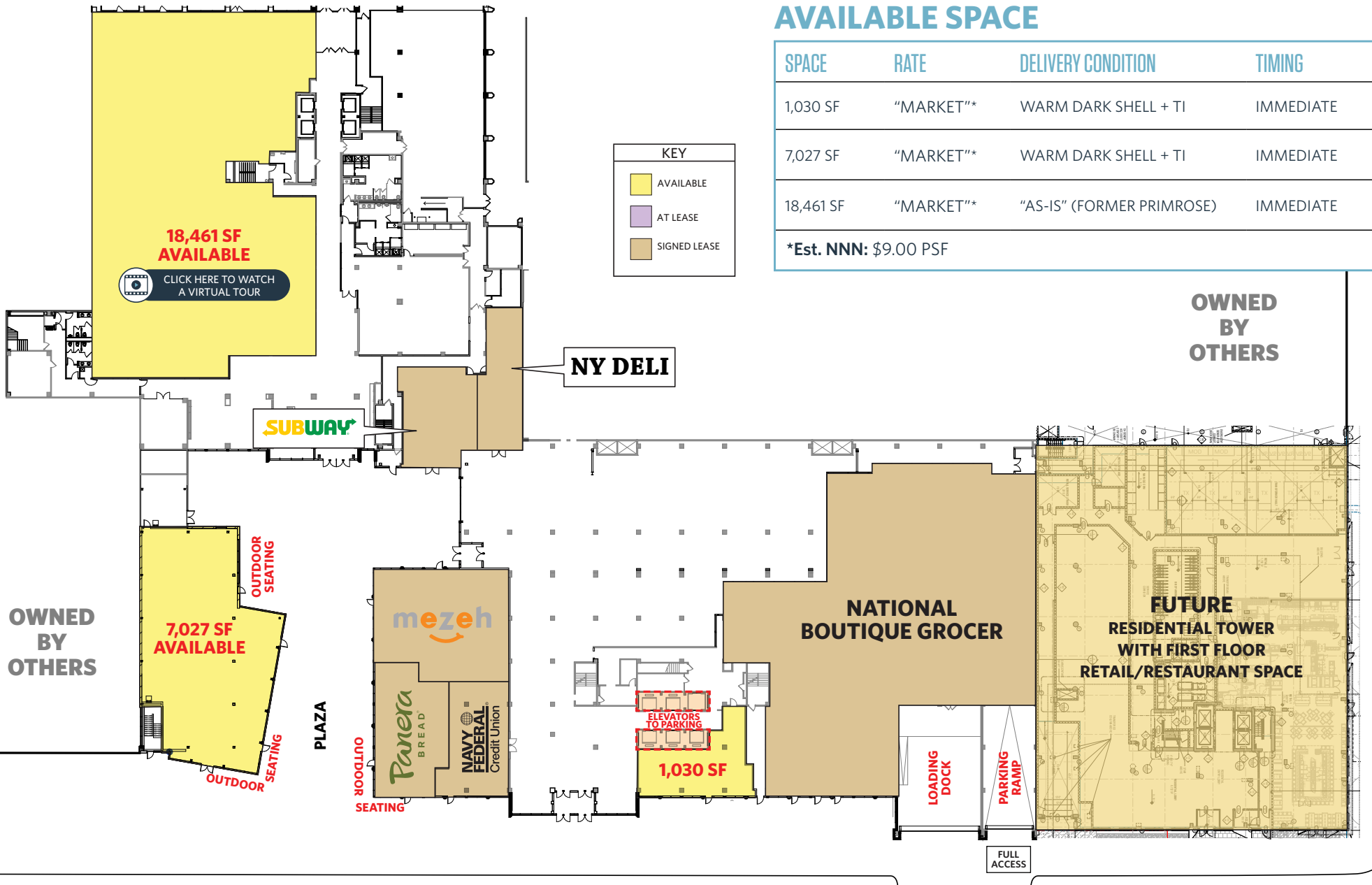
Site Plan

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202

AVAILABLE SPACE

SPACE	RATE	DELIVERY CONDITION	TIMING
1,030 SF	"MARKET"*	WARM DARK SHELL + TI	IMMEDIATE
7,027 SF	"MARKET"*	WARM DARK SHELL + TI	IMMEDIATE
18,461 SF	"MARKET"*	"AS-IS" (FORMER PRIMROSE)	IMMEDIATE

*Est. NNN: \$9.00 PSF







23rd STREET

CRYSTAL DRIVE

Demographics | 2025

Crystal Drive & 23rd Street, Crystal City, Arlington, VA 22202



	1-MILE	3-MILE	5-MILE
POPULATION 	27,250	206,113	796,115
DAYTIME POP 	48,231	318,824	1,252,491
HOUSEHOLDS 	15,071	103,277	385,074
AVG HH INCOME 	\$174,333	\$167,608	\$170,975

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

2024 TRAFFIC COUNT

 ROUTE 1: 38,297 ADT



CRYSTAL & CLARK

Crystal Drive & 23rd Street, Arlington, VA 22202

REDEVELOPMENT IN PROCESS
IMMEDIATE DELIVERY

[CLICK TO VIEW PROPERTY WEBSITE](#)

DALLON L. CHENEY | DCHENEY@KLN.B.COM | 703.268.2703
ALEX WILLNER | AWILLNER@KLN.B.COM | 703.268.2718

8065 LEESBURG PIKE, SUITE 700 | TYSONS, VA 22182

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb****