

COMING SOON
our mom Eugenia

JUST SIGNED
Method Room



WESTBARD SQUARE





WHERE IT ALL COMES TOGETHER

The Westwood Shopping Center has been a cornerstone of the Bethesda community for generations. At the new Westbard Square, we have enhanced everything locals love about this treasured neighborhood staple, creating a dynamic gathering place where shoppers can run a quick errand or stay awhile to catch up with family and friends.

TRADE AREA & DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	Trade Area
Population	20,342	153,708	47,612
Per Capita Income	\$133,181	\$129,811	\$133,772
Average Household Income	\$298,749	\$296,836	\$327,300
Income Above \$150,000	59.7%	60.6%	65.7%
Median Home Value	\$1,231,619	\$1,291,614	\$1,285,162
Total Daytime Population	20,471	204,711	52,560
Higher Education Degree	86%	88.7%	87.7%

44%

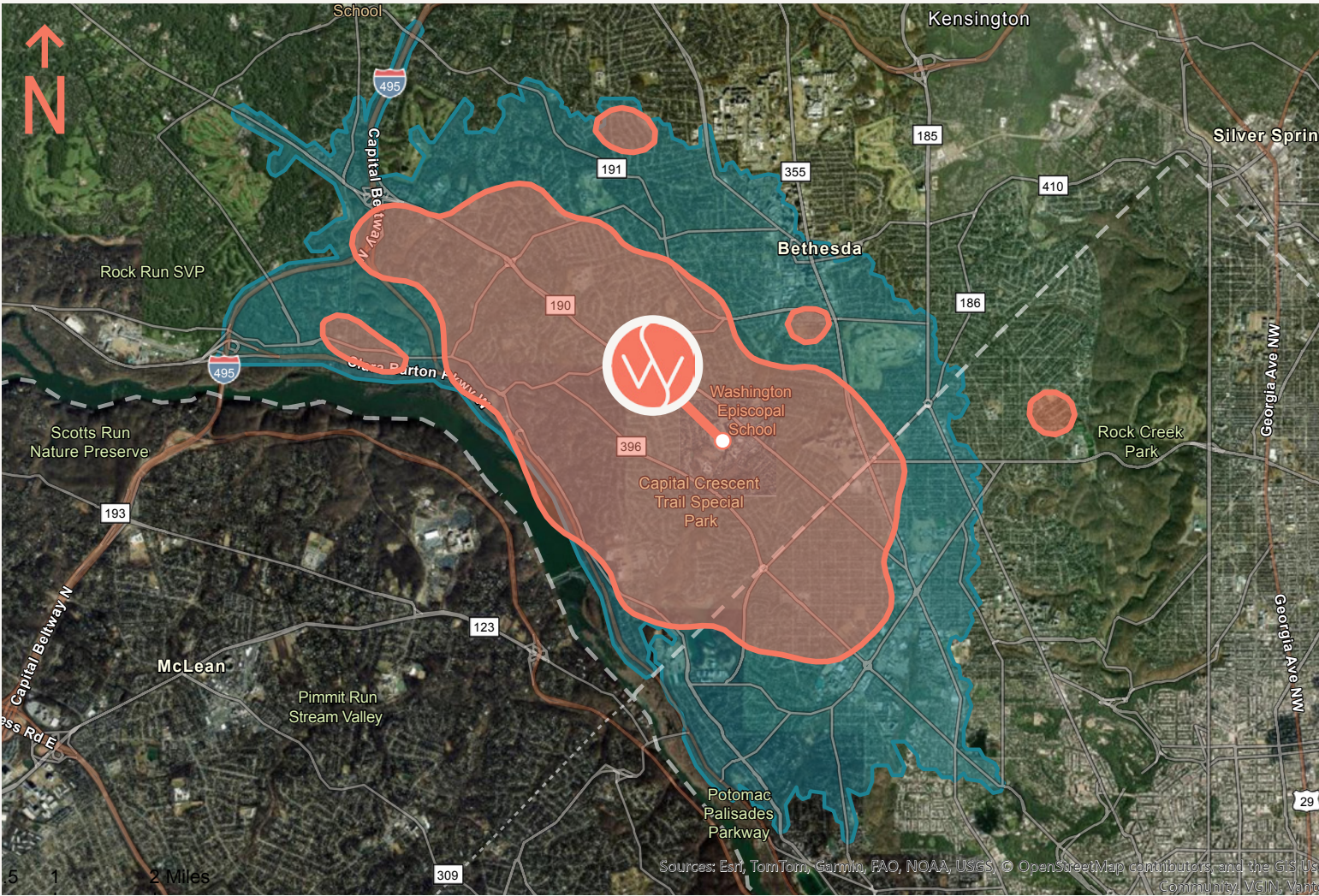
Ultra Wealthy Families

Age 45-64, Ultra-High-Net-Worth Households, Family-Oriented, Exceptionally High Disposable Income

26%

Educated Urbanites

Age 24-35, Affluent Suburban & Highly Educated Households, Young Professionals Living In Dense Urban Areas

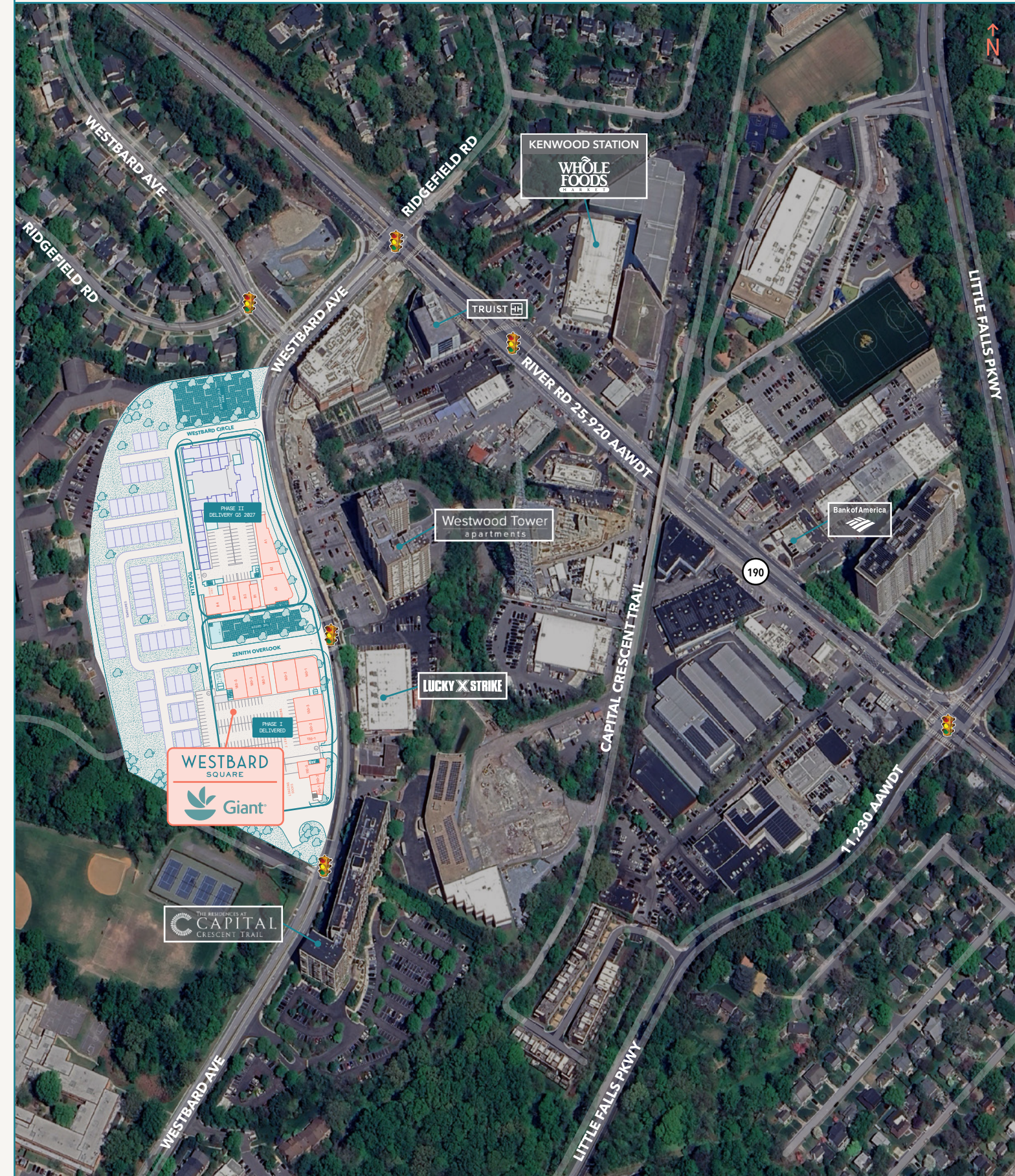


Westbard Square

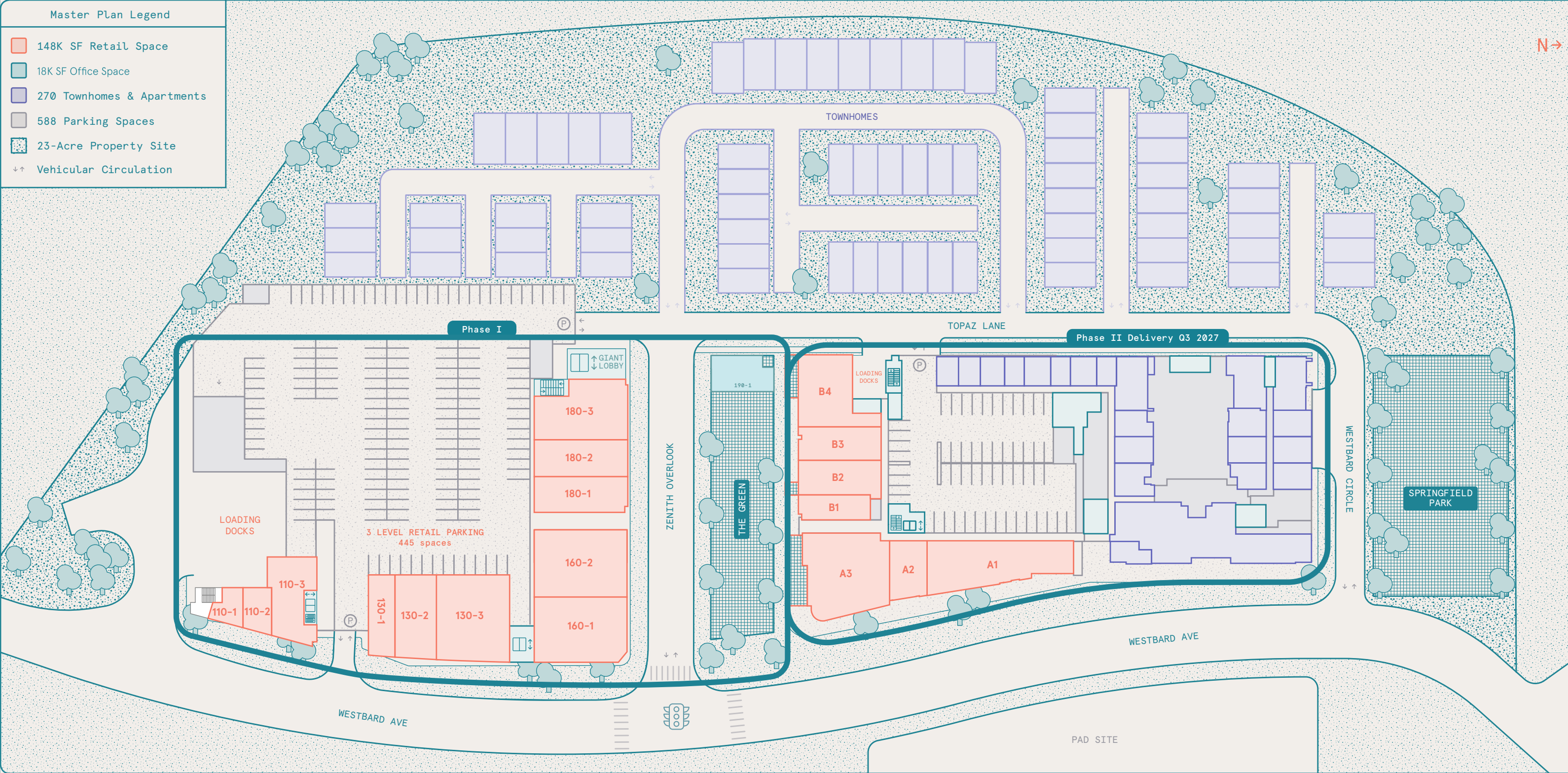
	Primary Trade Area	10 Minute Drivetime
Population	47,612	104,905
Daytime Population	52,560	135,870
Households	19,456	45,015
Household Average Income	\$327,300	\$301,334
Household Median Income	\$219,152	\$199,791
Education (College Degree +)	87.7%	88.7%

COMMITTED TO COMMUNITY

At Westbard Square, we are committed to supporting local retailers while providing a desirable neighborhood destination to satisfy shoppers' daily needs. The property boasts a dynamic mix of new, neighborhood-serving retail and restaurants while preserving the established shops residents have come to rely on. In addition of a central green offers scenic gathering spaces and community-focused activities and amenities.



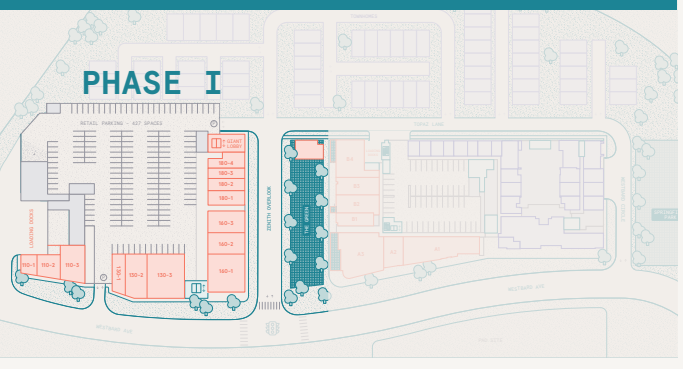
WESTBARD SQUARE
PROJECT SITE PLAN



WESTBARD SQUARE - PHASE I

WESTBARD SQUARE: PROJECT SITE PLAN

PHASE I



3 LEVEL RETAIL PARKING
445 SPACES

#	SQUARE FEET
110-1	Westwood Barber Shop
110-2	Silver & Sons
110-3	USPS
130-1	Voorthuis Opticians
130-2	Method Room
130-3	Oak Barrel & Vine
160-1	Tatte Bakery
160-2	Piccoli Piatti
180-1	Starbucks
180-2	District Dabble
180-3	Sense of Thai
190-1	Our Mom Eugenia
SECOND LEVEL	
200-1	Celias Salon
200-2	Chloe's Nails + Co
250-1	Regency Centers Office
250-2	Kumon
250-3	Westbard Dental
250-4	Stretch Zone
250-5	1 To 1 Fitness
THIRD LEVEL	
300	Giant
TOTAL	125,803

LOADING DOCKS

ZENTH OVERLOOK

THE CDEEN

SECOND LEVEL

THIRD LEVEL

SITE PLAN KEY

- AVAILABLE
- AT LEASE
- LEASED
- RESIDENTIAL
- EXHAUST SHAFT
- VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II

WESTBARD SQUARE: PROJECT SITE PLAN

PHASE II



N→

TOPAZ LANE

ZENITH OVERLOOK

THE GREEN

LOADING DOCKS

2 LEVEL RETAIL PARKING
113 SPACES

VEG
ER for Pets
A1

WESTBARD AVE

↑ GIANT LOBBY ↓

5ense
SENSE OF THAI ST.
180-3
78'

LAB
180-2

STARBUCKS
180-1

PICCOLI PIATTI
PIZZERIA
160-2

#	SQUARE FEET
A1	VEG ER for Pets
A2	1,482 SF
A3	5,008 SF
B1	1,320 SF
B2	2,174 SF
B3	2,140 SF
B4	3,154 SF
TOTAL	20,052 SF

SITE PLAN KEY

- AVAILABLE
- AT LEASE
- LEASED
- RESIDENTIAL
- EXHAUST SHAFT
- VEHICULAR CIRCULATION

WESTBARD SQUARE - PHASE II RENDERING



*RENDERINGS ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE POTENTIAL STOREFRONT ENHANCEMENTS.

WESTBARD SQUARE



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Regency
Centers.

FOR LEASING INFORMATION:

BRADLEY BUSLIK
D: 240.482.3609
C: 646.773.6805
bbuslik@hrretail.com

ALEX SHIEL
D: 240.482.3601
C: 847.922.6557
ashiel@hrretail.com

HARPER SIGMAN
D: 240.442.2367
C: 443.827.2679
hsigman@hrretail.com