

8,547 SF
(DIVISIBLE)
AVAILABLE IMMEDIATELY



3028 WILSON BLVD



TROPHY RESTAURANT OR RETAIL SPACE IN CLARENDON



3028 WILSON BOULEVARD
ARLINGTON, VIRGINIA

MARKET OVERVIEW

99,767
Worker Population

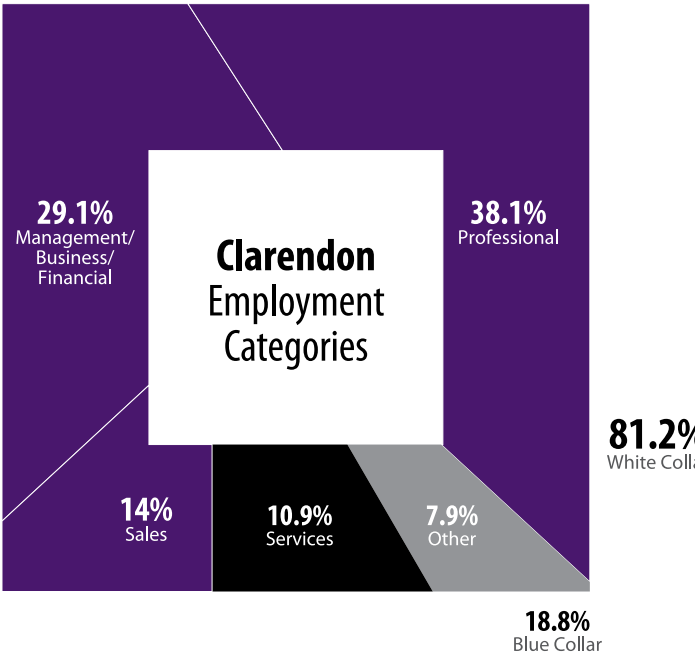
6,552
Workplaces

42,635
Transit trips per day

127,846
Resident Population

4,667
Daily Riders

2
Metro lines



Clarendon is located on the Wilson Boulevard-Clarendon Boulevard corridor, which was named one of 10 "Great Streets" in the U.S. by the American Planning Association in 2008.

Clarendon offers mid-sized office buildings near the Clarendon Metro station and safe, stable neighborhoods full of single-family homes and tree-lined streets.



\$292 M
in Food and Beverage expenditures in 2015

\$135,803
Average household income

Clarendon plays host to businesses of all sorts and sizes, many of them with nationally recognized names. The Market Common Clarendon shopping center features Barnes & Noble, Crate & Barrel, Apple, The Container Store and Pottery Barn. But Clarendon is probably better known for its local, homegrown businesses.

CLARENDON: located in Arlington, Virginia

Clarendon and Surrounding Metro Area Rankings

- 2016 Best School District in Virginia.
- In 2010, Arlington was the 12th most densely-population jurisdiction in the U.S. (7,994 persons per square mile)

\$5.14 B
Total household expenditure



60+
Annual cultural events

96/100
Arlington Walk Score

Residents with a college degree or higher

58,662
Number of households

60,850
Residential units

CLARENDON
79%
USA
29.3%

Households earning more than \$100K/year

5
Major road networks

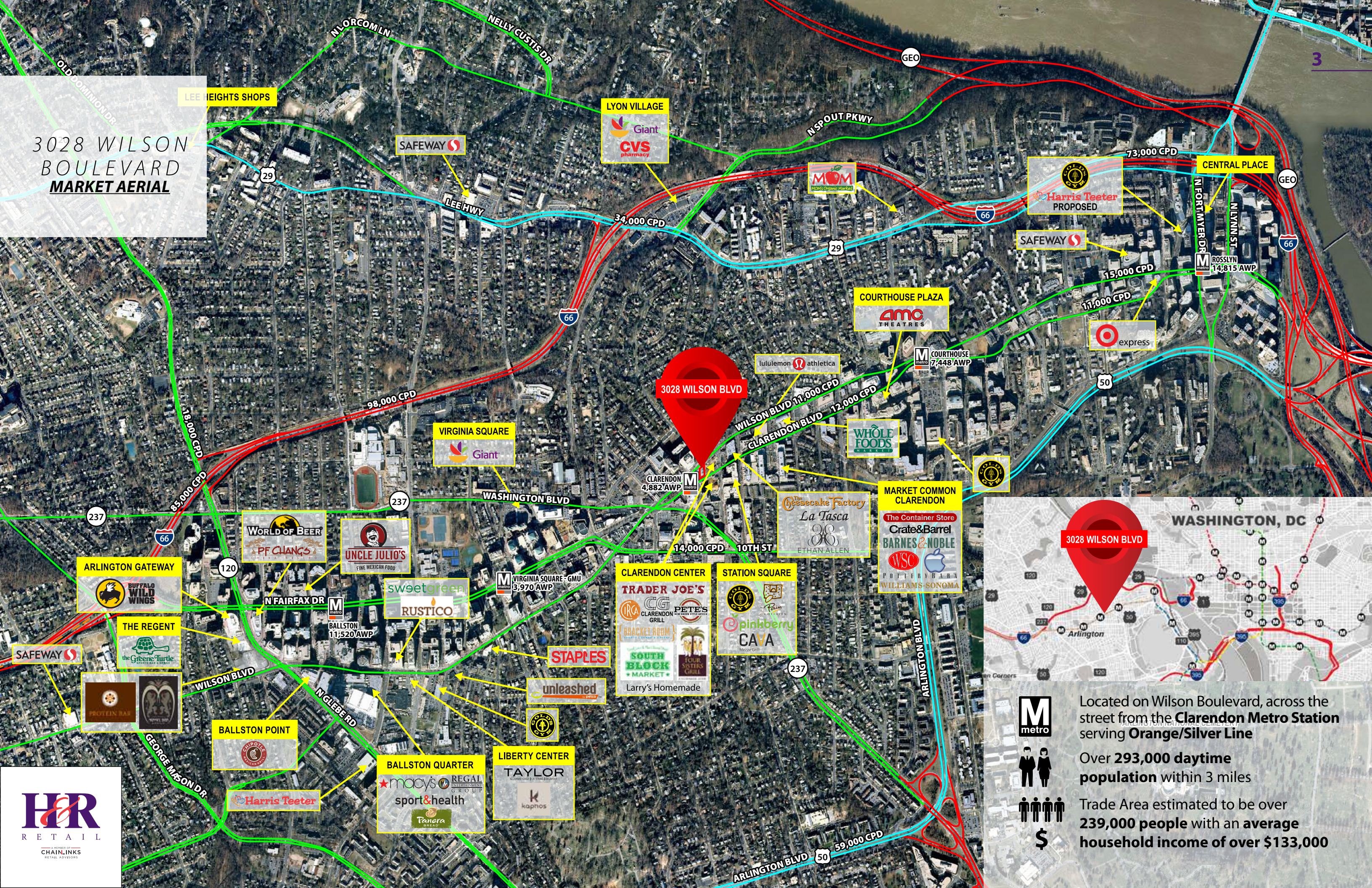
33.4
Median age of Clarendon resident

30.5%
Population between 25-34

CLARENDON
50.3%
USA
23%

Source: <http://www.arlingtonva.us/>

3028 WILSON BOULEVARD MARKET AERIAL



M metro

Located on Wilson Boulevard, across the street from the **Clarendon Metro Station** serving **Orange/Silver Line**

Over **293,000** daytime population within 3 miles

Trade Area estimated to be over **239,000** people with an average household income of over **\$133,000**



LYON VILLAGE

Giant
CVS pharmacy

SAFEWAY

MOM
MOM'S Organic Markets

Harris Teeter PROPOSED

SAFEWAY

Target express

COURTHOUSE PLAZA
AMC THEATRES

lululemon athletica

COURTHOUSE
7,448 AWP

3028 WILSON BLVD

VIRGINIA SQUARE
Giant

WILSON BLVD 11,000 CPD

WHOLE FOODS

CLARENDON
4,882 AWP

CLARENDON BLVD 12,000 CPD

MARKET COMMON CLARENDON
The Container Store
Crate&Barrel
BARNES & NOBLE
W.S.O.
POTTERY BARN
WILLIAMS-SONOMA

La Tasca
ETHAN ALLEN

14,000 CPD

ARLINGTON GATEWAY
BUFFALO WILD WINGS

WORLD OF BEER
PF CHANGS

UNCLE JULIO'S
FINE MEXICAN FOOD

sweetgreen
RUSTICO

VIRGINIA SQUARE - GMU
3,970 AWP

CLARENDON CENTER
TRADER JOE'S
CG
CLARENDON GRILL
PETE'S
BRACKET ROOM
SOUTH BLOCK MARKET
LARRY'S HOMEMADE
FOUR SISTERS GRILL

STATION SQUARE
pinkberry
CAVA

STAPLES

unleashed
petco

N FAIRFAX DR

BALLSTON
11,520 AWP

THE REGENT
the Greene Turtle

BALLSTON POINT
CHIPOTLE

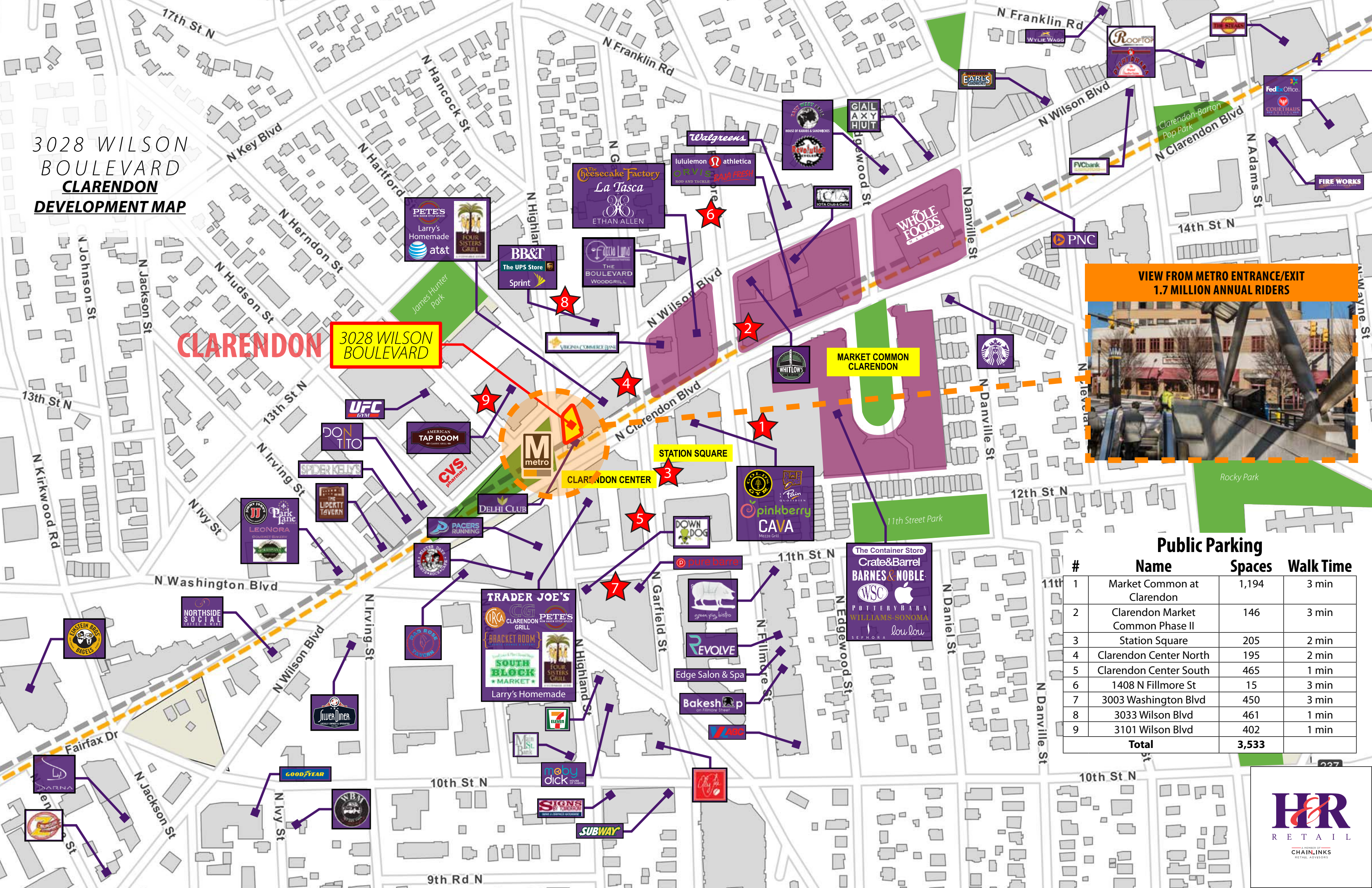
BALLSTON QUARTER
macy's
REGAL ENTERTAINMENT GROUP
sport&health
Panera BREAD

LIBERTY CENTER
TAYLOR
kapnos

Harris Teeter

ARLINGTON BLVD 59,000 CPD

3028 WILSON
BOULEVARD
CLARENDON
DEVELOPMENT MAP

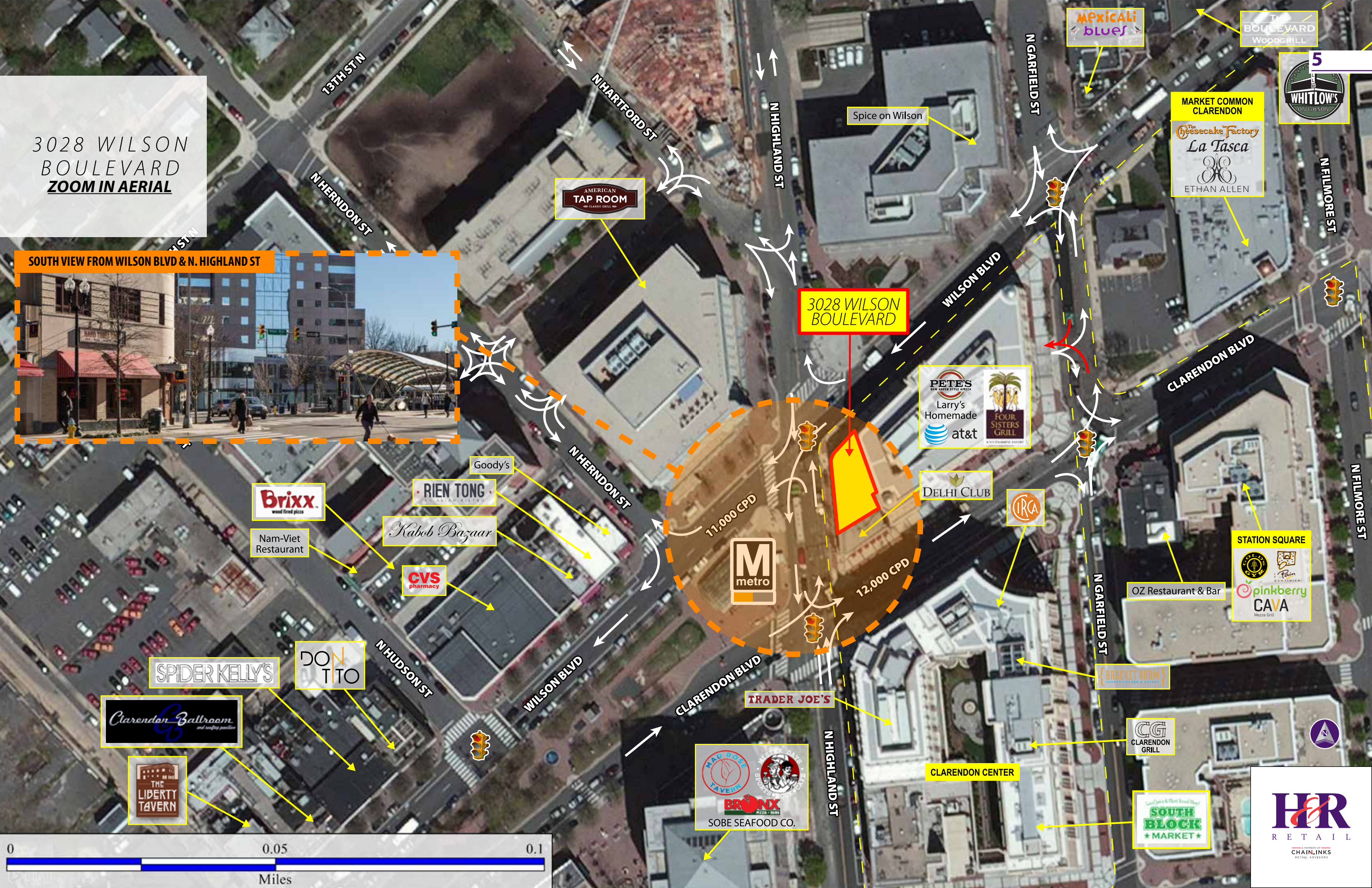


Public Parking

#	Name	Spaces	Walk Time
1	Market Common at Clarendon	1,194	3 min
2	Clarendon Market Common Phase II	146	3 min
3	Station Square	205	2 min
4	Clarendon Center North	195	2 min
5	Clarendon Center South	465	1 min
6	1408 N Fillmore St	15	3 min
7	3003 Washington Blvd	450	3 min
8	3033 Wilson Blvd	461	1 min
9	3101 Wilson Blvd	402	1 min
Total		3,533	

3028 WILSON BOULEVARD
ZOOM IN AERIAL

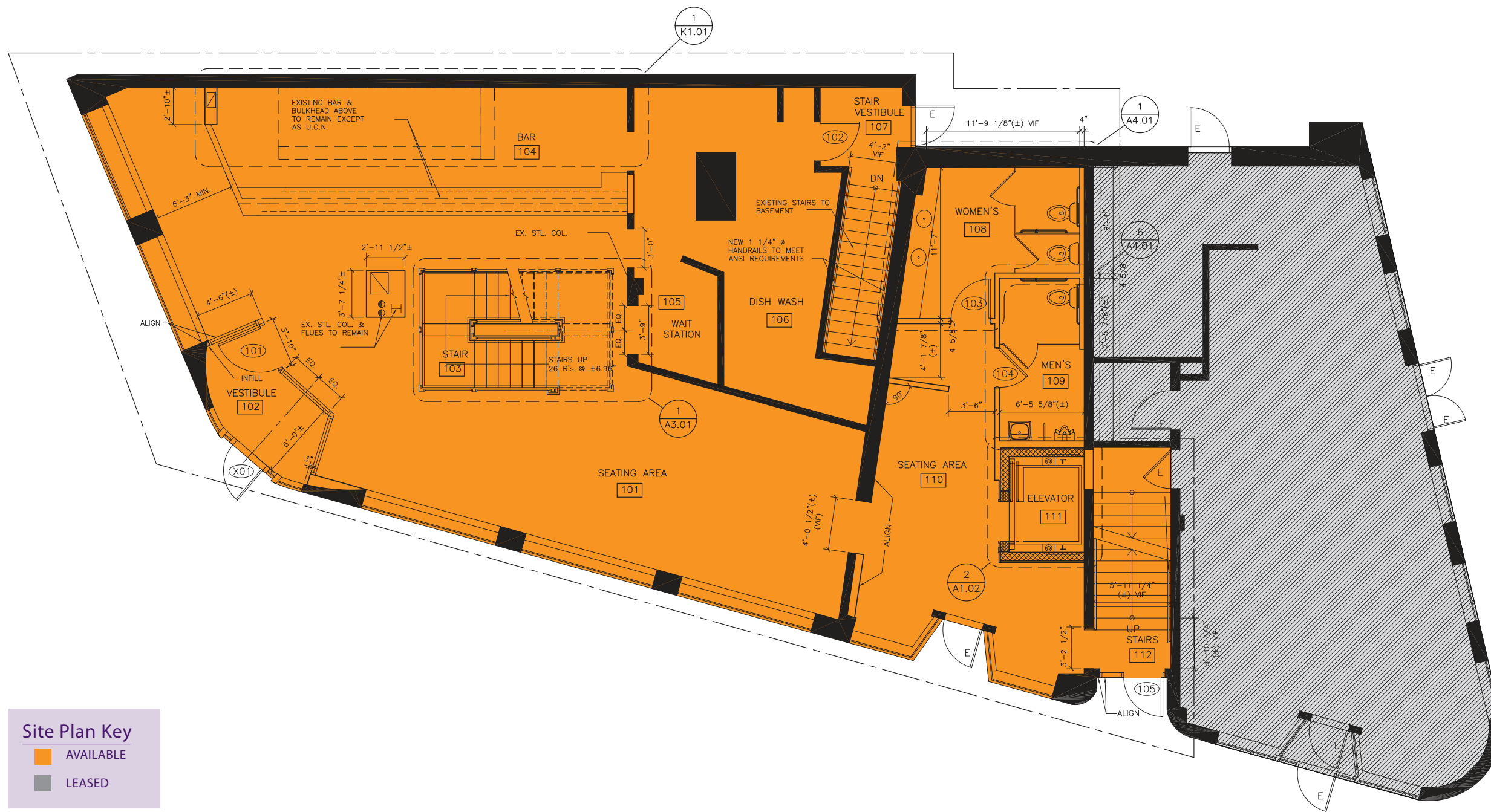
SOUTH VIEW FROM WILSON BLVD & N. HIGHLAND ST



3028 WILSON BOULEVARD
1ST FLOOR PLAN

8,547 SQUARE FEET
ON THREE LEVELS
(DIVISIBLE)

TENANT 1
SPACE SIZE
2,583 SF



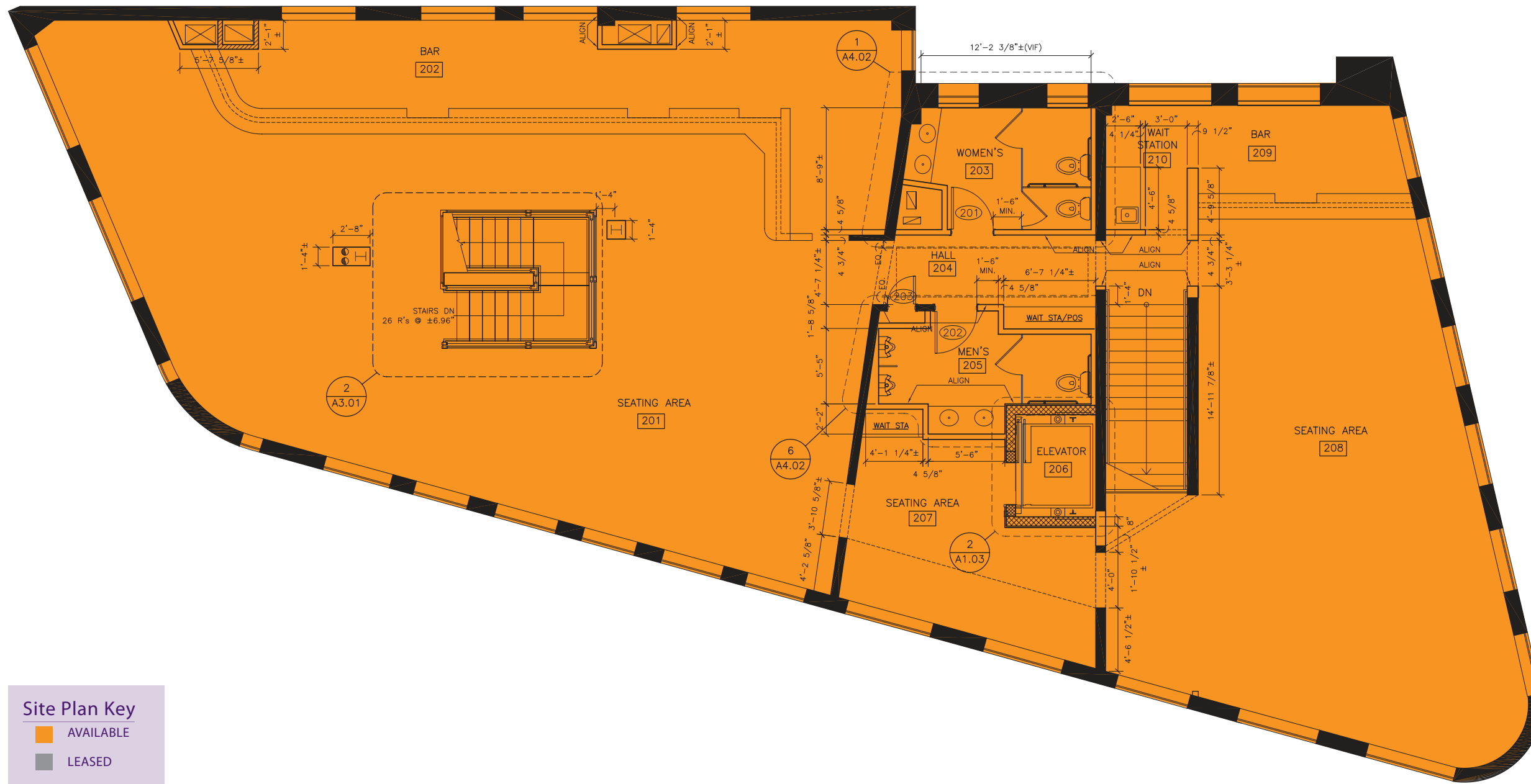
Site Plan Key

- AVAILABLE
- LEASED

3028 WILSON
BOULEVARD
2ND FLOOR PLAN

**8,547 SQUARE FEET
ON THREE LEVELS
(DIVISIBLE)**

**TENANT 1
SPACE SIZE
3,680 SF**



Site Plan Key

- AVAILABLE
- LEASED

3028 WILSON
BOULEVARD
LOWER LEVEL PLAN

**8,547 SQUARE FEET
ON THREE LEVELS
(DIVISIBLE)**

**TENANT 1
SPACE SIZE
2,284 SF**

Site Plan Key

- AVAILABLE
- LEASED



FULL DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups
Lat/Lon: 38.8873/-77.0948

3028 Wilson Boulevard		1 mile radius	3 mile radius	5 mile radius
Population	2015 Estimated Population	53,460	130,446	267,895
	2020 Projected Population	57,737	140,525	288,821
	2010 Census Population	44,916	112,653	236,427
	2000 Census Population	33,977	100,256	216,343
	Projected Annual Growth 2015 to 2020	1.6%	1.5%	1.6%
	Historical Annual Growth 2000 to 2015	3.8%	2.0%	1.6%
Households	2015 Estimated Households	27,041	59,850	118,556
	2020 Projected Households	29,119	64,504	127,845
	2010 Census Households	23,813	53,481	108,172
	2000 Census Households	17,569	46,298	98,291
	Projected Annual Growth 2015 to 2020	1.5%	1.6%	1.6%
Historical Annual Growth 2000 to 2015	3.6%	2.0%	1.4%	
Age	2015 Est. Population Under 10 Years	8.7%	9.8%	10.5%
	2015 Est. Population 10 to 19 Years	5.4%	8.1%	9.2%
	2015 Est. Population 20 to 29 Years	25.7%	22.9%	21.0%
	2015 Est. Population 30 to 44 Years	33.5%	29.9%	28.1%
	2015 Est. Population 45 to 59 Years	15.3%	16.1%	16.4%
	2015 Est. Population 60 to 74 Years	8.7%	9.8%	10.6%
	2015 Est. Population 75 Years or Over	2.8%	3.5%	4.1%
	2015 Est. Median Age	32.8	33.3	33.9
Marital Status & Sex	2015 Est. Male Population	51.2%	50.8%	49.5%
	2015 Est. Female Population	48.8%	49.2%	50.5%
	2015 Est. Never Married	56.2%	52.6%	50.2%
	2015 Est. Now Married	29.5%	32.2%	33.8%
	2015 Est. Separated or Divorced	11.7%	12.2%	12.7%
	2015 Est. Widowed	2.6%	3.1%	3.3%
Income	2015 Est. HH Income \$200,000 or More	22.6%	20.8%	20.7%
	2015 Est. HH Income \$150,000 to \$199,999	11.9%	10.8%	10.5%
	2015 Est. HH Income \$100,000 to \$149,999	22.2%	19.9%	18.3%
	2015 Est. HH Income \$75,000 to \$99,999	12.3%	12.2%	12.2%
	2015 Est. HH Income \$50,000 to \$74,999	13.5%	13.8%	13.0%
	2015 Est. HH Income \$35,000 to \$49,999	6.2%	7.0%	7.3%
	2015 Est. HH Income \$25,000 to \$34,999	3.6%	4.2%	4.7%
	2015 Est. HH Income \$15,000 to \$24,999	3.2%	4.0%	4.7%
	2015 Est. HH Income Under \$15,000	4.3%	7.3%	8.8%
	2015 Est. Average Household Income	\$149,593	\$139,912	\$141,188
2015 Est. Median Household Income	\$117,429	\$108,480	\$107,335	
2015 Est. Per Capita Income	\$75,996	\$64,527	\$62,776	
2015 Est. Total Businesses	2,511	6,372	19,983	
2015 Est. Total Employees	35,988	101,719	293,238	

3028 Wilson Boulevard		1 mile radius	3 mile radius	5 mile radius
Race	2015 Est. White	76.8%	72.5%	71.0%
	2015 Est. Black	5.4%	7.2%	8.8%
	2015 Est. Asian or Pacific Islander	11.6%	11.5%	10.7%
	2015 Est. American Indian or Alaska Native	0.2%	0.4%	0.4%
	2015 Est. Other Races	6.0%	8.3%	9.1%
Hispanic	2015 Est. Hispanic Population	5,488	18,024	41,069
	2015 Est. Hispanic Population	10.3%	13.8%	15.3%
	2020 Proj. Hispanic Population	11.8%	15.4%	16.8%
	2010 Hispanic Population	9.5%	12.7%	14.5%
Education (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	41,926	96,009	192,049
	2015 Est. Elementary (Grade Level 0 to 8)	2.9%	4.1%	4.4%
	2015 Est. Some High School (Grade Level 9 to 11)	1.6%	2.1%	2.5%
	2015 Est. High School Graduate	6.1%	7.4%	8.4%
	2015 Est. Some College	6.5%	7.7%	8.0%
	2015 Est. Associate Degree Only	2.5%	3.3%	3.4%
	2015 Est. Bachelor Degree Only	36.4%	34.6%	32.7%
	2015 Est. Graduate Degree	43.9%	40.8%	40.6%
	2015 Est. Total Housing Units	27,853	61,794	124,152
Housing	2015 Est. Owner-Occupied	29.4%	36.0%	38.8%
	2015 Est. Renter-Occupied	67.7%	60.9%	56.7%
	2015 Est. Vacant Housing	2.9%	3.1%	4.5%
	2010 Homes Built By Year			
2010 Homes Built 2005 or later	12.9%	7.9%	6.4%	
2010 Homes Built 2000 to 2004	10.7%	7.6%	6.0%	
2010 Homes Built 1990 to 1999	15.8%	12.7%	9.9%	
2010 Homes Built 1980 to 1989	15.2%	15.3%	12.3%	
2010 Homes Built 1970 to 1979	10.6%	11.2%	12.1%	
2010 Homes Built 1960 to 1969	10.1%	11.9%	13.3%	
2010 Homes Built 1950 to 1959	8.6%	12.3%	13.4%	
2010 Homes Built Before 1949	16.1%	21.1%	26.5%	
Home Values	2010 Home Value \$1,000,000 or More	8.0%	7.0%	10.9%
	2010 Home Value \$500,000 to \$999,999	39.5%	41.9%	39.2%
	2010 Home Value \$400,000 to \$499,999	9.2%	9.3%	9.5%
	2010 Home Value \$300,000 to \$399,999	19.9%	16.5%	15.6%
	2010 Home Value \$200,000 to \$299,999	12.1%	13.7%	13.3%
	2010 Home Value \$150,000 to \$199,999	4.9%	5.1%	4.8%
	2010 Home Value \$100,000 to \$149,999	2.7%	3.0%	3.1%
	2010 Home Value \$50,000 to \$99,999	1.9%	1.9%	1.9%
	2010 Home Value \$25,000 to \$49,999	0.8%	0.7%	0.8%
	2010 Home Value Under \$25,000	0.9%	1.0%	0.9%
	2010 Median Home Value	\$534,497	\$527,978	\$563,930
	2010 Median Rent	\$1,620	\$1,487	\$1,472

3028 Wilson Boulevard		1 mile radius	3 mile radius	5 mile radius
Labor Force	2015 Est. Labor Population Age 16 Years or Over	47,046	112,641	228,278
	2015 Est. Civilian Employed	79.4%	73.3%	70.0%
	2015 Est. Civilian Unemployed	1.7%	1.9%	2.2%
	2015 Est. in Armed Forces	1.5%	1.4%	1.1%
	2015 Est. not in Labor Force	17.4%	23.4%	26.7%
	2015 Labor Force Males	51.4%	50.7%	49.3%
2015 Labor Force Females	48.6%	49.3%	50.7%	
Occupation	2010 Occupation: Population Age 16 Years or Over	31,248	71,080	139,643
	2010 Mgmt, Business, & Financial Operations	31.6%	29.1%	27.7%
	2010 Professional, Related	41.4%	38.1%	37.0%
	2010 Service	8.2%	10.9%	12.1%
	2010 Sales, Office	12.8%	14.0%	15.4%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	2.8%	4.0%	4.0%
	2010 Production, Transport, Material Moving	3.1%	3.7%	3.7%
	2010 White Collar Workers	85.8%	81.2%	80.0%
	2010 Blue Collar Workers	14.2%	18.8%	20.0%
Transportation To Work	2010 Drive to Work Alone	49.4%	51.7%	51.0%
	2010 Drive to Work in Carpool	5.4%	6.2%	6.6%
	2010 Travel to Work by Public Transportation	30.4%	27.1%	25.1%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	10.6%	9.6%	11.3%
	2010 Other Means	0.9%	0.7%	0.8%
2010 Work at Home	3.3%	4.7%	5.0%	
Travel Time	2010 Travel to Work in 14 Minutes or Less	16.0%	17.2%	17.2%
	2010 Travel to Work in 15 to 29 Minutes	37.0%	36.9%	38.5%
	2010 Travel to Work in 30 to 59 Minutes	44.0%	42.1%	39.8%
	2010 Travel to Work in 60 Minutes or More	3.0%	3.8%	4.6%
2010 Average Travel Time to Work	26.8	26.2	25.5	
Consumer Expenditure	2015 Est. Total Household Expenditure	\$2.55 B	\$5.37 B	\$10.7 B
	2015 Est. Apparel	\$91.0 M	\$191 M	\$382 M
	2015 Est. Contributions, Gifts	\$215 M	\$444 M	\$891 M
	2015 Est. Education, Reading	\$125 M	\$259 M	\$519 M
	2015 Est. Entertainment	\$146 M	\$306 M	\$611 M
	2015 Est. Food, Beverages, Tobacco	\$366 M	\$775 M	\$1.55 B
	2015 Est. Furnishings, Equipment	\$93.4 M	\$195 M	\$388 M
	2015 Est. Health Care, Insurance	\$208 M	\$440 M	\$881 M
	2015 Est. Household Operations, Shelter, Utilities	\$788 M	\$1.66 B	\$3.32 B
	2015 Est. Miscellaneous Expenses	\$36.1 M	\$76.1 M	\$152 M
	2015 Est. Personal Care	\$32.9 M	\$69.2 M	\$138 M
	2015 Est. Transportation	\$453 M	\$955 M	\$1.90 B

Ray R. Schupp

240.482.3611 | rschupp@hrretail.com

David A. Ward

240.482.3617 | dward@hrretail.com

Bradley A. Buslik

240.482.3609 | bbuslik@hrretail.com

WASHINGTON, DC

7201 Wisconsin Avenue | Suite 600

Bethesda, MD 20814

Telephone 202.454.9090

www.hrretail.com



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

3028 WILSON BOULEVARD
ARLINGTON, VIRGINIA

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc. Aerial photo of Arlington courtesy of La Citta Vita. <https://www.flickr.com/photos/la-citta-vita/072716>