



DOCHTER & ALEXANDER
RETAIL ADVISORS



★ CITYLINE
at tenley

Square Footage | 10,102 - 25,315 SF

Rent/Nets | Negotiable

Timing | Arranged

CONTACT

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

Elena Kozak

301.300.7690 | elena@dochalex.com

HIGHLIGHTS

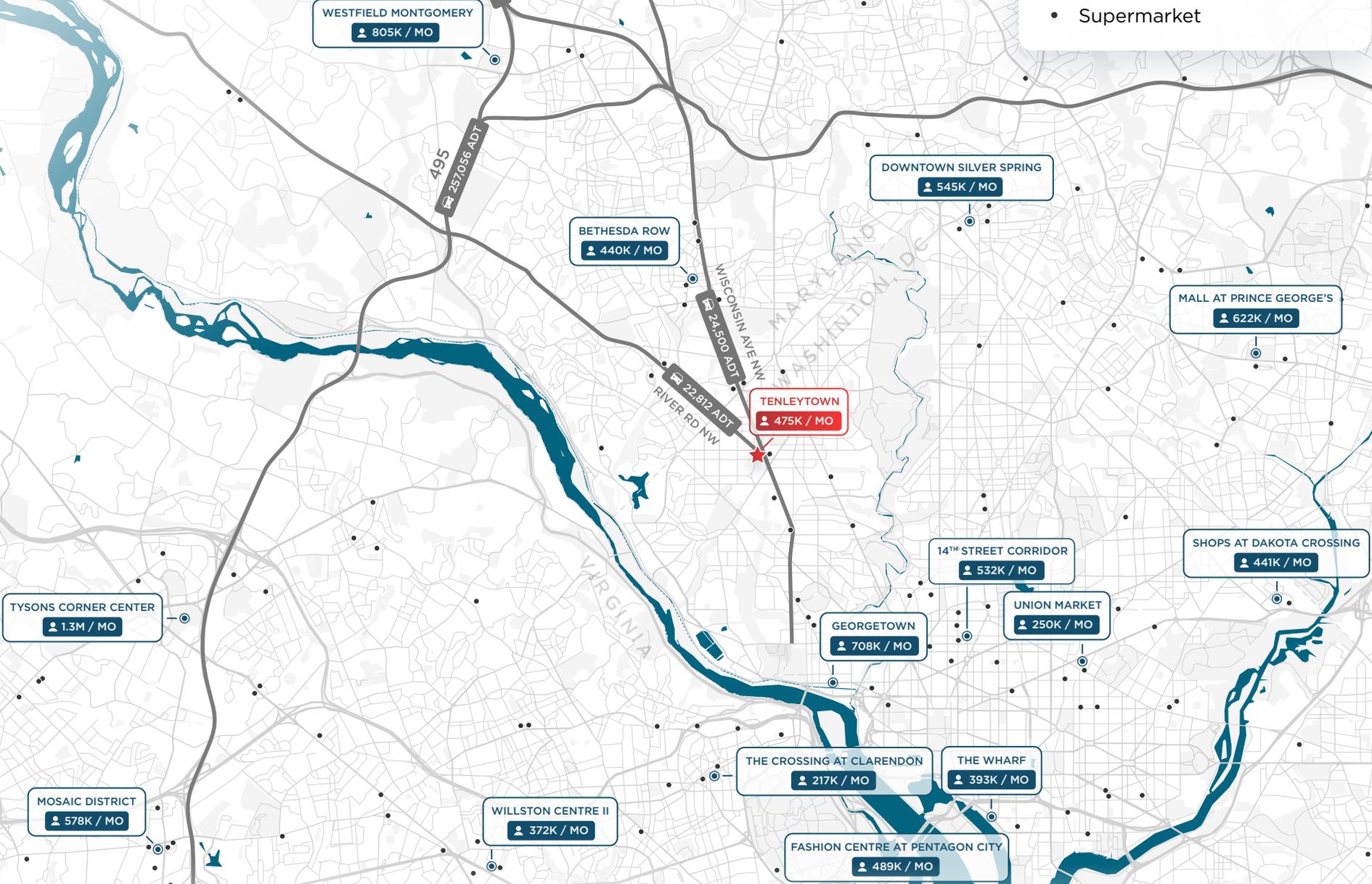
- Central flagship location in Tenleytown on Wisconsin Ave with direct access to the Tenleytown Metro Station and 150 on-site parking spaces
- Outstanding combinations of demographics from income, population density and education. Upper Northwest has the highest concentration of affluent and educated residents in the district.
- Notable drivers nearby such as Whole Foods, American University, Georgetown Day School, Wilson High School, and Sidwell Friends School

NEARBY TENANTS



REGIONAL PROJECTS

- Notable Projects
- Major Arterial Traffic Counts
- Supermarket



Cityline at Tenley
Washington, DC

THE MARKET

FRIENDSHIP HEIGHTS

REDEVELOPMENT

THE COLLECTION AT CHEVY CHASE

- amazon fresh
- Starbucks
- Capital One
- Tiffany & Co.
- Apple

CHEVY CHASE PAVILLION

- Seacake Factory
- Bank of America

FRIENDSHIP CENTER

- Marshalls
- Maggianno's

Sun la table

- Bank of America

Starbucks

- CVS pharmacy
- Wells Fargo

TD Bank

TENLEY VIEW

- CVS pharmacy
- Whole Foods
- Five Guys
- Wawa
- Chick-fil-A
- Panera

CITYLINE AT TENLEY

- ACE Hardware
- Target

CHASE

- Mattress Warehouse
- Club Pilates

Visionworks

- Popeyes

GAVA & pizza

- Nardos

SPRING VALLEY SHOPPING CENTER

- CVS pharmacy
- Wells Fargo

PNC

SPRING VALLEY VILLAGE

- Crate&Barrel
- Compass
- Capital One

CITY RIDGE

- Wegmans
- Equinox
- Tatte
- Kimberly-Clark

CATHEDRAL COMMONS

- CVS pharmacy
- Wells Fargo
- bluemercury
- my eye dr.
- pure barre
- barcelona
- [solidcore]
- TRUIST
- SILVER

MEDIUM RARE

CRACKED

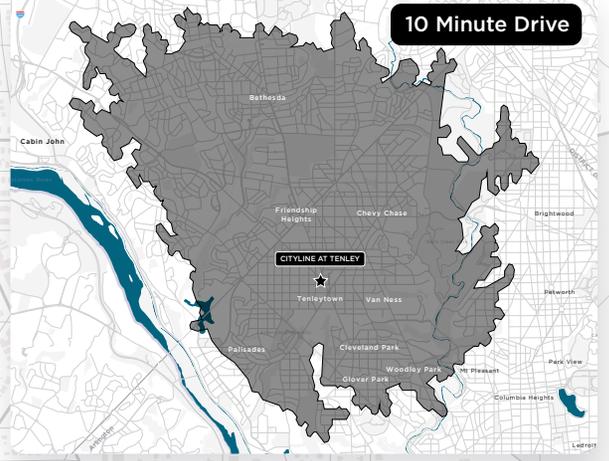
CHASE

- Target

STREETS Market

CVS pharmacy

10 Minute Drive



MARYLAND DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS

CLEVELAND PARK

VAN NESS

Cityline at Tenley
Washington, DC

CO-TENANCY

Cityline at Tenley

Cityline at Tenley
Washington, DC

RIVER ROAD NW
9,400 ADT

ROAMING ROASTER
SEOUL SPICE
Orangetheory FITNESS
corepower YOGA
TYCO

EAST WEST CAFE
Onelife FITNESS

Jackson Reed High School
1,476 Enrollment

The Tile Shop
DUNKIN' DONUTS
ACE Hardware
target

CVS pharmacy
FIVE GUYS
Chick-fil-A
Panera BREAD

WHOLE FOODS
Wawa

NEBRASKA AVE NW
17,811 ADT

Tenley-Friendship Neighborhood Library

Janney Elementary School
580 Enrollment

WISCONSIN AVE NW
57,506 ADT

CHASE
MATTRESS Warehouse
CLUB PILATES

ALBEMARLE STREET NW
2,756 ADT

AMERICAN UNIVERSITY
WASHINGTON, DC
Tenley Campus

7 ELEVEN
POPEYES
Visionworks
CAMPUS

YUMA STREET NW

Surfside
CAVA Mezze Grill
&pizza
Nando's

DOCHTER & ALEXANDER
RETAIL ADVISORS

PROJECT ACCESS



theFile Shop

MIDDLE

DUNKIN' DONUTS

THE FRAME Shop

ACE Hardware

SUPERCUTS

CVS pharmacy

Five Guys

FIVE GUYS BURGERS and FRIES

WHOLE FOODS MARKET

Bank of America ATM

ANGELICO

Cravos

Chick-fil-A

Panera BREAD

Wawa

target

M metro

TENLEYTOWN
20,321 AVG WEEKLY RIDERS

M metro

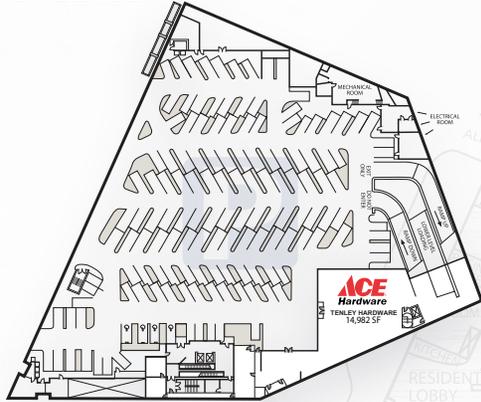
CHASE

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Washington, DC

DA DOCHTER & ALEXANDER
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FLOORPLAN

LOWER LEVEL



SPECS

Square Footage | 10,102 - 25,315 SF

Timing | Arranged

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Parking | 150 Spaces

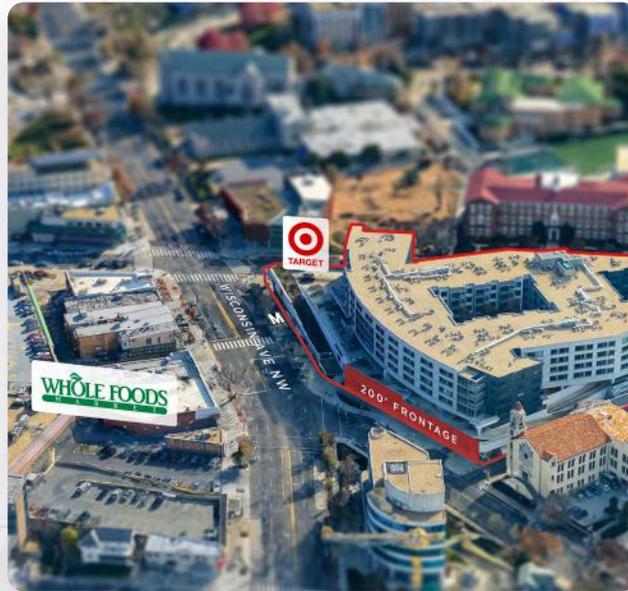
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STUDENT POPULATION
ON CAMPUS AT AMERICAN UNIVERSITY

13,885

AVERAGE HOUSEHOLD INCOME
WITHIN .5 MILES

\$263,913

AVERAGE DAILY METRO RIDERS
AT TENLEYTOWN-AU STATION

20,321

AVERAGE WEEKLY

DEMOGRAPHICS*

	.5 Miles	1 Miles	3 Mile
DAYTIME POPULATION	8,978	42,242	257,320
AVERAGE HOUSEHOLD INCOME	\$263,913	\$227,800	\$218,165
BACHELORS DEGREE+	86.26%	87.34%	82.81%
RETAIL, FOOD & DRINK EXPENDITURE	\$145M	\$741M	\$5.5B

**2023 Data*



FOR INQUIRIES, CONTACT

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