

CAPITAL ONE CENTER



DOCHTER & ALEXANDER
RETAIL ADVISORS

HIGHLIGHTS

- ▼ **Capital One Center** is a true live-work-play market, home to **13,500 Tysons associates**, **year-round events** at Capital One Hall, The Perch, and Capital One Park, a **diverse mix of restaurants**, and a **Wegmans** for everyday essentials
- ▼ Set in Tysons—Northern Virginia's **strongest commercial district** and home to **four Fortune 500 headquarters**—all within immediate proximity to the project.
- ▼ Located within reach of a **dense and affluent consumer base**, this strong residential market boasts access to over **1.47 million** people within a 10-mile radius and an impressive average household income of **\$213,914**

OPPORTUNITIES

- A1 | 6,900 SF *Divisible + Outdoor Patio + Vented*
- A3 | 2,928 SF *Vented* AT LOI
- A5 | 14,742 SF *Divisible + Outdoor Terrace + Vented* SIGNED LEASE
- A6 | 6,641 SF *Vented*
- C1 | 11,667 SF *Outdoor Patio + Vented* AT FINAL LOI

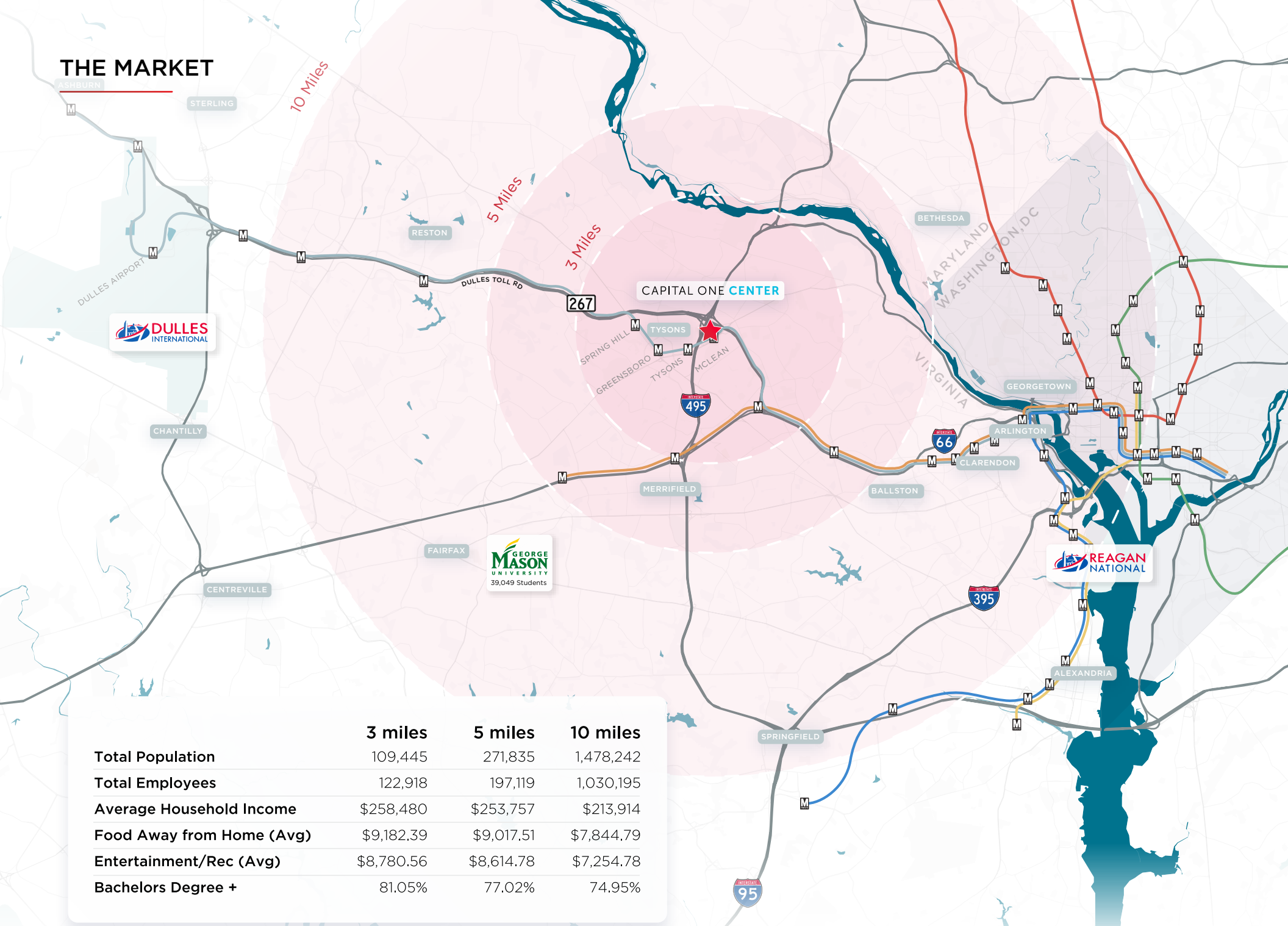
COTENANCY



CONTACT

Matthew Alexander
 202.971.8788 | matthew@dochalex.com
David Dochter
 202.971.8989 | david@dochalex.com
Elena Alexander
 301.300.7690 | elena@dochalex.com

THE MARKET



	3 miles	5 miles	10 miles
Total Population	109,445	271,835	1,478,242
Total Employees	122,918	197,119	1,030,195
Average Household Income	\$258,480	\$253,757	\$213,914
Food Away from Home (Avg)	\$9,182.39	\$9,017.51	\$7,844.79
Entertainment/Rec (Avg)	\$8,780.56	\$8,614.78	\$7,254.78
Bachelors Degree +	81.05%	77.02%	74.95%

REGIONAL CUSTOMER

GREAT FALLS
 🏠 \$11,475
 💰 \$336,516

🏠 Average Food Away From Home Annual
 3 Mile

💰 Average Household Income
 3 Mile

Average Annual Household Food Spend Away from Home
*2025 Data

15 Minute Drive Downtown DC	15 Minute Drive Capital One Center	Difference
\$6,663.26	\$8,424.25	+21%

RESTON
 🏠 \$6,944
 💰 \$192,130

BETHESDA
 🏠 \$10,022
 💰 \$281,758

MCLEAN
 🏠 \$10,028
 💰 \$282,540

CAPITAL ONE CENTER

TYSONS
 🏠 \$8,511
 💰 \$237,555

GEORGETOWN
 🏠 \$7,763
 💰 \$202,972

VIENNA
 🏠 \$8,048
 💰 \$224,160

RB CORRIDOR
 🏠 \$8,018
 💰 \$214,010

MERRIFIELD
 🏠 \$7,345
 💰 \$203,287

FAIRFAX
 🏠 \$6,985
 💰 \$194,353

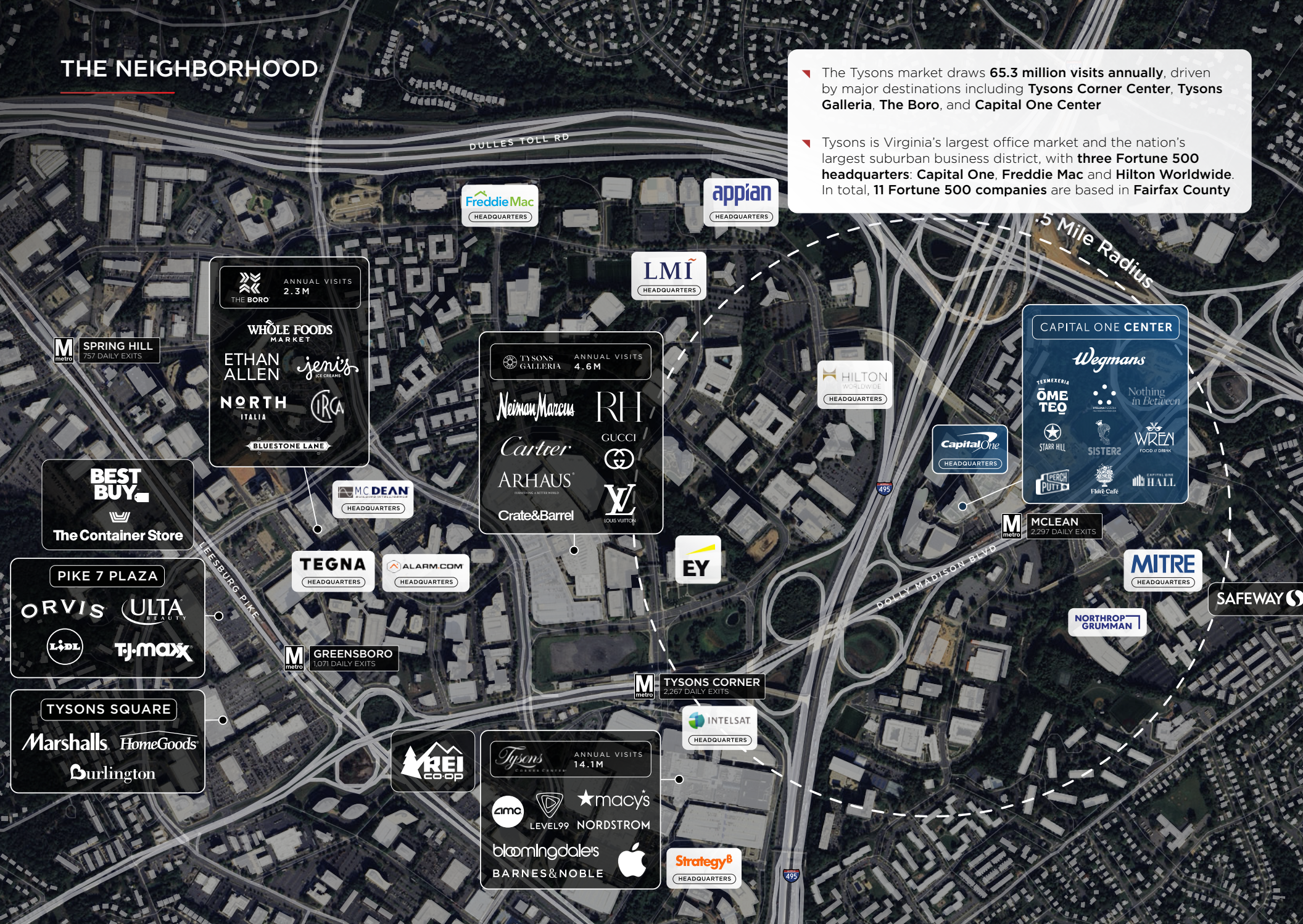
ANNANDALE
 🏠 \$6,220
 💰 \$170,529

GEORGE MASON UNIVERSITY
 39,049 Students

REAGAN NATIONAL

THE NEIGHBORHOOD

- ▶ The Tysons market draws **65.3 million visits annually**, driven by major destinations including **Tysons Corner Center, Tysons Galleria, The Boro, and Capital One Center**
- ▶ Tysons is Virginia's largest office market and the nation's largest suburban business district, with **three Fortune 500 headquarters: Capital One, Freddie Mac and Hilton Worldwide**. In total, **11 Fortune 500 companies** are based in **Fairfax County**



CAPITAL ONE CENTER

COTENANCY

TEXMEXERIA

OME
TEO



SISTER2

STELLINA PIZZERIA
ITALY PIZZA STYLE FOOD LOVE



STARR HILL

WREN
FOOD // DRINK



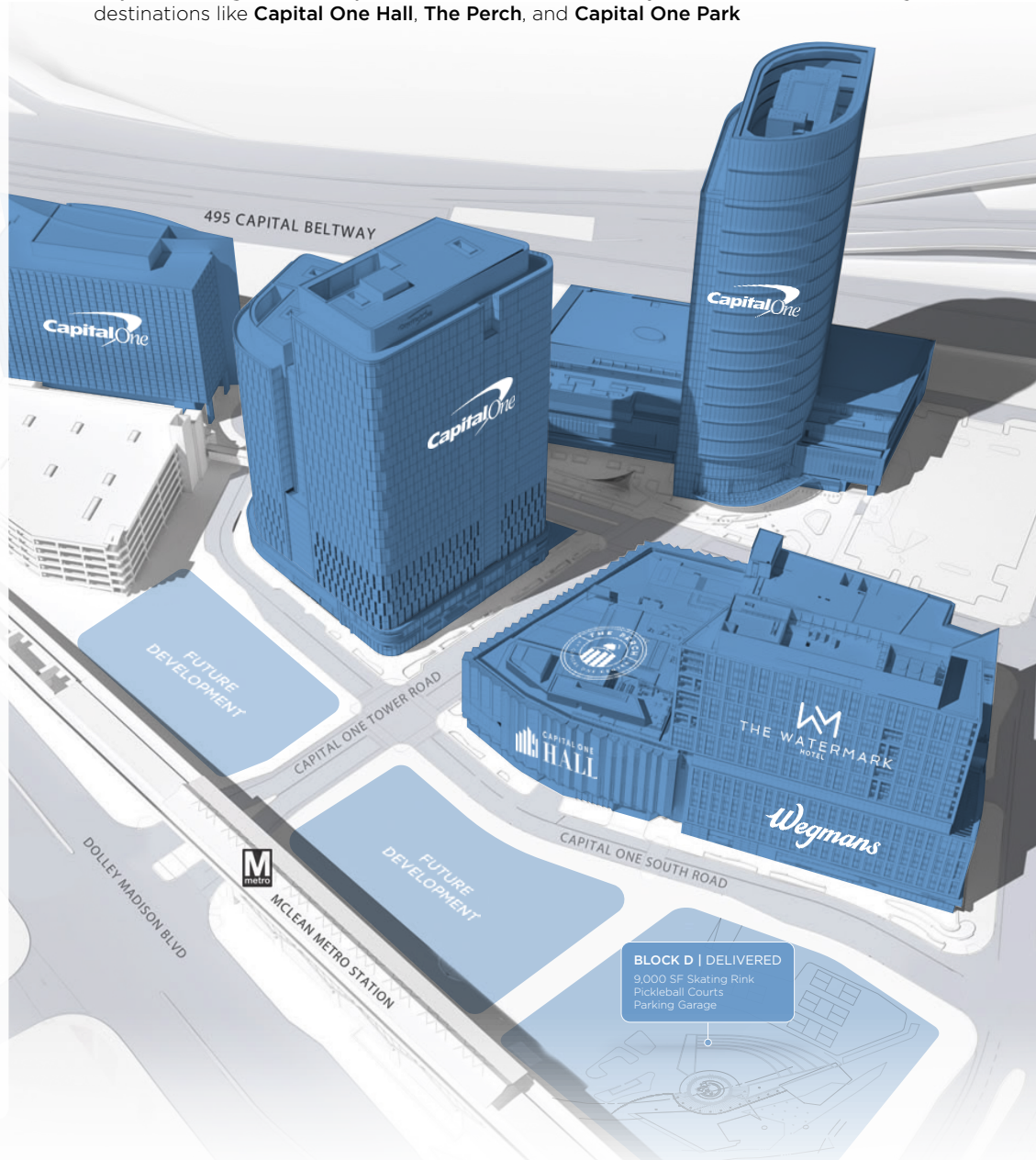
THE NAISHO ROOM

Villa Yara

Nothing
in Between



Capital One Center is a 35-acre mixed-use district in the heart of Tysons, anchored by Capital One's global headquarters and home to 13,500 Tysons associates—featuring destinations like Capital One Hall, The Perch, and Capital One Park



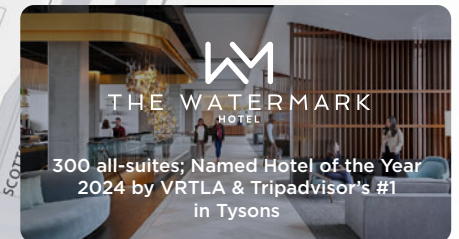
PROJECT ANCHORS



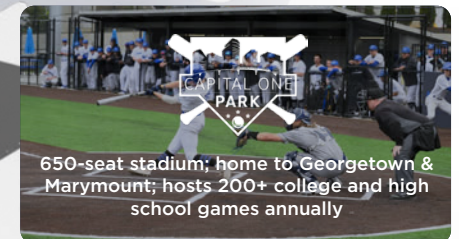
Open-air biergarten, mini golf, concerts, games, art, food trucks, and year-round events



CAPITAL ONE
HALL
1,600 Seat Main Venue, 225 Seat 'Vault'
Hosts 130+ annual shows, from Broadway shows to concerts, comedy, and events



THE WATERMARK
HOTEL
300 all-suites; Named Hotel of the Year 2024 by VRTLA & Tripadvisor's #1 in Tysons



CAPITAL ONE
PARK
650-seat stadium; home to Georgetown & Marymount; hosts 200+ college and high school games annually



Wegmans
Opened November 2020; 80,000 SF urban format; flagship grocer with prepared foods

NEW AMENITIES



PUBLIC WINTER ICE RINK



YEAR ROUND ACTIVATION



PUBLIC PICKLEBALL COURTS

THE SPACES

A1 | 6,900 SF *Divisible + Outdoor Patio + Vented*

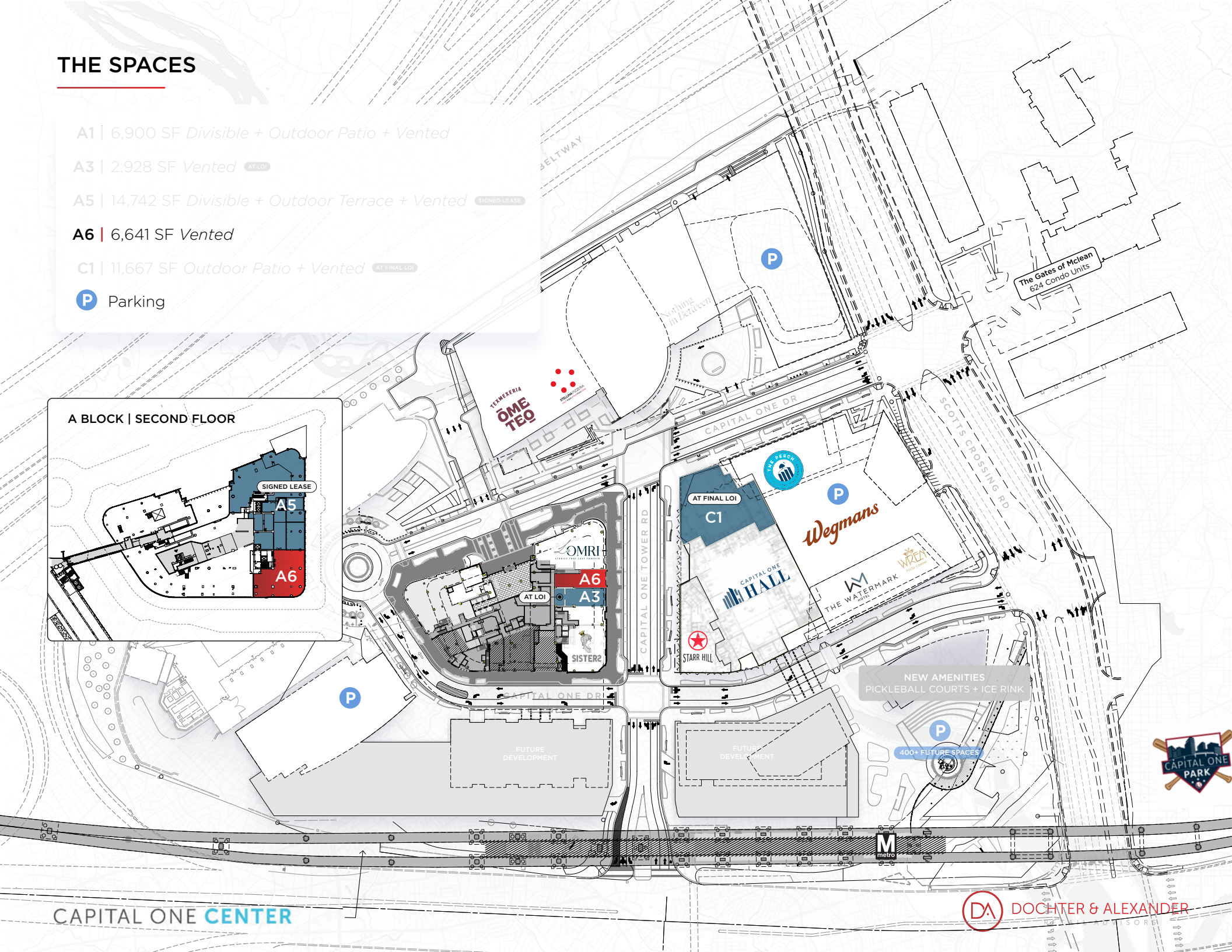
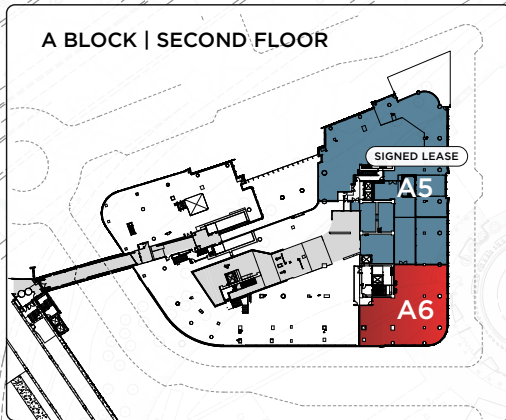
A3 | 2,928 SF *Vented* AT LOI

A5 | 14,742 SF *Divisible + Outdoor Terrace + Vented* SIGNED LEASE

A6 | 6,641 SF *Vented*

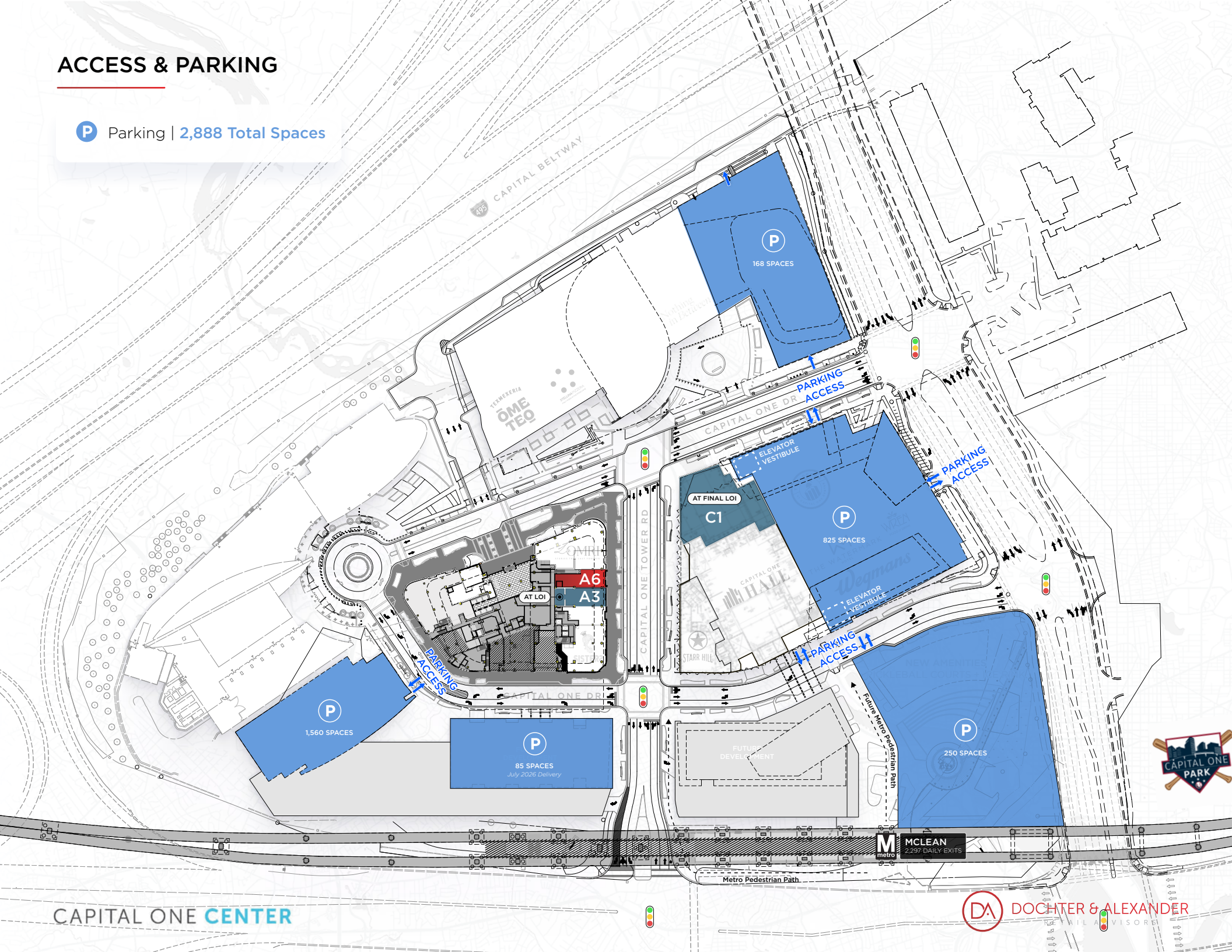
C1 | 11,667 SF *Outdoor Patio + Vented* AT FINAL LOI

P Parking

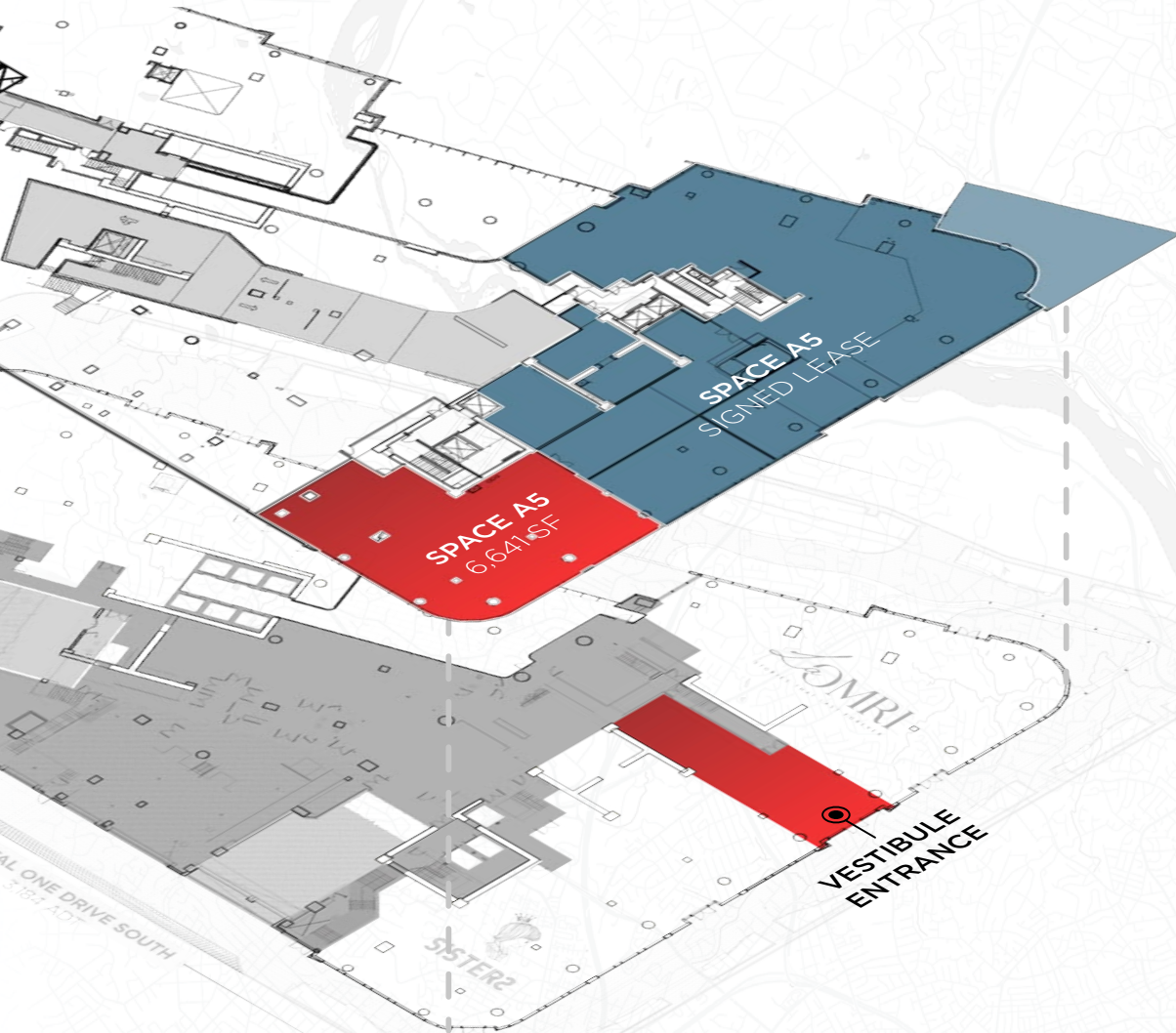


ACCESS & PARKING

P Parking | 2,888 Total Spaces



SPACE A6



SPECS

- Square Footage | 6,641 SF
- Frontage | 127'
- Ceiling Heights | 11' 9" - 13' 1"
- Timing | Immediate
- Rent/Nets | Negotiable
- Features | Vented Space

CONTACT

Matthew Alexander
202.971.8788
matthew@dochalex.com

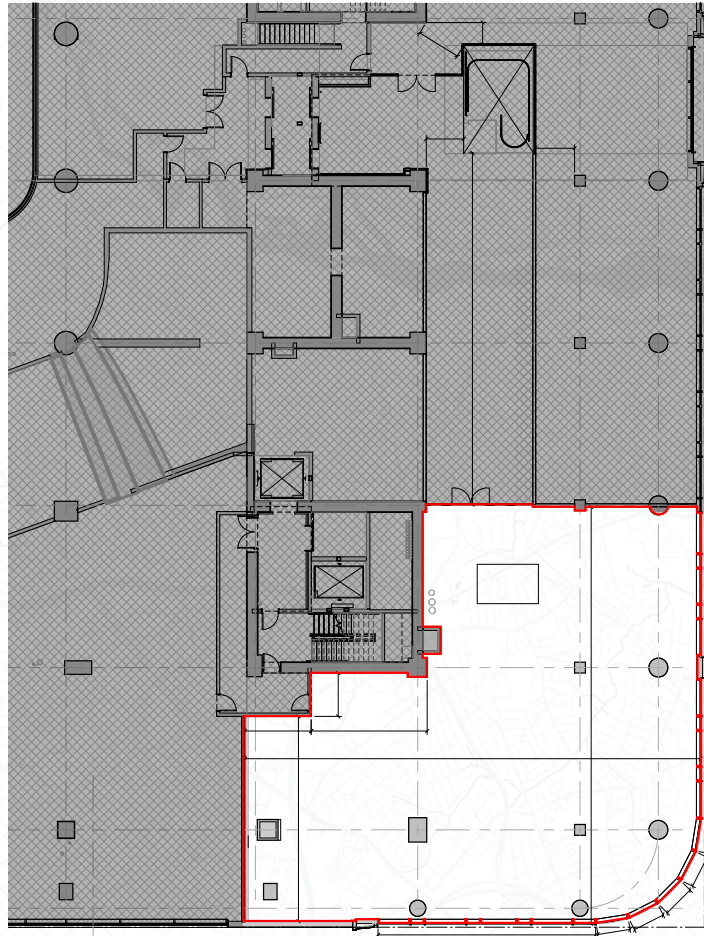
David Dochter
202.971.8989
david@dochalex.com

Elena Alexander
301.300.7690
elena@dochalex.com

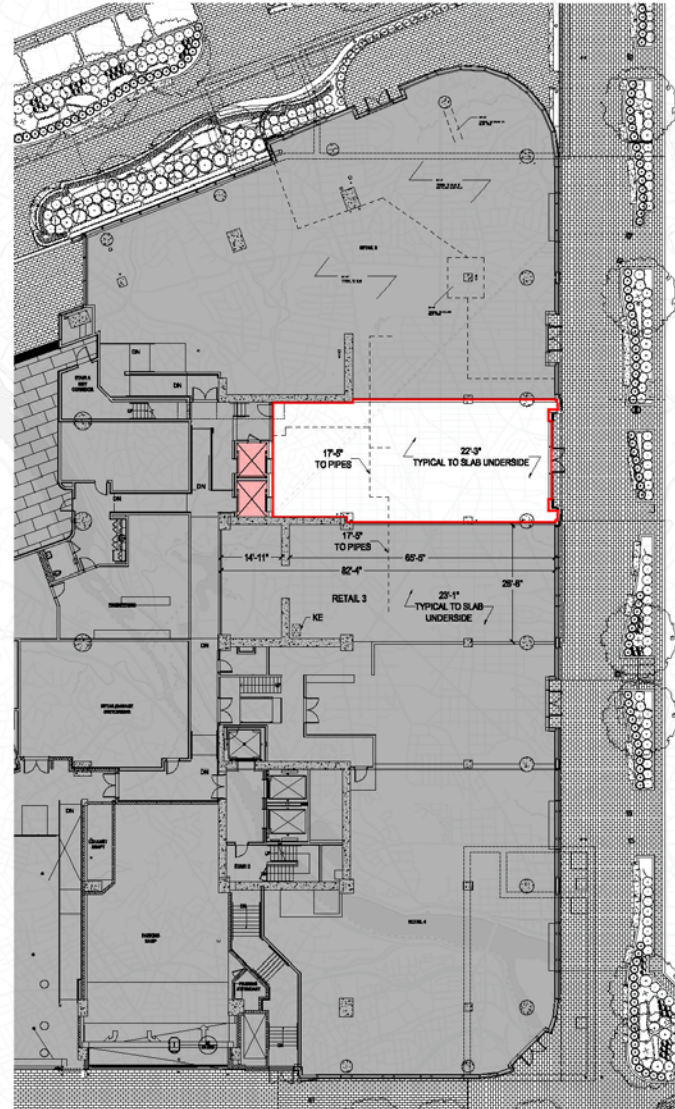
[DOCHALEX.COM](https://www.dochalex.com)

SPACE A6

SECOND FLOOR
6,641 SF



VESTIBULE ENTRANCE
2,309 SF



SPACE A6





PROJECT ANCHORS
AT CAPITAL ONE CENTER



NEARBY TRAFFIC COUNTS
DAILY ON WEEKDAYS

2,424 **60,600**
MCLEAN METRO ON DOLLY MADISON

TOTAL ANNUAL VISITS
AT CAPITAL ONE CENTER

2.1M

TOTAL ANNUAL EVENTS
AT CAPITAL ONE HALL, NCAA STADIUM & THE PERCH

400+

DEMOGRAPHICS*

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	109,445	271,835	1,478,242
TOTAL EMPLOYEES	122,918	197,119	1,030,195
HOUSEHOLD INCOME (AVG)	\$258,480	\$253,757	\$213,914
FOOD AWAY FROM HOME (AVG)	\$9,182.39	\$9,017.51	\$7,844.79
ENTERTAINMENT & RECREATIONAL (AVG)	\$8,780.56	\$8,614.78	\$7,254.78
BACHELOR'S DEGREE+	81%	77%	75%

**2025 Data*