



DOCHTER & ALEXANDER  
RETAIL ADVISORS



★ CITYLINE  
at tenley

Square Footage | 25,315 SF

Rent/Nets | Negotiable

Timing | Arranged

## CONTACT

### David Dochter

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### Matthew Alexander

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### Elena Alexander

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## 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

TYSONS CORNER CENTER  
1.3M / MO

MOSAIC DISTRICT  
578K / MO

WESTFIELD MONTGOMERY  
805K / MO

PIKE & ROSE  
468K / MO

MONTROSE CROSSING SC  
533K / MO

WESTFIELD WHEATON  
988K / MO

BETHESDA ROW  
440K / MO

DOWNTOWN SILVER SPRING  
545K / MO

MALL AT PRINCE GEORGE'S  
622K / MO

TENLETTOWN  
475K / MO

14<sup>TH</sup> STREET CORRIDOR  
532K / MO

SHOPS AT DAKOTA CROSSING  
441K / MO

GEORGETOWN  
708K / MO

UNION MARKET  
250K / MO

THE CROSSING AT CLARENDON  
217K / MO

THE WHARF  
393K / MO

WILLSTON CENTRE II  
372K / MO

FASHION CENTRE AT PENTAGON CITY  
489K / MO

Cityline at Tenley  
Washington, DC

# THE MARKET

FRIENDSHIP HEIGHTS

REDEVELOPMENT

**THE COLLECTION AT CHEVY CHASE**

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

**CHEVY CHASE PAVILLION**

- Seacake Factory
- Bank of America

**FRIENDSHIP CENTER**

- Marshalls
- MAGGIANO'S

**SUR LA TABLE**

- Bank of America

**CITI**

- Starbucks

**TD Bank**

**TENLEY VIEW**

- RE/MAX
- OrangeTheory
- SEOU'S PICE
- power

**CITYLINE AT TENLEY**

- ACE Hardware
- target

**CVS pharmacy**

- WHOLE FOODS
- FIVE GUYS
- Wawa
- Chick-fil-A
- Panera

**CHASE**

- MATTRESS Warehouse
- CLUB PILATES

**VISIONWORKS**

- POPEYES

**GAVA & PIZZA**

- Noodles & Company

**SPRING VALLEY VILLAGE**

- COMPASS CARE
- Crate&Barrel
- Capital One

**SPRING VALLEY SHOPPING CENTER**

- CVS pharmacy
- WELLS FARGO

**PNC**

**CITY RIDGE**

- Wegmans
- EQUINOX
- Tatte
- Kimberly-Clark

**CATHEDRAL COMMONS**

- CVS pharmacy
- [solidcore]
- TRUIST
- WELLS FARGO
- bluemercury
- my eye DR.
- pure barre
- GONTER'S BAKESHOP
- SILVER
- barcelona

**MEDIUM RARE**

**CRACKED**

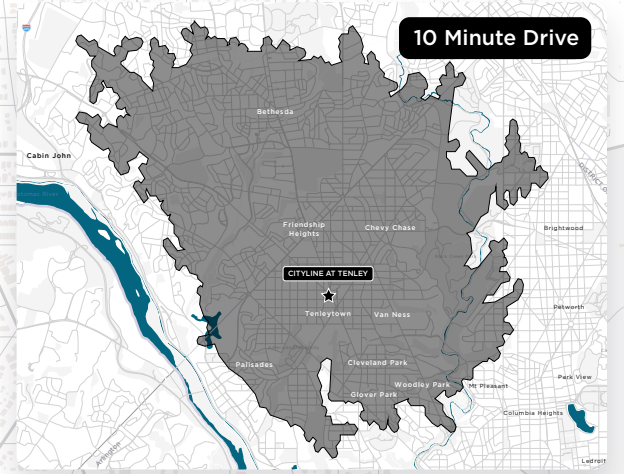
**CHASE**

- target

**STREETS Market**

**CVS pharmacy**

10 Minute Drive



MARYLAND  
DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS

VAN NESS

CLEVELAND PARK

Cityline at Tenley  
Washington, DC

# CO-TENANCY

Cityline at Tenley

Cityline at Tenley  
Washington, DC

RIVER ROAD NW  
9,400 ADT

NEBRASKA AVE NW  
17,811 ADT

WISCONSIN AVE NW  
57,506 ADT

ALBEMARLE STREET NW  
2,756 ADT

YUMA STREET NW

ROAMING ROOSTER  
SEOUL SPICE  
Orangetheory FITNESS  
corepower YOGA  
TYCO

EAST WEST CAFE  
Onelife FITNESS

Jackson Reed High School  
1,476 Enrollment

The Tile Shop  
DUNKIN' DONUTS

CVS pharmacy  
FIVE GUYS



WHOLE FOODS  
Wawa  
Chick-fil-A  
Panera BREAD

Tenley-Friendship Neighborhood Library  
Janney Elementary School  
580 Enrollment

TENLEYTOWN

CHASE  
MATTRESS Warehouse  
CLUB PILATES

AMERICAN UNIVERSITY  
WASHINGTON, DC  
Tenley Campus

POPEYES  
Visionworks  
CAMPUS CONNECTION

Surfside  
CAVA Mezze Grill  
&pizza  
Nando's

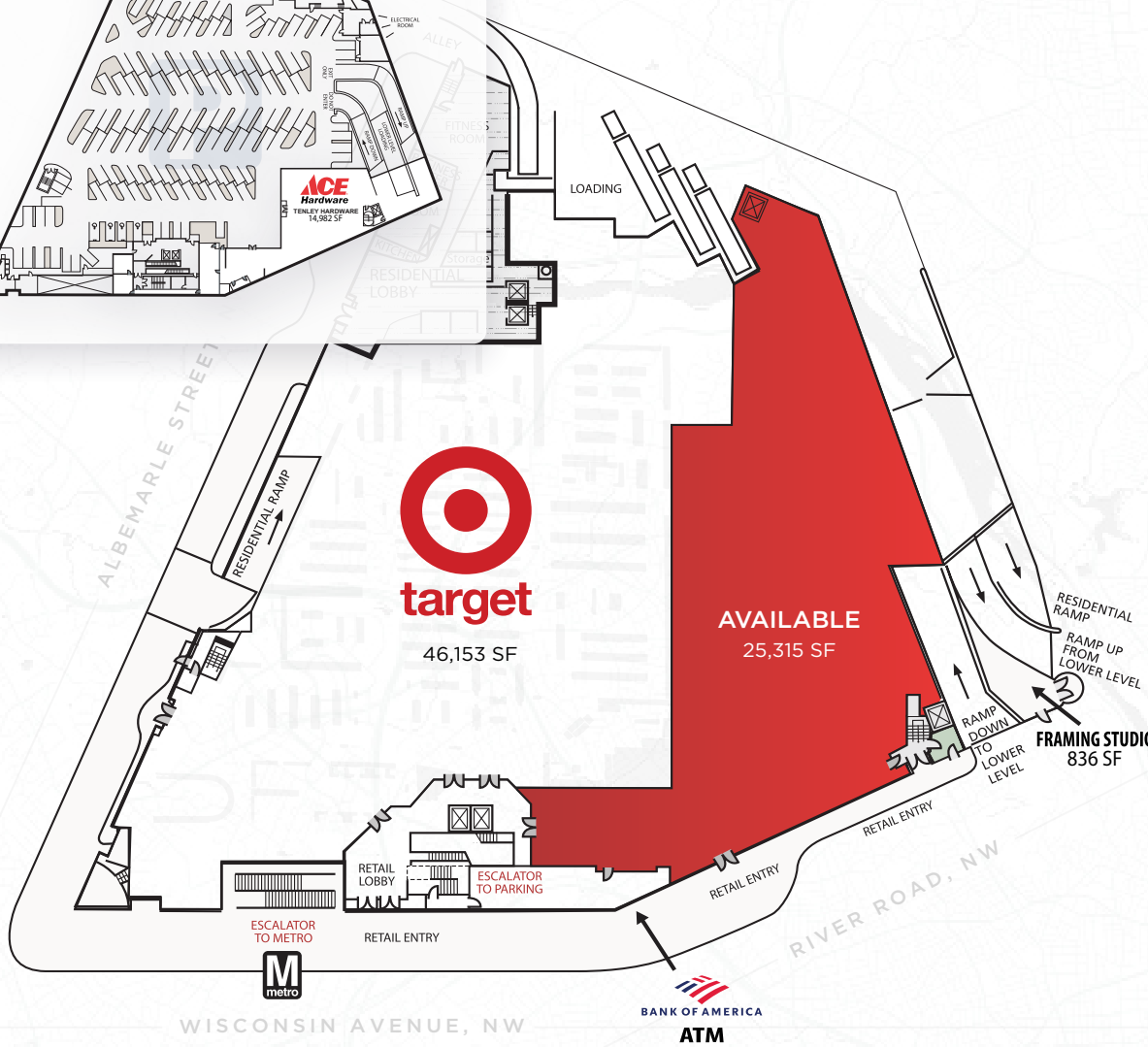
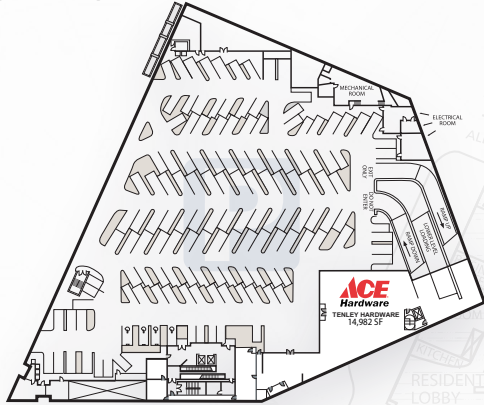
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# PROJECT ACCESS



# FLOORPLAN

## LOWER LEVEL



## SPECS

Square Footage | 25,315 SF

Timing | Arranged

Rent/Nets | Negotiable

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\***

	<b>.5 Miles</b>	<b>1 Miles</b>	<b>3 Mile</b>
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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