



CHEVY CHASE LAKE

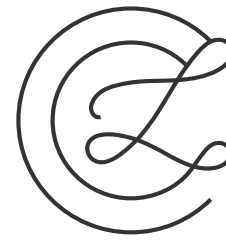
CHEVY CHASE LAKE

GOURMET MARKET

GOURMET MARKET

GROCER

CHEVY CHASE, MARYLAND



Chevy Chase Lake is a new mixed-use community in Chevy Chase, Maryland, one of the most affluent neighborhoods in the DC metro area and in the country.



93,453 SF Retail

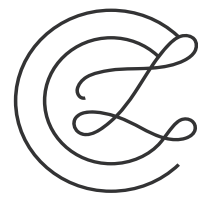


65 Luxury Condo Units



466 Luxury Apartment Units





QUICK PROJECT FACTS



\$224,483
Average Trade Area
Household Income
WITHIN 1 MILE



\$1,005,379
Average Trade Area
Housing Value
WITHIN 1 MILE



83%
Residents with a Bachelor
Degree or Higher
WITHIN 1 MILE



PURPLE LINE
Connecticut Avenue station
on-site | opening TBD
2,200 PROJECTED DAILY RIDERS



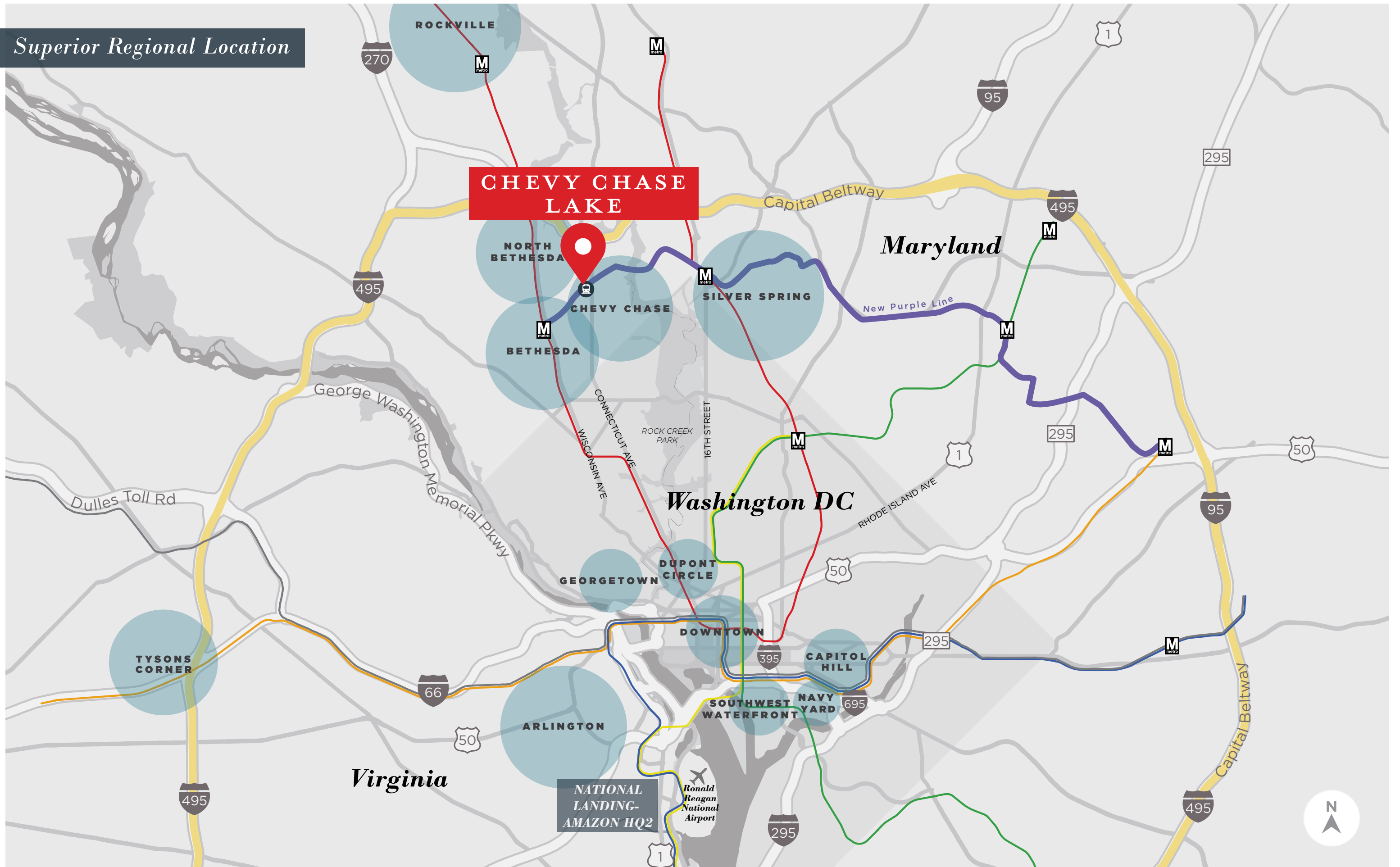
I-495
2 blocks from the Beltway
67,472 VEHICLES
on Connecticut Ave per day



Directly adjacent to iconic
**CAPITAL CRESCENT
TRAIL**



Superior Regional Location



Chevy Chase Developments

NATIONAL INSTITUTES OF HEALTH
 300 Acre Campus
 18,478 Employees
 242 Hospital Beds

WALTER REED NATIONAL MILITARY MEDICAL CENTER
 243 Acre Campus
 7,100 Employees
 244 Hospital Beds

CHEVY CHASE LAKE

HOWARD HUGHES MEDICAL INSTITUTE
 35 Acre Campus
 2,184 Employees

Existing Office SF	732,000 SF
Multi-Family Units	4,282
Multi-Family Under Construction	297

COLUMBIA COUNTRY CLUB

CANDY CANE CITY PARK

ROCK CREEK PARK

ROCK CREEK PARK GOLF COURSE

CHEVY CHASE CLUB

SILVER SPRING

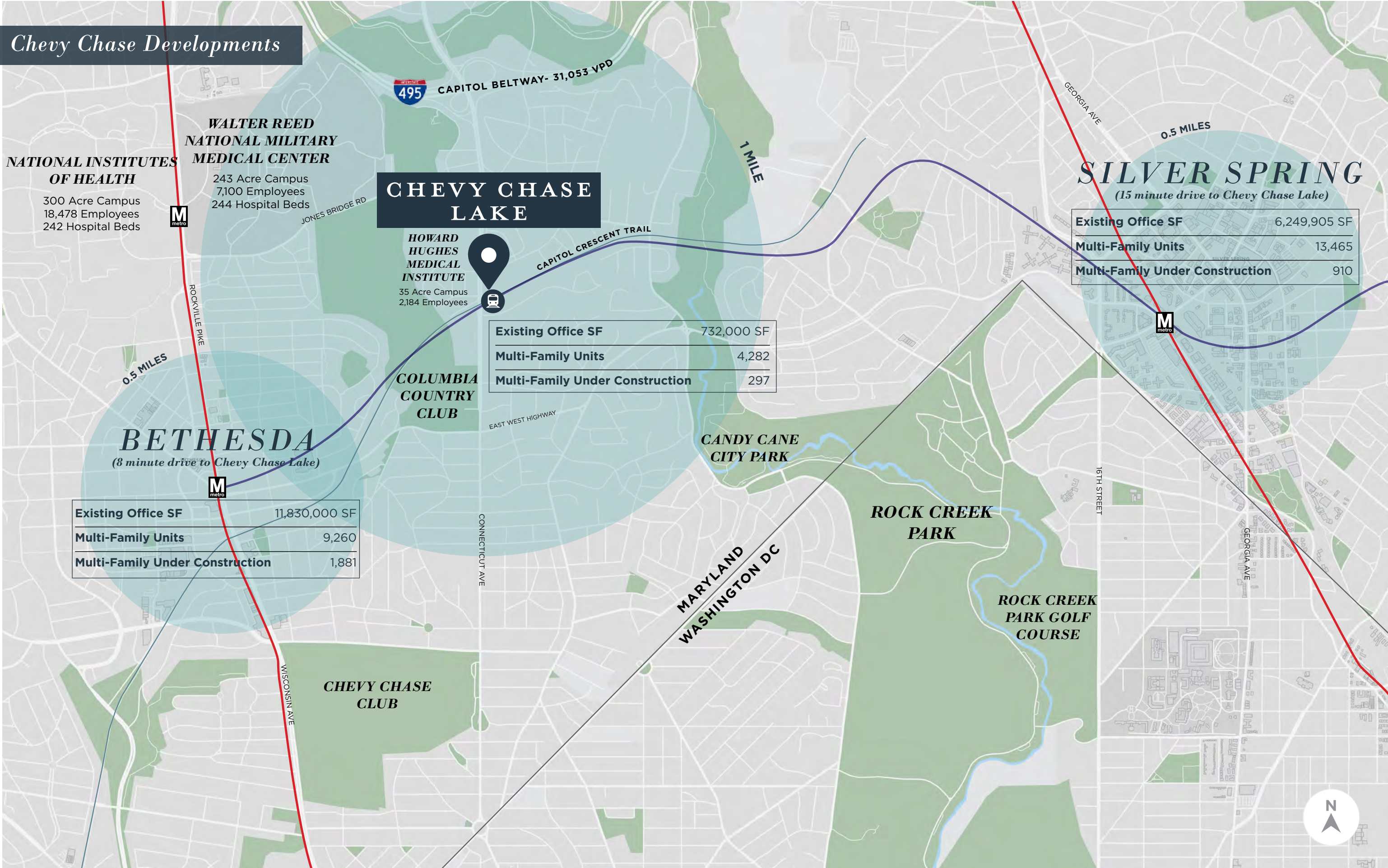
(15 minute drive to Chevy Chase Lake)

Existing Office SF	6,249,905 SF
Multi-Family Units	13,465
Multi-Family Under Construction	910

BETHESDA

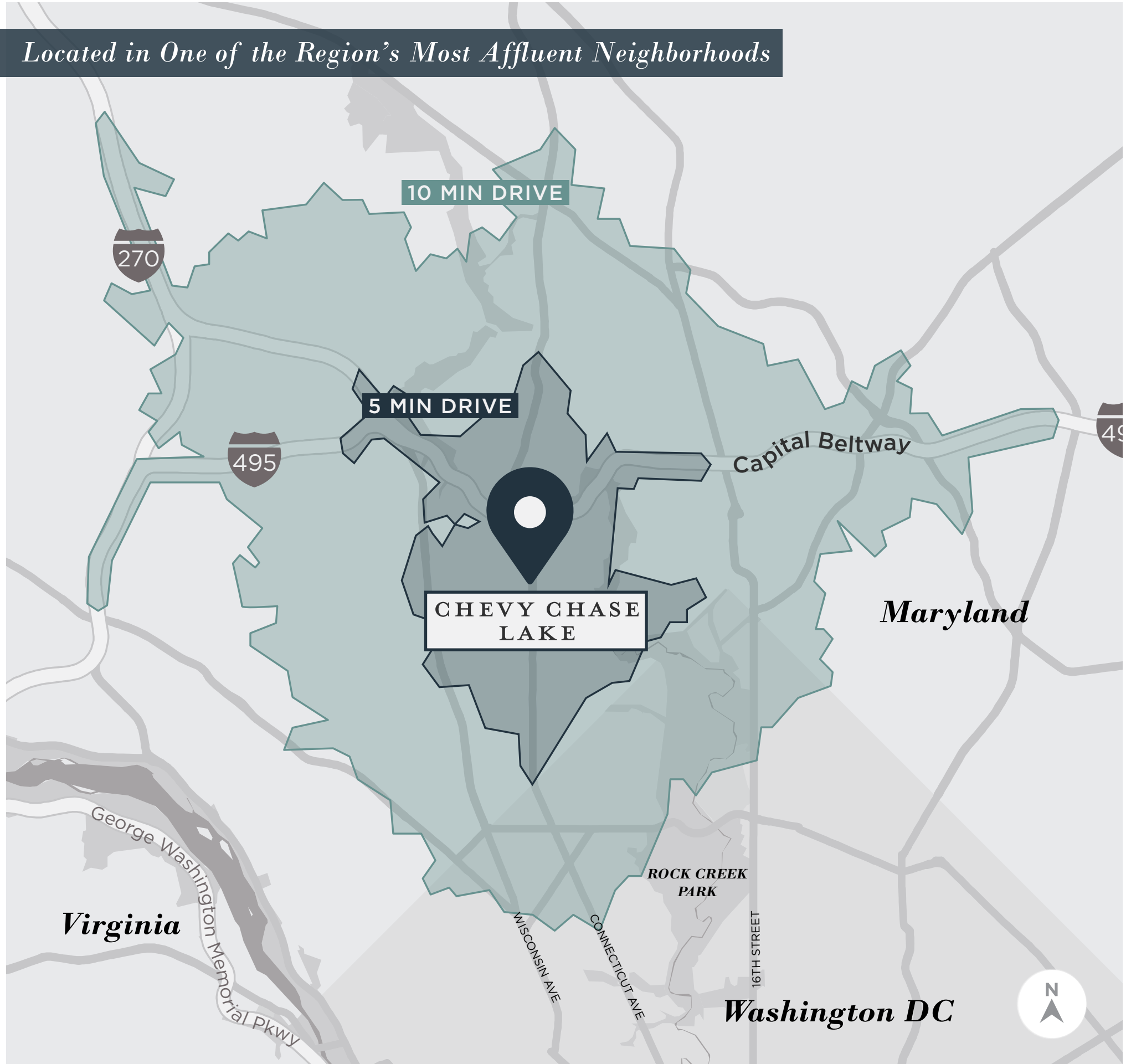
(8 minute drive to Chevy Chase Lake)

Existing Office SF	11,830,000 SF
Multi-Family Units	9,260
Multi-Family Under Construction	1,881



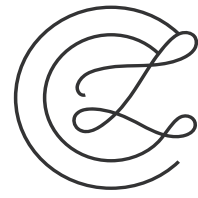


Located in One of the Region's Most Affluent Neighborhoods



	5 MIN DRIVE	10 MIN DRIVE
Avg HH Income	\$287,713	\$203,651
Avg Housing Value	\$1,036,395	\$808,888
Education % of residents with Bachelor Degree or higher	83.5%	75.8%
Population	21,258	233,245
Daytime Population	32,586	295,702





PROGRAMMING


A Vibrant Town Center Community in the Heart of Chevy Chase, MD



OUR CUSTOMERS

TOP TIER



 Average Household Size: 2.84


 47.3

26%
within a 10 min drive

- Big spenders with big purchasing power
- Highly educated professionals who have reached corporate career goals
- Accumulated average net worth of over \$1.5M

METRO RENTERS



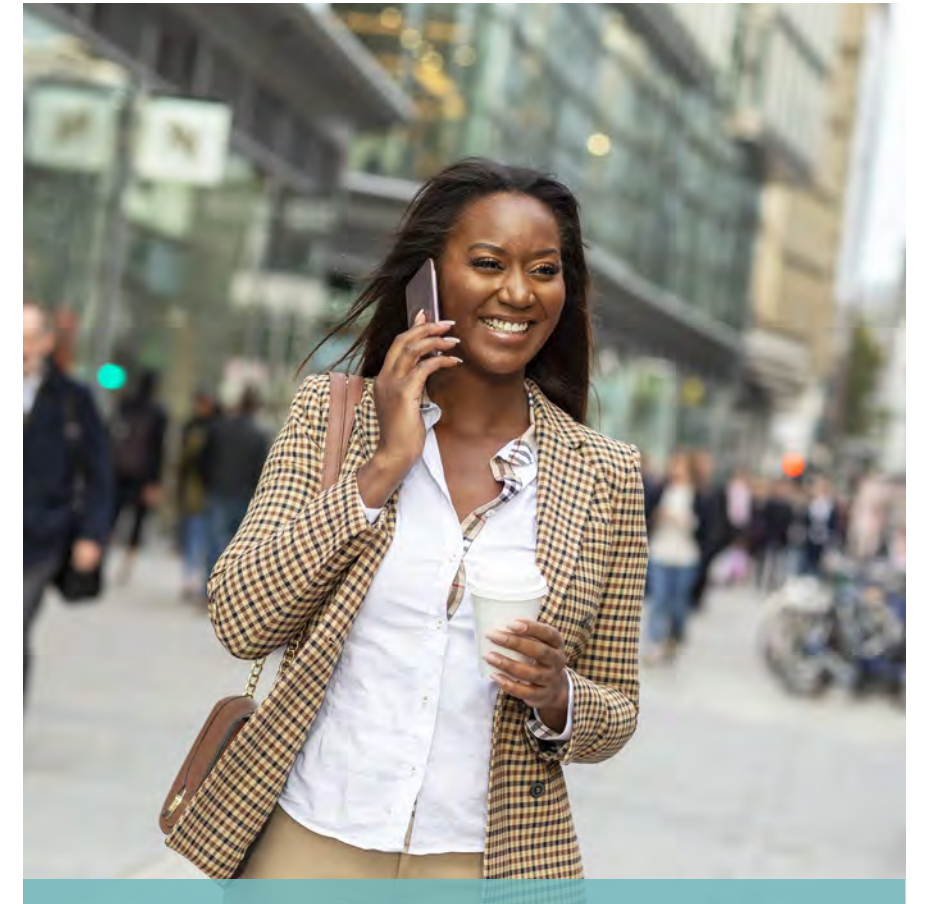
 Average Household Size: 1.67


 32.5

17%
within a 10 min drive

- Single
- Live alone or with roommate
- Late 20s and 30s
- Spend on rent, clothes, and technology
- Live close to work

URBAN CHIC



 Average Household Size: 2.39

 43.3

15%
within a 10 min drive

- Financially stable Professionals
- Sophisticated, exclusive lifestyle
- Busy, well connected, well educated

RESIDENCES

Timeless design, community-focused amenities, and luxury living collide



THE RITZ-CARLTON
RESIDENCES

NOW OPEN!
65 CONDOS



the barrett

NOW OPEN!
280 APARTMENTS



THE CLAUDE

NOW OPEN!
186 APARTMENTS



BUILDING 3

THE BARRETT
Now Open!
280 Apartments



THE CLAUDE
Now Open!
186 Apartments

BUILDING 1

THE PARK B

Purple Line

A THE LAWN

MANOR ROAD

BUILDING 2

**RITZ-CARLTON
RESIDENCES**
Now Open!
65 Condos



CONNECTICUT AVE | 67,472 VPD

0.8 MILES NORTH TO



7.8 MILES SOUTH TO
DOWNTOWN
WASHINGTON, DC



Engaging Town Square for Neighbors and Friends to Gather



2

3

A





Purple Line
ENTRANCE

1

2

B



LEASING PLAN

PHASE I

PHASE II

A THE LAWN

Picnic Areas
Kid's Play Area
Outdoor Movies
Additional public seating area

B THE PARK

Kiosk Carts: Various vendors including ice cream, coffee and pastries
Farmer's Markets
Fountain with surrounding seating

- LEASE EXECUTED
- LEASE PENDING
- AVAILABLE

CONNECTICUT AVENUE | 67,472 VPD

MANOR ROAD

**BUILDING 2
RITZ-CARLTON RESIDENCES**
65 Units

**BUILDING 3
THE BARRETT**
280 Units

**BUILDING 1
THE CLAUDE**
186 Units

200 BANK 209 SF
201 DOK KHAO 3,761 SF
202 THE CHARMERY 1,306 SF

203 FAST CASUAL 1,608 SF

208 TRUIST BANK 3,943 SF

207 RETAIL 1,084 SF

206 ELENA JAMES 4,780 SF

301 UNCORKED 3,011 SF

306 AMAZON FRESH 46,274 SF

302 DISTRICT DOGS 3,493 SF

303 PLAYA BOWLS 1,753 SF

102 CVS 10,256 SF

103 SEV LASER 1,609 SF

105 POTOMAC PILATES 1,744 SF

104 RESTAURANT 3,105 SF

304 STRETCH LAB 1,697 SF

305 RETAIL 2,126 SF

CHEVY CHASE LAKE TERRACE



CAPITOL CRESCENT TRAIL



PURPLE LINE - CONNECTICUT AVENUE STATION - OPENING TBD



Changing the Retail Landscape in Chevy Chase

AMAZON FRESH

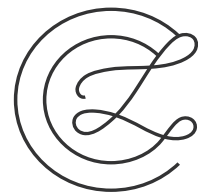


Elena James

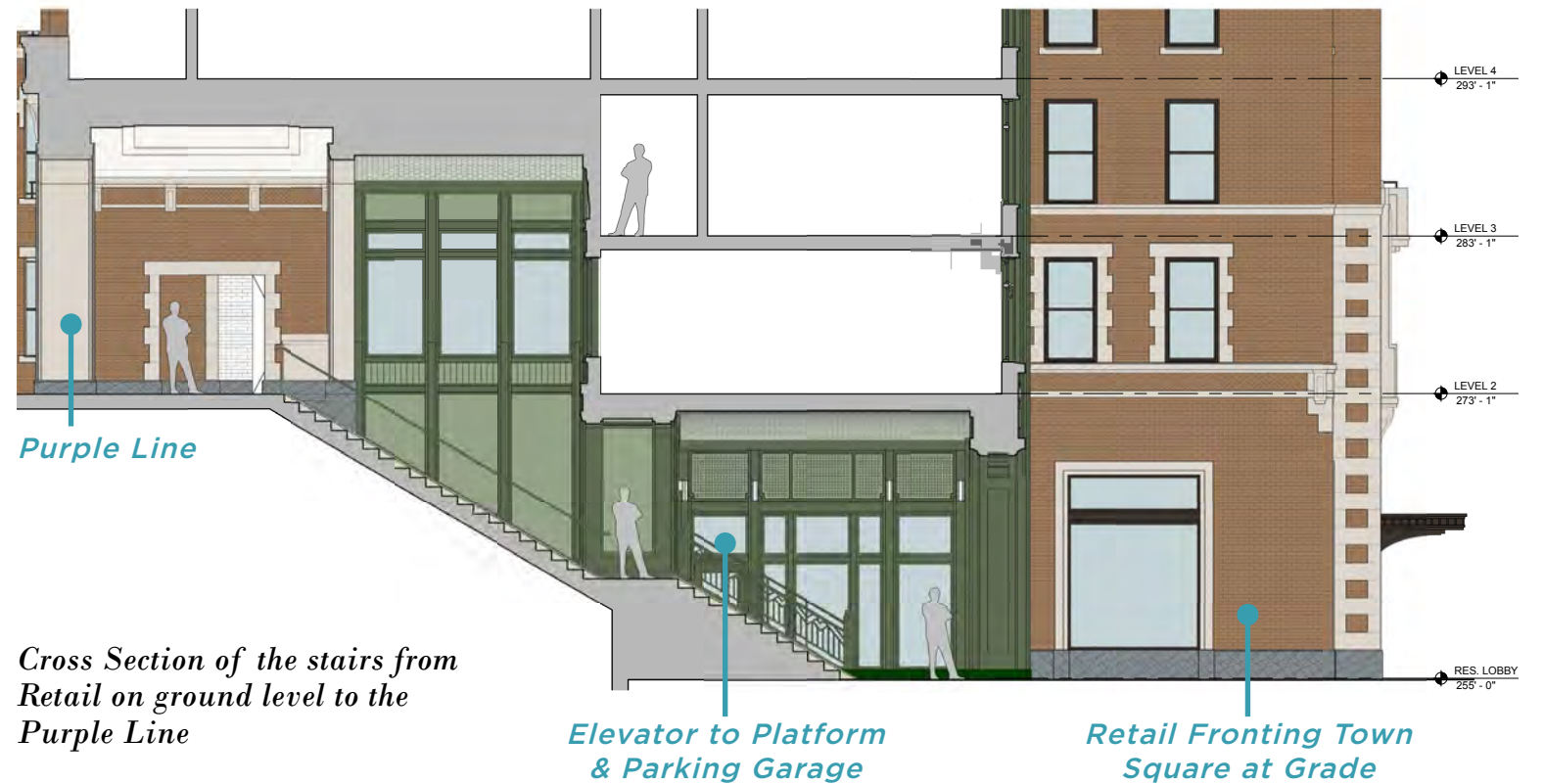


SEV

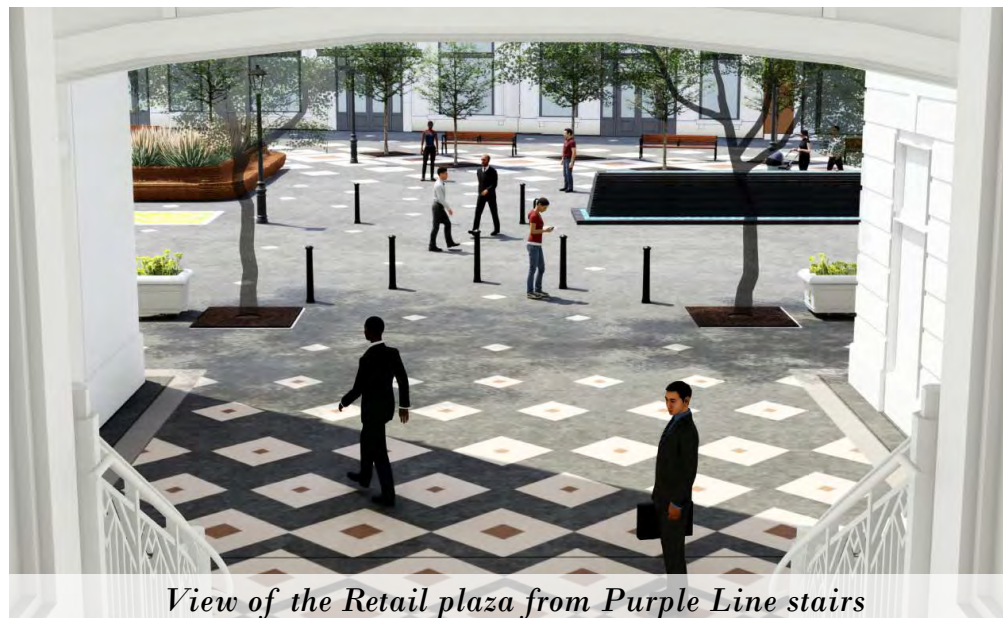




Connecticut Ave station
Purple Line ACCESS



View of stairs down from Purple Line to Retail below



View of the Retail plaza from Purple Line stairs



View from Retail level up to the Purple Line

SITE PLAN

PARKING LEVEL P1

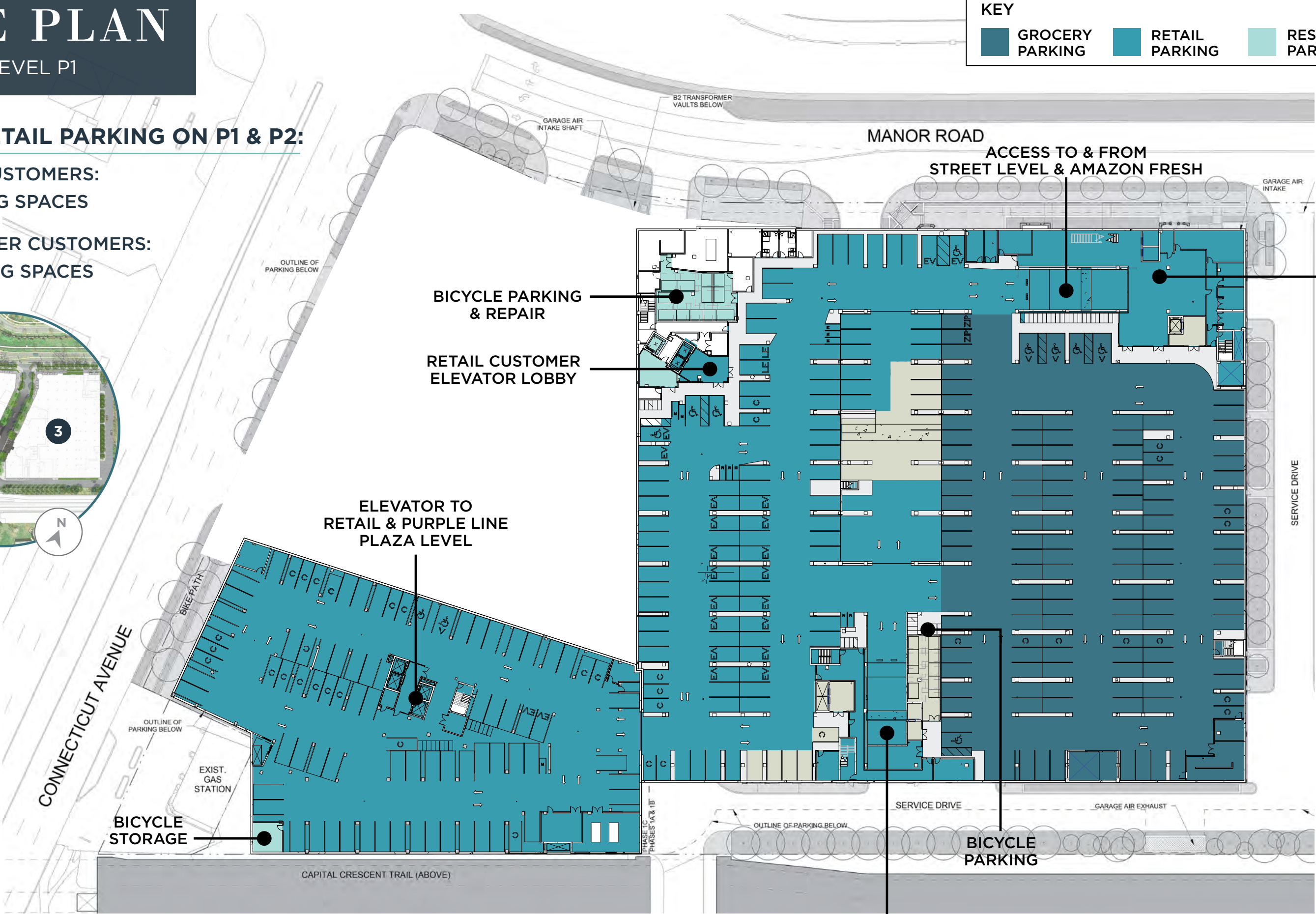
KEY

	GROCERY PARKING		RETAIL PARKING		RESIDENTIAL PARKING
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TOTAL RETAIL PARKING ON P1 & P2:

GROCER CUSTOMERS:
127 PARKING SPACES

NON-GROCER CUSTOMERS:
265 PARKING SPACES



SITE PLAN

PARKING LEVEL P2

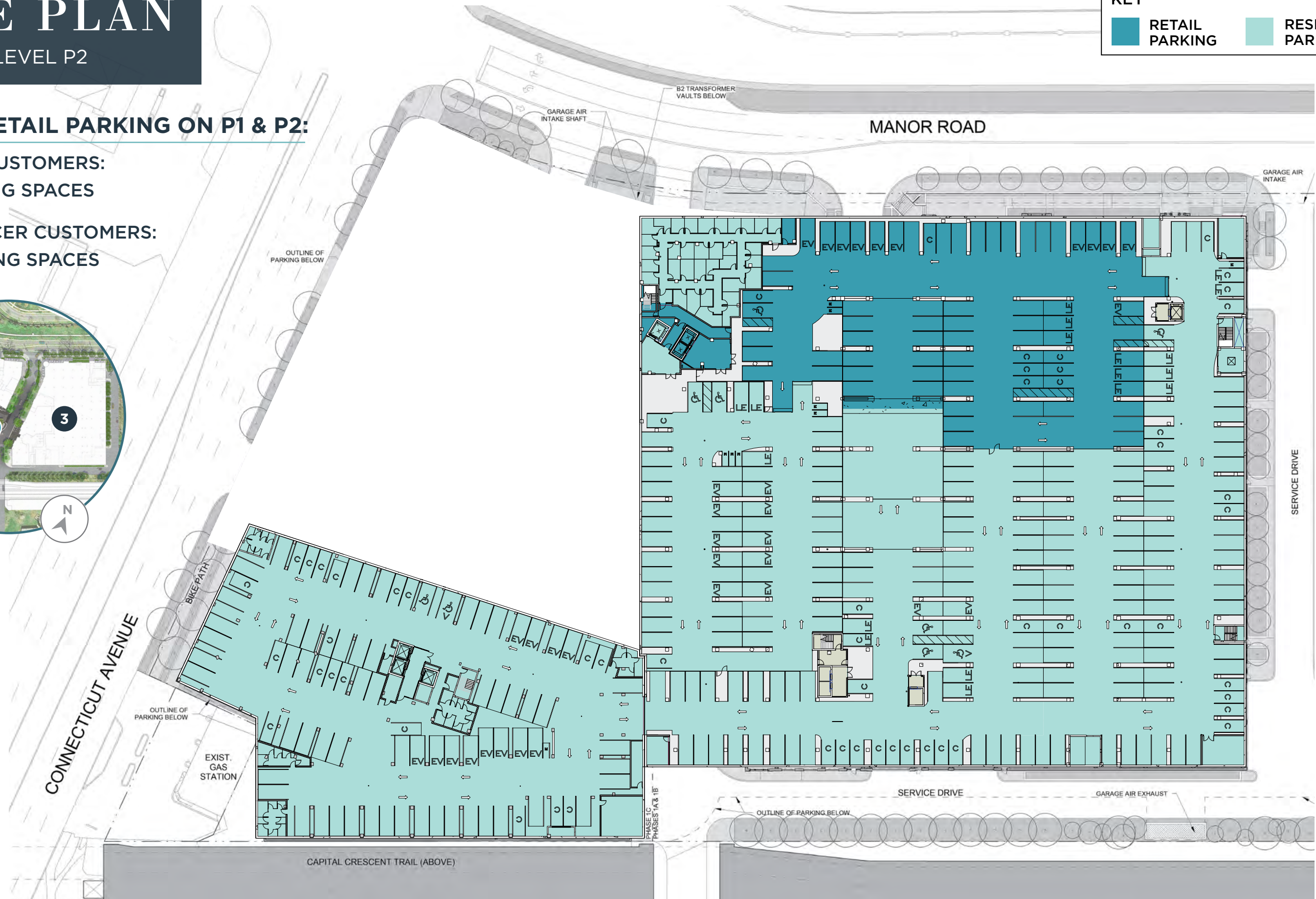
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127 PARKING SPACES

NON-GROCER CUSTOMERS:
265 PARKING SPACES



RETAIL LEASING

CBRE

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