



# CityRidge

## Retail Opportunity

Washington DC  
3900 Wisconsin Avenue NW

# City Culture, Character, and Convenience



City Ridge is Northwest DC's newest gateway to urban living.



City Ridge reinvents the urban residential experience, cultivating community through shared amenities, cultural programming, and curated retail and dining to cater to our community's daily needs.

*MID 20s - MID 30s*

**Young Families**

*30s - 60s*

**DC Diplomats**

*MID 30s - MID 40s*

**Mature Professionals**

*50s - 70s*

**Downsizing Couples**

## WITHIN A 1-MILE RADIUS

**38,733**  
population

**18,618**  
households

**\$192,864**  
high earners (average HHI)

**87.1%**  
well-educated  
(bachelor's degree or higher)

## WITHIN A 3-MILE RADIUS

**291,491**  
population

**134,689**  
households

**\$185,512**  
high earners (average HHI)

**78.8%**  
well-educated  
(bachelor's degree or higher)

## WITHIN A 5-MILE RADIUS

**694,760**  
population

**313,657**  
households

**\$172,809**  
high earners (average HHI)

**74.6%**  
well-educated  
(bachelor's degree or higher)

\*2021 Data



# Spectacular DC Living, Simplified

Situated on bustling Wisconsin Avenue and featuring extensive green spaces, City Ridge creates ample opportunities for eclectic dining options, modern coworking spaces, and curated entertainment and community programming.



A Northwest DC Icon filled with new life

## Landmark retail in a vibrant destination

RETAIL

# 154,561 SF

EQUINOX FITNESS

# 30,273 SF

WEGMANS

# 82,000 SF



RESIDENTIAL

# 687 units



FULLY LEASED OFFICE SPACE

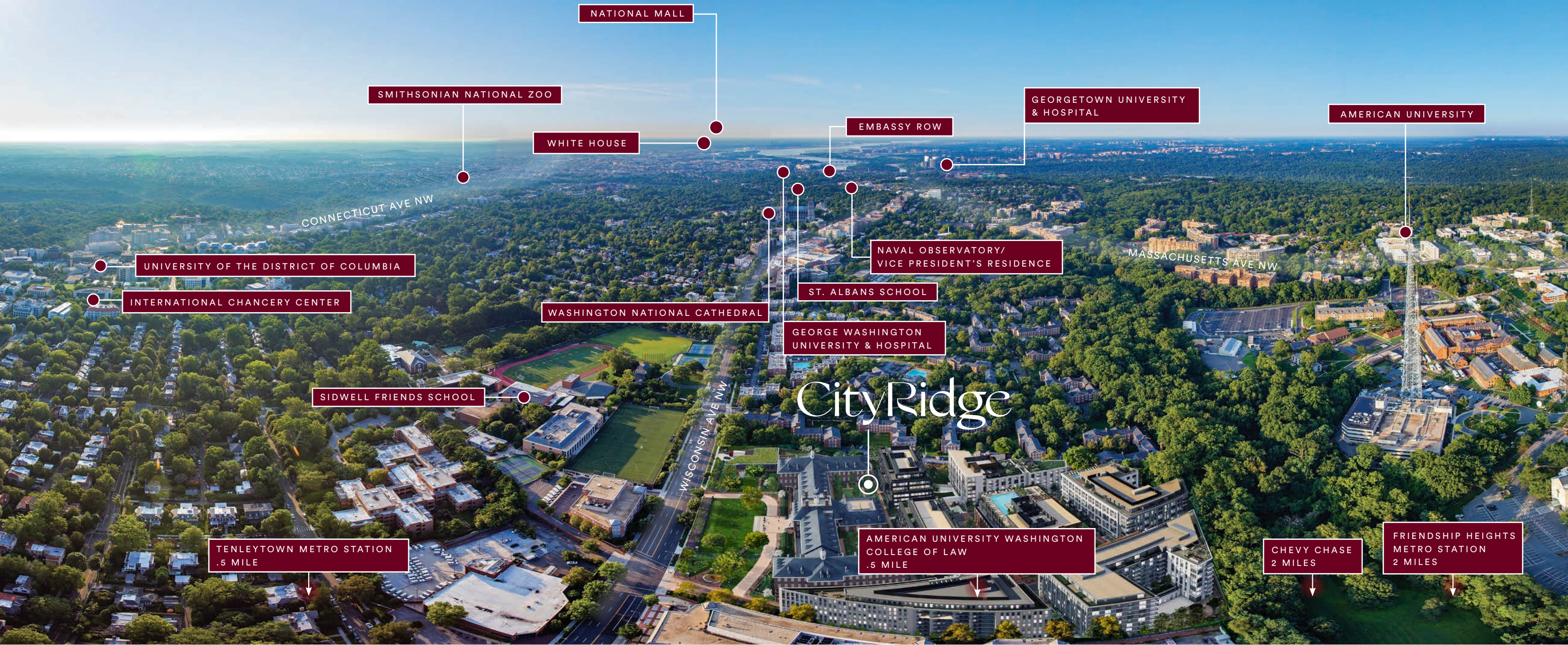
# 170,000 SF

WALK TO METRO

# 10 minutes

# CityRidge

At the heart of Northwest DC



NATIONAL MALL

SMITHSONIAN NATIONAL ZOO

WHITE HOUSE

EMBASSY ROW

GEORGETOWN UNIVERSITY & HOSPITAL

AMERICAN UNIVERSITY

CONNECTICUT AVE NW

UNIVERSITY OF THE DISTRICT OF COLUMBIA

INTERNATIONAL CHANCERY CENTER

WASHINGTON NATIONAL CATHEDRAL

NAVAL OBSERVATORY/  
VICE PRESIDENT'S RESIDENCE

ST. ALBANS SCHOOL

MASSACHUSETTS AVE NW

GEORGE WASHINGTON  
UNIVERSITY & HOSPITAL

SIDWELL FRIENDS SCHOOL

WISCONSIN AVE NW

CityRidge

AMERICAN UNIVERSITY WASHINGTON  
COLLEGE OF LAW  
.5 MILE

TENLEYTOWN METRO STATION  
.5 MILE

CHEVY CHASE  
2 MILES

FRIENDSHIP HEIGHTS  
METRO STATION  
2 MILES

# Northwest's Neighborhood Nexus

BETHESDA, MD  
3 MILES

Orangetheory FITNESS  
ROAMING ROOSTER  
TYCO  
corepower YOGA

DUNKIN'  
The Donut File Shop

TARGET  
The Container Store

capital bikeshare  
CVS pharmacy  
Domino's Pizza  
SUPERCUTS

Wawa  
WHOLE FOODS

FIVE GUYS  
Panera  
ROBEKS  
ANGELICO

MATTRESS Warehouse  
SUBWAY  
Masala Art

TENLEYTOWN-AU  
0.5 MILES



BURGER KING

ups  
Surfside

Exxon

Visionworks  
7-ELEVEN  
POPEYES

Nando's  
CAVA  
PNC

TENLEYTOWN

RENO RD

VAN NESS



GOLD'S GYM  
POTBELLY

Sfoglina

VAN NESS

CONNECTICUT AVE NW

WISCONSIN AVE NW



CityRidge

USPS



34TH ST NW

AMERICAN UNIVERSITY

MASSACHUSETTS AVE NW

thewashingtonballet

matchbox SILVER  
ALLURE SPA LOYAL  
SUNTRUST CONTE'S BIKE SHOP

CLEVELAND PARK

bluemercury  
CVS pharmacy  
[solidcore] pure barre  
Giant  
barcelona  
roll  
RAKU

WASHINGTON DC  
CENTRAL BUSINESS DISTRICT  
3 MILES





### Legend

- Signed Lease
- At Lease
- Residential
- Available

WISCONSIN AVENUE, NW

# Site Plan



# ROADSIDE

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