



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

GEORGETOWN UNIVERSITY & HOSPITAL

MASSACHUSETTS AVE NW

SIDWELL FRIENDS SCHOOL

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
TYGO
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
Starbucks
ANGELICO

MATTRESS Warehouse
SUBWAY
Masala Art

TENLEYTOWN-AU
0.5 MILES



BURGER KING

Visionworks
7-ELEVEN
POPEYES

ups
Surfside

Exxon

Nando's
CAVA
PNC

GOLD'S GYM
POTBELLY

Sfoglina

VAN NESS



VAN NESS

NEBRASKA AVE NW

WISCONSIN AVE NW

RENO RD

34TH ST NW

CONNECTICUT AVE NW

CityRidge

AMERICAN UNIVERSITY

MASSACHUSETTS AVE NW

USPS
SIDWELL FRIENDS SCHOOL

thewashingtonballet

CLEVELAND PARK

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

matchbox
ALLURE SPA
SUNTRUST
SILVER
LOYAL COMPANION
CONTE'S BIKE SHOP
Starbucks

WASHINGTON DC
CENTRAL BUSINESS DISTRICT
3 MILES





Legend

- At Lease
- Available
- Residential

WISCONSIN AVENUE, NW

Site Plan



ROADSIDE

cityridgedc.com

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