

THE SUR

3400 POTOMAC AVENUE
ARLINGTON, VA 22202

TY HAUSCH

(703) 272-2680

thausch@vanmetreco.com

livethesur.com

VanMetre Erkiletian



NEW RETAIL FOR LEASE

- The Sur is a best-in-class mixed-use building with 360 first-class apartments and 16,782 SF of retail
- Centrally located in the heart of National Landing, 1 mile south of Amazon's HQ2, ½ mile north of Virginia Tech's Innovation Hub, and adjacent to Reagan National Airport and Crystal City Potomac Yard Transitway stop
- Upon full buildout, National Landing will consist of over 3 million square feet of commercial space and 5,000 housing units
- Surface and garage parking available
- Perfect for signature retailers and restaurants which complement The Sur's central California coastal vibe, decor, and lifestyle

NORDSTROM

J.CREW



verizon

Capital One

SUBWAY



PENTAGON

WASHINGTON D.C.

PENTAGON CITY



AMAZON HQ2

RONALD REAGAN NATIONAL AIRPORT



CRYSTAL CITY

CRYSTAL CITY PLAZA

COSTCO

Marshalls

Chevy's

NORDSTROM
rack

PENTAGON CENTRE

ARLINGTON RIDGE



Giant



NATIONAL AIRPORT



sweetgreen

Capital One

Chick-fil-A

JALEO

au bon pain

TAYLOR
GOURMET

SUBWAY

POTOMAC RIVER

MARYLAND



NATIONAL GATEWAY



POTOMAC YARD CAMDEN



Message Envy

MARKET SQUARE
NATIONAL LANDING

MOUNT VERNON
VILLAGE CENTER

CVS



POTOMAC YARD CENTER



Staples

Pier1

TJ-maxx

PETSMART

HomeGoods

OLD NAVY

TARGET

SHOPPERS

BEST BUY

BARNES & NOBLE

ihop

VIRGINIA TECH INNOVATION CAMPUS



VIRGINIA



BRADDOCK ROAD

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3400 Potomac Avenue, Arlington, VA 22202, Arlington County

POPULATION	1 MILE	2 MILES	3 MILES
2019 Population	23,840	80,512	185,789
2024 Population	25,979	87,526	199,456
2019-2024 Annual Rate	1.73%	1.68%	1.43%

HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2019 Total Households	11,477	40,266	89,613
2024 Total Households	12,622	43,881	96,345
2019-2024 Annual Rate	1.92%	1.73%	1.46%

MEDIAN HOUSEHOLD INCOME	1 MILE	2 MILE	3 MILE
2019 Median Household Income	\$110,593	\$144,699	\$105,666

DATA FOR ALL BUSINESSES IN AREA	1 MILE	2 MILES	3 MILES
Total Employees	19,285	46,913	127,081

TRAFFIC COUNTS	2018 ADT
Route 1	47,000



THE
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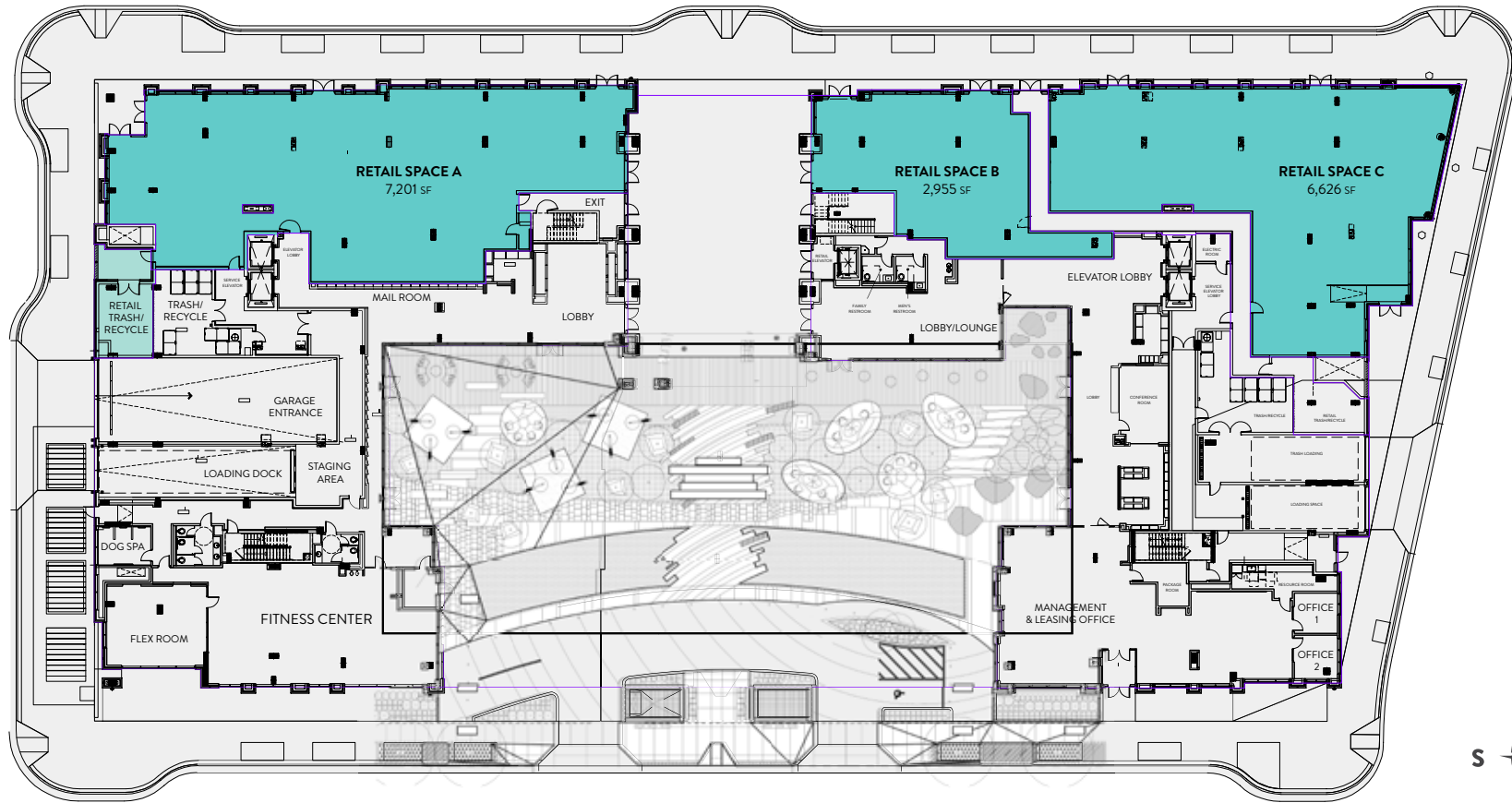
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3400 Potomac Avenue, Arlington, VA 22202, Arlington County

SOUTH BALL STREET

35TH ST. SOUTH



33RD ST. SOUTH



POTOMAC AVENUE

AVAILABLE SPACE

SUITE	SIZE	RATE	CONDITION	VENTILATED	DELIVERY
A	7,201 SF	\$40.00 PSF NNN	Cold Dark Shell	Yes	Q2 2020
B	2,955 SF	\$42.00 PSF NNN	Cold Dark Shell	No	Q2 2020
C	6,626 SF	\$40.00 PSF NNN	Cold Dark Shell	Yes	Q2 2020

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FOR MORE INFORMATION, PLEASE CONTACT:

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