

An aerial photograph of a modern urban courtyard. The courtyard features a paved walkway with a herringbone pattern, several trees, and outdoor seating areas with small tables and chairs. People are seen walking and sitting in the courtyard. In the background, there are multi-story buildings with balconies. The image has a warm, orange-toned overlay.

# THE *Crossing* CLARENDON

2800 Clarendon Boulevard  
Arlington, VA 22201



# You Want It, We Got It

Spanning 10 dynamic acres of reinvented shops, delicious eats, lush green spaces, and lively entertainment, The Crossing is more than a place to shop—it's where Arlington comes to life. We're building a vibrant hub that celebrates local culture and partners with merchants who reflect the spirit of our city. Whether you're grabbing happy hour drinks with friends, planning a night out, or spending the day with family, The Crossing is your go-to destination for fun, flavor, and unforgettable moments.

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THE  
*Crossing*







At The Crossing Clarendon,  
standout brands belong  
together—join a curated  
mix of the area's best.

POTTERY BARN



BARNES & NOBLE

BLUEMERCURY



COLONY GRILL

ETHAN ALLEN

EVEREVE

LaserAway



LIFETIME

@ lululemon

myeyepz

VanLeeuwen

SEPHORA

Crate&Barrel

Tatte  
BAKERY & CAFE

The Cheesecake Factory

WHOLE FOODS  
MARKET

WARBY PARKER

WILLIAMS SONOMA





FIND YOUR FIT

# SITE PLAN

420K SF

Retail Space

300

Residential Units above  
The Crossing Clarendon

1,295

Parking Spaces

3M

Annual Visits

694K

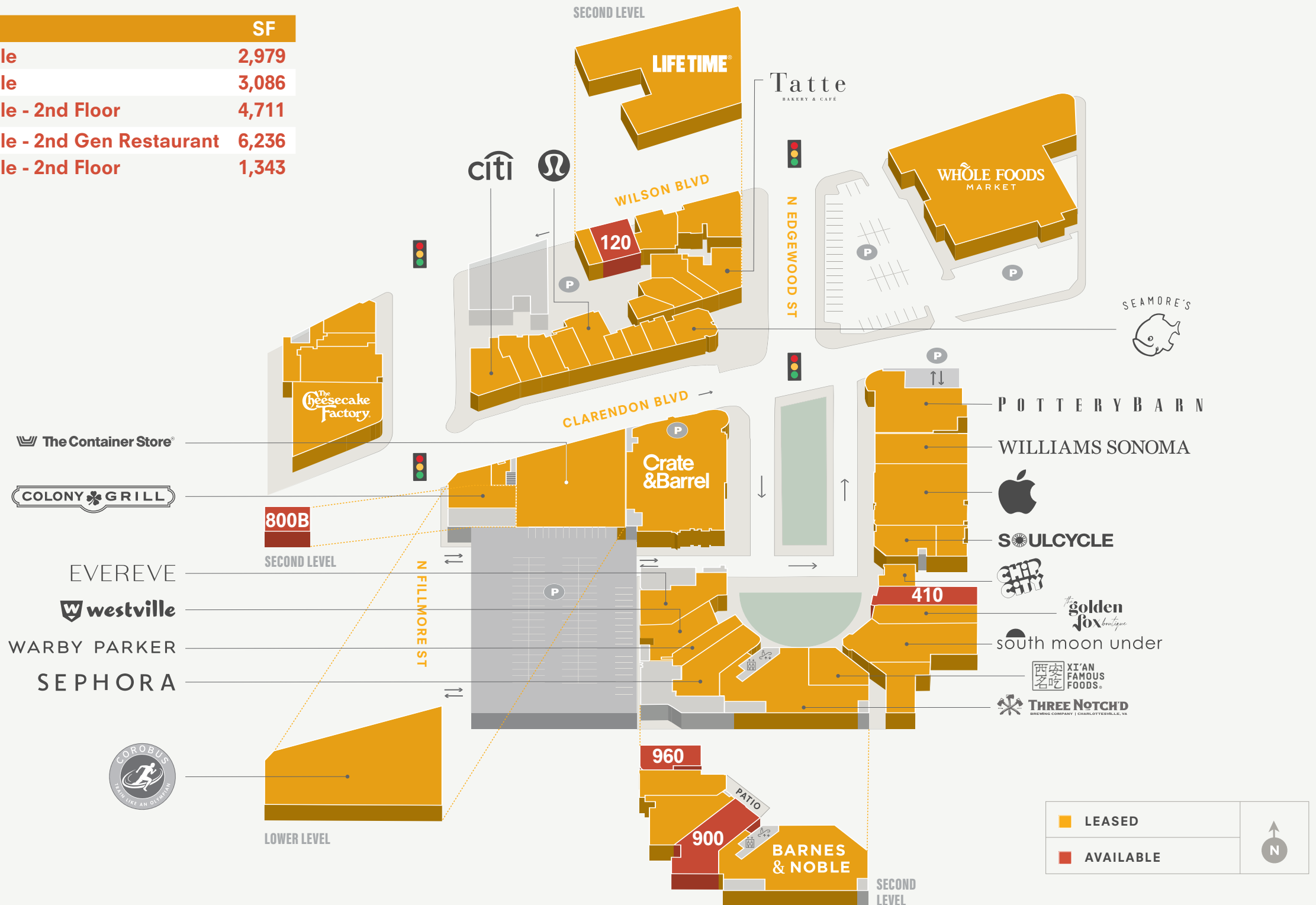
The Crossing Clarendon  
Annual Visitors

55 min

Average Dwell Time

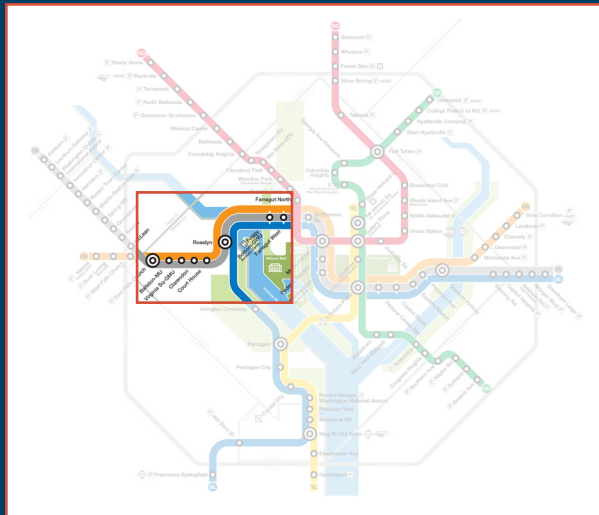


SPACE		SF
120	Available	2,979
410	Available	3,086
800B	Available - 2nd Floor	4,711
900	Available - 2nd Gen Restaurant	6,236
960	Available - 2nd Floor	1,343





# THE CENTER OF IT ALL









## ARLINGTON OVERVIEW

Fittest  
City in the US

Richest  
Millennials in the US

Best  
City to Live in the US

92 | 77  
Walk Score\* | Bike Score\*

69  
Transit Score\*

\*Scores Are Based On A 1-100 Scale





# Trade Area Overview

	1-MILE RADIUS	3-MILE RADIUS	10-MILE RADIUS
POPULATION	57,856	270,957	189,464
DAYTIME POPULATION	72,689	439,151	286,908
AVERAGE HOUSEHOLD INCOME	\$188,494	\$192,518	\$190,614
AVERAGE HOME VALUE*	\$1,024,014	\$1,076,719	\$1,020,934
BACHELOR'S DEGREE OR HIGHER	84.4%	80.3%	82.2%

THE  
*Crossing*

\*Lyon village has the highest neighborhood average home price in Arlington.  
2000 and 2010 census, 2019 estimates, 2024 projections. Calculated using TAS retrieval.











# THE Loop

Redevelopment Underway  
To Be Completed  
Spring 2026

New Elevators And  
Escalators From Parking  
Garage To 1st And 2nd  
Floor Retailers

New Leasing Opportunities



PROPOSED  
RENDERINGS



# You Want It, We Got It



## Regency Centers.

Regency Centers is the preeminent national owner, operator, and developer of shopping centers located in affluent and densely populated trade areas. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to our neighborhoods, communities, and customers.

**JESSICA SENA**

Leasing Agent

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THE  
*Crossing*

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