

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 entire 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.

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
1500	Available	2,659



THE CENTER OF IT ALL

THE Crossing
EVEREVE
WHOLE FOODS MARKET FRAMEBRIDGE
 MAISON GIERYL BLUEMERCURY
BondVet lululemon
Tatte WARBY PARKER SEPHORA
SEAMORE'S Apple Crate&Barrel
 SOULCYCLE
LIFETIME®

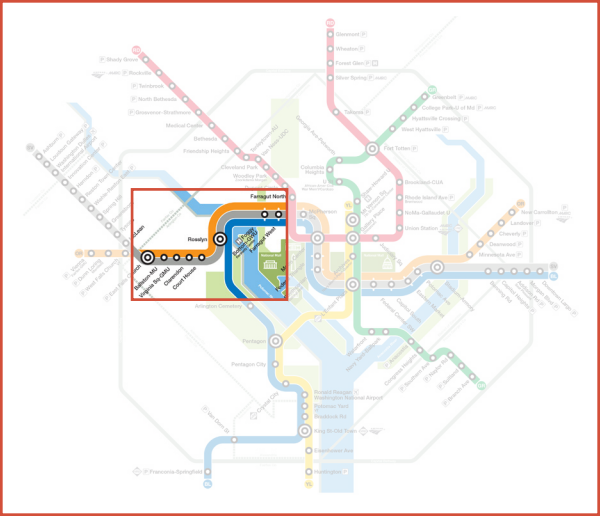
Orangetheory®
W.C. SHAW
SHAKE SHACK CAVA
UNION KITCHEN GROCERY DUNKIN' TIMBER PIZZA CO.
ice cream jubilee Philz Coffee CVS
Capital One

Philz Coffee
TACO BAMBAs WEI'S COSI
&pizza RUSTICO
sweetgreen Andy's PIZZA
STARBUCKS™

WELLS FARGO
BURGER + DISTRICT
corepower YOGA
STARBUCKS™

CHIPOTLE
TUPELO HONEY TR TARGET
STARBUCKS™ DISTRICT TACO B
SAFeway CHOP'T BARLEY MAC

TRADER JOE'S
Massage Envy SPA BARRY'S
Orangetheory® LYON HALL
THE LOT IRCA
sweetgreen



REAGAN NATIONAL AIRPORT



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.

DAVID SHERIN

Senior Leasing Agent

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THE
Crossing

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