With an ideal location next to National Airport, it’s no wonder Amazon selected Crystal City for its landing spot in Arlington. The expected arrival of the tech giant’s 25,000+ employees, in addition to the existing hotel and residential base, will create considerable demand for a range of dining, entertainment and shopping options.
### HIGHLIGHTS

- **$106,085** Median Household Income
- **10,795** Weekday Metro Ridership
- **153,161** Approved Retail SF
- **539** Approved Housing Units

### CONTACT

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Arlington Economic Development  
(703) 228-0827  
mstiefvater@arlingtonva.us

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In 2019, the company will move into existing space within the submarket, while they will eventually occupy 4 million square feet across the Crystal City and Pentagon City submarkets.

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<table>
<thead>
<tr>
<th>1/4 Mile</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>3,591</td>
<td>10,486</td>
</tr>
<tr>
<td><strong>Daytime Population</strong></td>
<td>8,121</td>
<td>26,884</td>
</tr>
<tr>
<td><strong>Bachelor’s Degree or Higher</strong></td>
<td>89.8%</td>
<td>87.5%</td>
</tr>
<tr>
<td><strong>Median HH Income</strong></td>
<td>$103,258</td>
<td>$106,085</td>
</tr>
<tr>
<td><strong>Average HH Income</strong></td>
<td>$116,481</td>
<td>$129,221</td>
</tr>
<tr>
<td><strong>Age 20-29</strong></td>
<td>42.7%</td>
<td>28.8%</td>
</tr>
<tr>
<td><strong>Age 30-39</strong></td>
<td>24.1%</td>
<td>23.0%</td>
</tr>
<tr>
<td><strong>Age 40-49</strong></td>
<td>8.4%</td>
<td>10.5%</td>
</tr>
<tr>
<td><strong>Age 50-59</strong></td>
<td>8.2%</td>
<td>10.2%</td>
</tr>
<tr>
<td><strong>Median Age</strong></td>
<td>30.4</td>
<td>34.3</td>
</tr>
</tbody>
</table>

Source: ESRI (2019) - Radius from intersection of 23rd Street/Richmond Highway
A longstanding shopping destination anchored by the Fashion Centre, Pentagon City is entering a new chapter with the arrival of Amazon's headquarters. As the future home of the tech giant, and the 25,000+ jobs it entails, the submarket is expected to see a surge in demand for residential and retail uses.

**PENTAGON CITY**

**RETAIL PROFILE**

ArlingtonEconomicDevelopment.com/Retail

1,809,000
Approved Office SF

440
Under Construction
Housing Units

17,500
Traffic Count

500
Approved Hotel Keys

821
Approved
Housing Units

12,311
Weekday Metro
Ridership

**PREPARED**

**FLOURISHING**

**VISIBLE**
The submarket will ultimately be the home to the majority of HQ2, as the company entered purchase agreements in early 2019 for two large parcels neighboring the recently built Whole Foods.

**PENTAGON CITY HIGHLIGHTS**

- **14,399** Residents Within ½ Mile
- **665** Existing Hotel Rooms
- **1,216,872** Existing Office SF
- **170** Stores at Fashion Centre

1. Bed Bath & Beyond
2. Bonefish Grill
   - Lebanese Taverna
   - LOFT
   - Smoothie King
   - Starbucks
   - Sur La Table
   - TJ Maxx
   - Unleashed by Petco
   - ULTA Beauty
3. Champps
   - Mattress Warehouse
   - Namaste Everest
4. Asia Café – Sushi Bar
   - Cost Plus World Market
   - DSW Shoe Warehouse
   - Nando’s PERi-PERi
   - Rite Aid
   - Sin’e
   - Thai Phoon
5. Honeygrow
   - Matchbox
   - Shake Shack
   - Sugar Factory
6. Best Buy
   - California Pizza Kitchen
   - Chev’s Fresh Mex
   - CVS Pharmacy
   - Marshalls
   - Modell’s Sporting Goods
   - Nordstrom Rack
7. CorePower Yoga
   - European Wax Center
   - Orangetheory Fitness
   - Roosters Men’s Grooming
   - Roti Mediterranean
   - Starbucks
   - Sweetgreen
8. Epic Smokehouse
   - Pentagon City Wine
   - U.S. Postal Service
9. Dunkin Donuts
   - Extreme Pizza
   - UPS Store
   - Urgent Care Xpress Clinic

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<th>1/2 Mile</th>
<th>1 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>3,504</td>
<td>14,399</td>
<td>25,623</td>
</tr>
<tr>
<td><strong>Daytime Population</strong></td>
<td>11,375</td>
<td>17,864</td>
<td>46,932</td>
</tr>
<tr>
<td><strong>Bachelor’s Degree or Higher</strong></td>
<td>87.7%</td>
<td>84.3%</td>
<td>84.4%</td>
</tr>
<tr>
<td><strong>Median HH Income</strong></td>
<td>$105,355</td>
<td>$96,059</td>
<td>$102,352</td>
</tr>
<tr>
<td><strong>Average HH Income</strong></td>
<td>$150,245</td>
<td>$127,672</td>
<td>$132,879</td>
</tr>
<tr>
<td><strong>Age 20-29</strong></td>
<td>22.3%</td>
<td>25.5%</td>
<td>25.0%</td>
</tr>
<tr>
<td><strong>Age 30-39</strong></td>
<td>27.1%</td>
<td>27.0%</td>
<td>24.5%</td>
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<td><strong>Age 40-49</strong></td>
<td>15.4%</td>
<td>12.0%</td>
<td>12.0%</td>
</tr>
<tr>
<td><strong>Age 50-59</strong></td>
<td>12.1%</td>
<td>10.5%</td>
<td>10.9%</td>
</tr>
<tr>
<td><strong>Median Age</strong></td>
<td>36.1</td>
<td>35.3</td>
<td>35.3</td>
</tr>
</tbody>
</table>

Source: ESRI (2019) - Radius from Metro station