



Tysons
CORNER CENTER

TYSONS CORNER, VA

MARKET PROFILE 2024

300+ RETAILERS Bloomingdale's, Nordstrom, Macy's, American Girl, Apple, Arc'teryx, Aritzia, Blue Nile, Buck Mason, Camp, Dyson, Everlane, Hobbs London, Kate Spade, Kendra Scott, Lego, Lenkersdorfer, Lucid, Lululemon, Lush, Madewell, Mango, Nespresso, Oak + Fort, Primark, Rolex, Rothy's, Sephora, Tudor, Warby Parker, Zara

RESTAURANTS & ENTERTAINMENT Barrel & Bushel, California Pizza Kitchen, Coastal Flats, Earls Kitchen + Bar, Eddie V's, Level 99, Maggiano's, Nordstrom Marketplace Café, Seasons 52, Shake Shack, The Capital Grille, The Cheesecake Factory, AMC IMAX Theatre | **FAST CASUAL DINING** 25+ contemporary options

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,848,000 | **BUILT / RENOVATED** 1968 / 2015

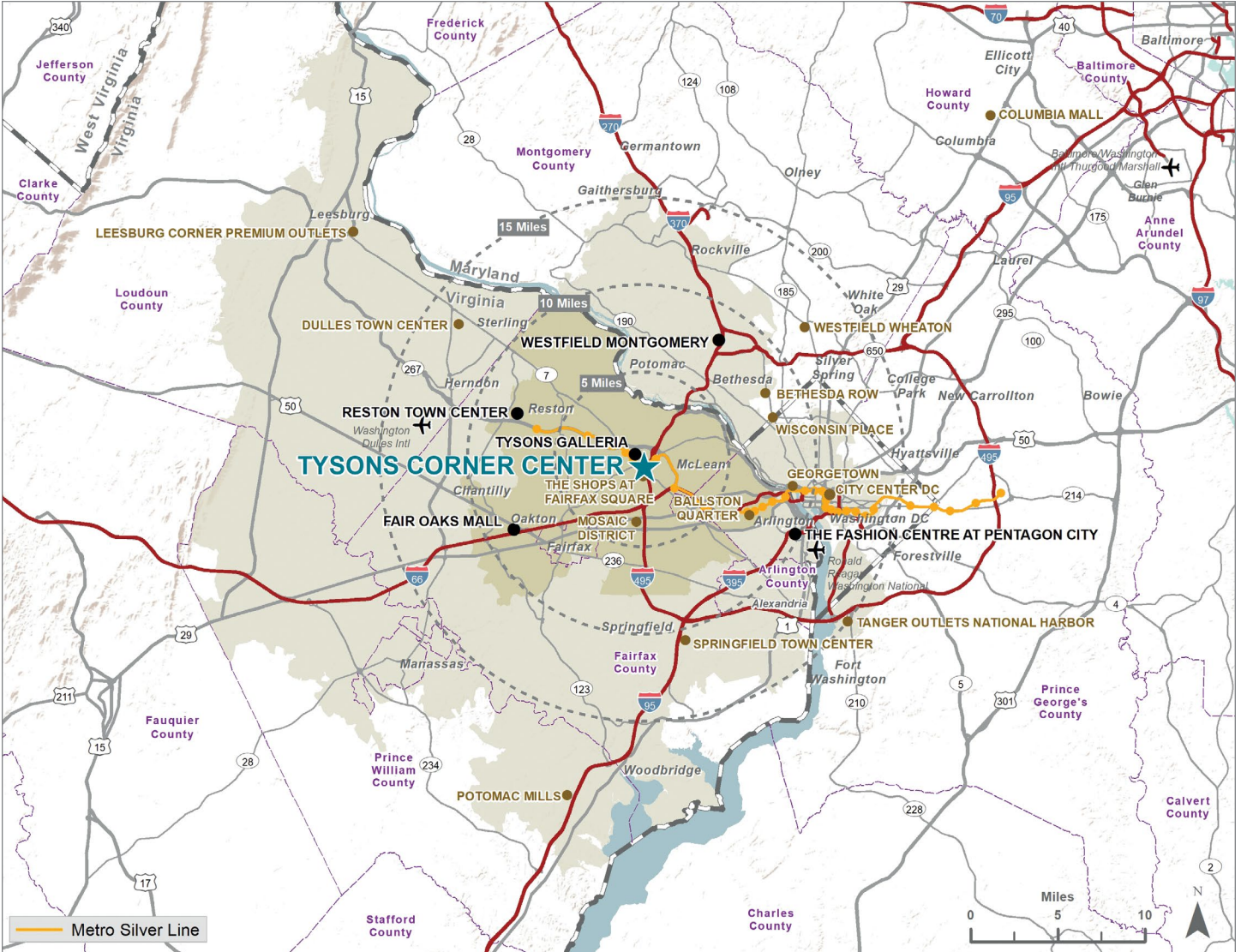
FOR MORE INFORMATION 703-893-9401 | Macerich.com

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DEMOGRAPHIC SUMMARY

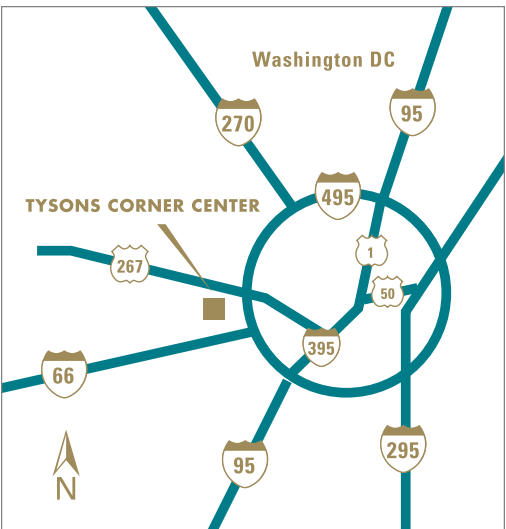
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV [MSA]	
2023 Total Population	678,178		3,272,117		6,535,041	
2028 Total Population	692,427		3,371,517		6,708,726	
2023-2028 Population Growth	2.1%		3.0%		2.7%	
HOUSEHOLDS						
2023 Total Households	259,767		1,262,823		2,426,870	
2028 Total Households	266,466		1,311,745		2,510,039	
2023-2028 Household Growth	2.6%		3.9%		3.4%	
INCOME						
Average Household Income	\$210,826		\$184,777		\$162,829	
Median Household Income	\$146,738		\$127,610		\$113,353	
Per Capita Income	\$80,820		\$71,422		\$60,561	
HOUSEHOLD INCOME RANGES						
\$50,000 +	221,861	85.4%	1,051,253	83.2%	1,945,068	80.2%
\$75,000 +	198,946	76.6%	919,708	72.8%	1,656,997	68.3%
\$100,000 +	175,175	67.4%	786,147	62.3%	1,382,570	57.0%
\$150,000 +	127,674	49.1%	545,969	43.2%	906,355	37.3%
AGE						
Median Age	39.2		37.8		38.2	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	353,289	73.1%	1,518,342	66.2%	2,487,654	54.8%
White Collar	317,799	82.3%	1,486,681	79.4%	2,632,640	73.6%
RACE/ETHNICITY						
White	369,224	54.4%	1,569,690	48.0%	2,840,023	43.5%
Black/African American	42,094	6.2%	475,062	14.5%	1,596,036	24.4%
American Indian	4,070	0.6%	18,394	0.6%	42,431	0.6%
Asian	134,468	19.8%	538,682	16.5%	738,263	11.3%
Pacific Islander	328	0.0%	2,235	0.1%	4,679	0.1%
Other Race	127,994	18.9%	668,054	20.4%	1,313,609	20.1%
Hispanic or Latino	108,016	15.9%	591,592	18.1%	1,175,183	18.0%
Not Hispanic or Latino	570,162	84.1%	2,680,525	81.9%	5,359,858	82.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	3,313		7,894		12,802	
Total Employees	64,536		124,947		199,097	
Daytime Population	71,362		188,147		350,269	

TRADE AREA MAP



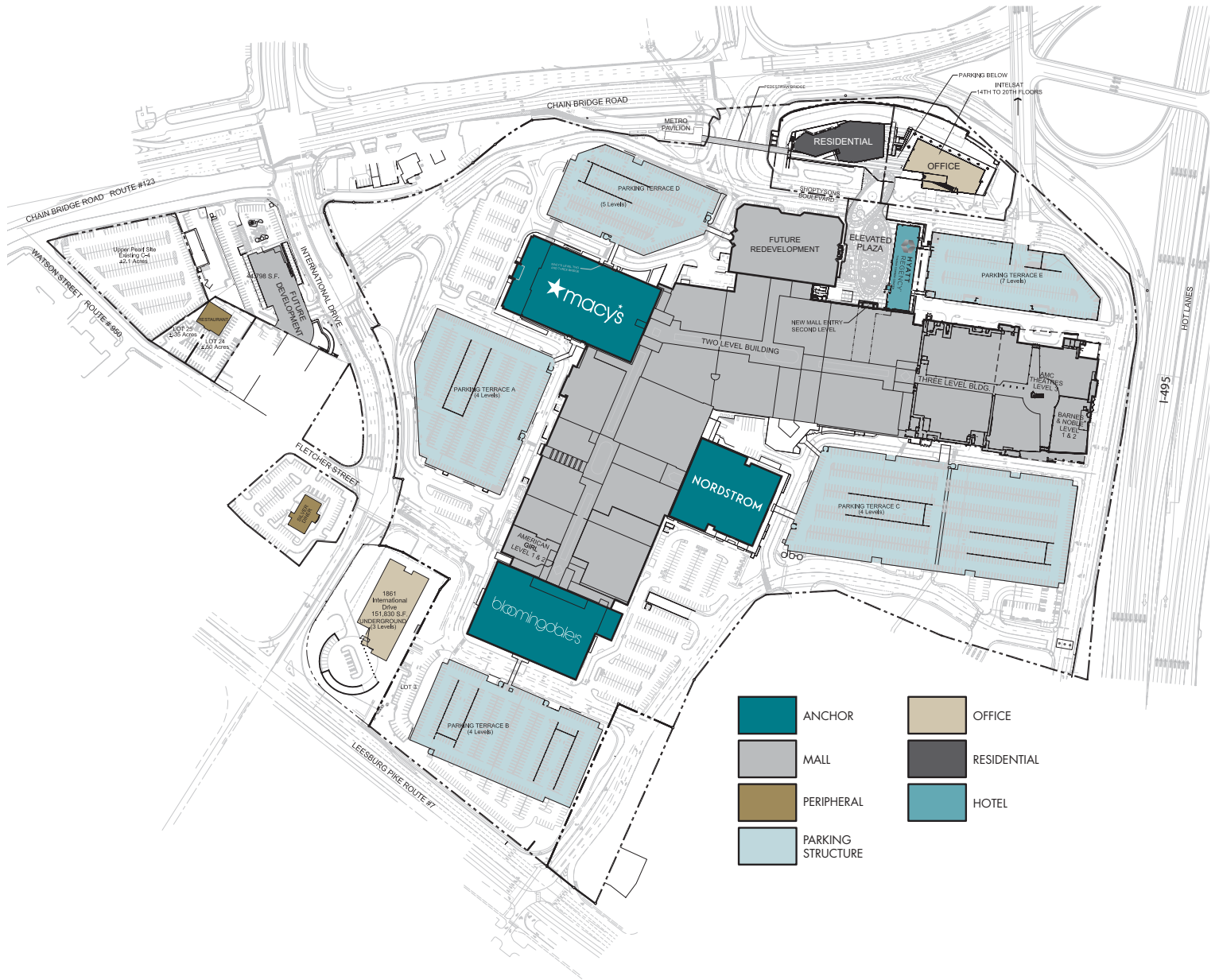
LEGEND

- ★ TYSONS CORNER CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



MARKET FACT SHEET

LARGEST SHOPPING DESTINATION
IN D.C. AND BALTIMORE
WITH NUMEROUS
FIRST-TO-MARKET RETAILERS

EAST COAST POWERHOUSE
PULLING FROM 9 STATES,
DRAWS THE MOST TRAFFIC
OF ANY SHOPPING CENTER/
DISTRICT IN THE DMV AREA

TRADE AREA POPULATION
OVER 3.2 MILLION PEOPLE

**198 PUBLIC AND
130 PRIVATE SCHOOLS**
IN FAIRFAX COUNTY

**LIVE
WORK
SHOP
STAY**

**YEARLY
SALES**

16 MILLION
ANNUAL VISITORS MAKING
TYSONS CORNER CENTER THE
#1 ATTRACTION
IN NORTHERN VIRGINIA

DIRECTLY CONNECTED TO DULLES
AIRPORT VIA METRO SILVERLINE

PRIMARY TRADE AREA AVERAGE
HOUSEHOLD INCOME OF \$210K
AND AN AVERAGE NET WORTH OF
\$2.4 MILLION

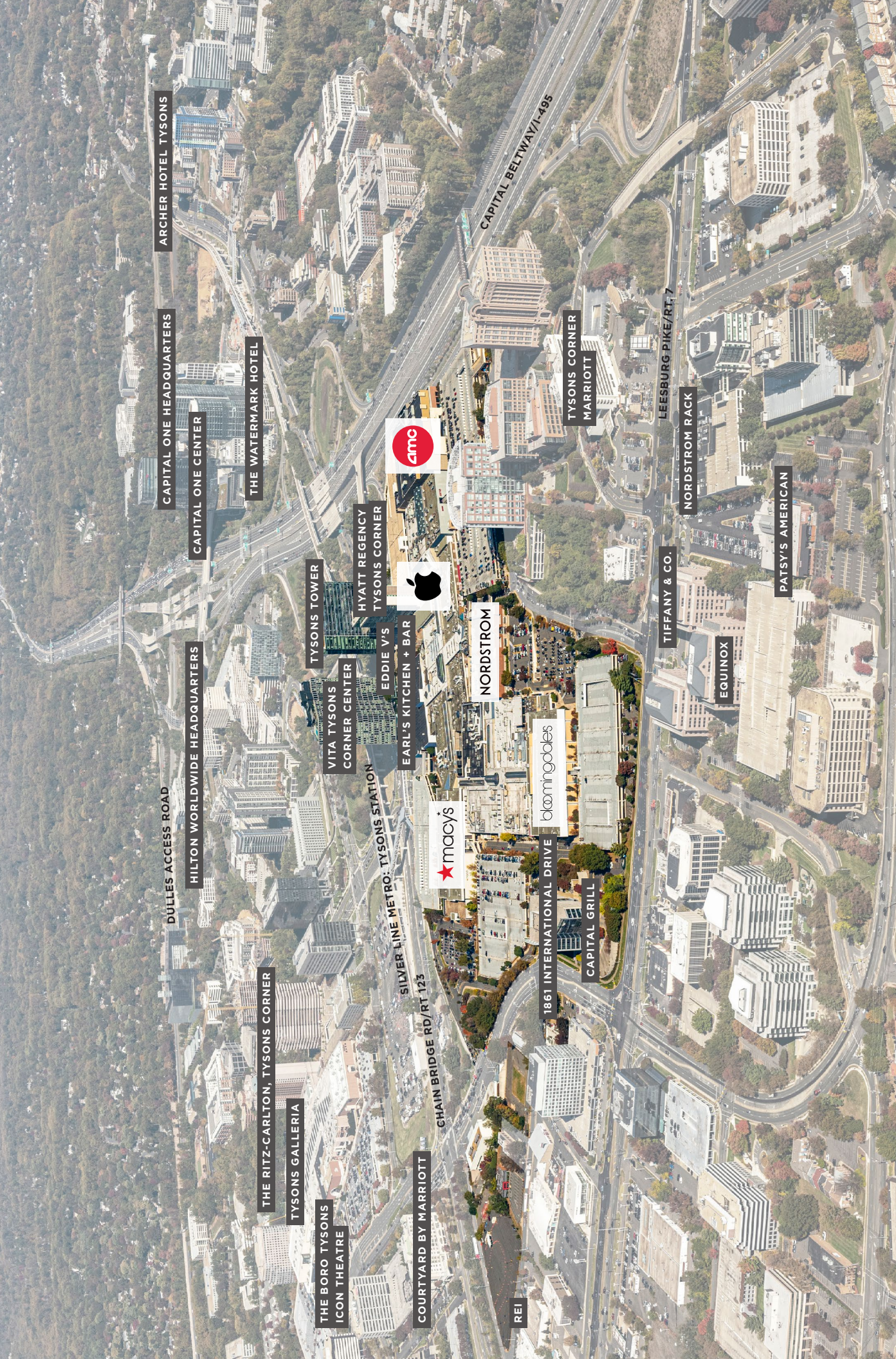
AVERAGE HOME VALUE
WITHIN 5 MILES IS \$898K COMPARED
TO THE MSA OF \$575K

**176,000+
DAYTIME
POPULATION**
WITHIN
3 MILES



VITA LUXURY APARTMENTS WITH 800+ RESIDENTS
TROPHY AND CLASS A OFFICES WITH 2,500+ OFFICE WORKERS
FLAGSHIP HYATT REGENCY WITH 310 LUXURY GUEST ROOMS
ELEVATED OUTDOOR PLAZA OFFERING YEAR-ROUND EVENTS

JAN	6.6%	MAY	8.1%	SEP	8.0%
FEB	6.6%	JUN	8.5%	OCT	7.5%
MAR	8.4%	JUL	8.1%	NOV	9.1%
APR	7.7%	AUG	7.5%	DEC	13.9%



MAJOR RETAILERS INCLUDE:

- AMC THEATERS
- BLOOMINGDALE'S
- MACY'S
- NORDSTROM
- APPLE
- ARC'TERYX
- ARITZIA
- CAMP
- DYSON
- KENDRA SCOTT
- LENKERSDORFER
- LUCID
- TIFFANY & CO.
- EQUINOX
- PATSY'S AMERICAN
- LULULEMON ATHLETICA
- MADEWELL
- NESPRESSO
- SEPHORA
- UNIQLO
- WARBY PARKER
- ZARA

ARCHER HOTEL TYSONS

CAPITAL ONE HEADQUARTERS

HILTON WORLDWIDE HEADQUARTERS

CAPITAL ONE CENTER

THE WATERMARK HOTEL

THE RITZ-CARLTON, TYSONS CORNER

TYSONS GALLERIA

THE BORO TYSONS
ICON THEATRE

TYSONS TOWER

VITA TYSONS
CORNER CENTER

SILVER LINE METRO: TYSONS STATION

HYATT REGENCY
TYSONS CORNER

EDDIE V'S
EARL'S KITCHEN + BAR

COURTYARD BY MARRIOTT

macy's



NORDSTROM

TYSONS CORNER
MARRIOTT

REI

1861 INTERNATIONAL DRIVE

blommingables

CAPITAL GRILL

CAPITAL BELTWAY/I-495

LEESBURG PIKE/RT 7

NORDSTROM RACK

TIFFANY & CO.

EQUINOX

Tyson's
CORNER CENTER