



TYSONS CORNER, VA

MARKET PROFILE 2025

300+ RETAILERS Bloomingdale's, Nordstrom, Macy's, Apple, Arc'teryx, Aritzia, Buck Mason, Hobbs London, Kate Spade, Kendra Scott, Khaadi, Kizik, Lego, Lucid, lululemon, Madewell, Mango, Mejuri, Nespresso, Primark, Reformation, Rivian, Rolex, Rothy's, Sephora, Skims, TravisMathew, Vuori, Warby Parker, YETI, 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** 1,846,000 | **BUILT / RENOVATED** 1968 / 2015

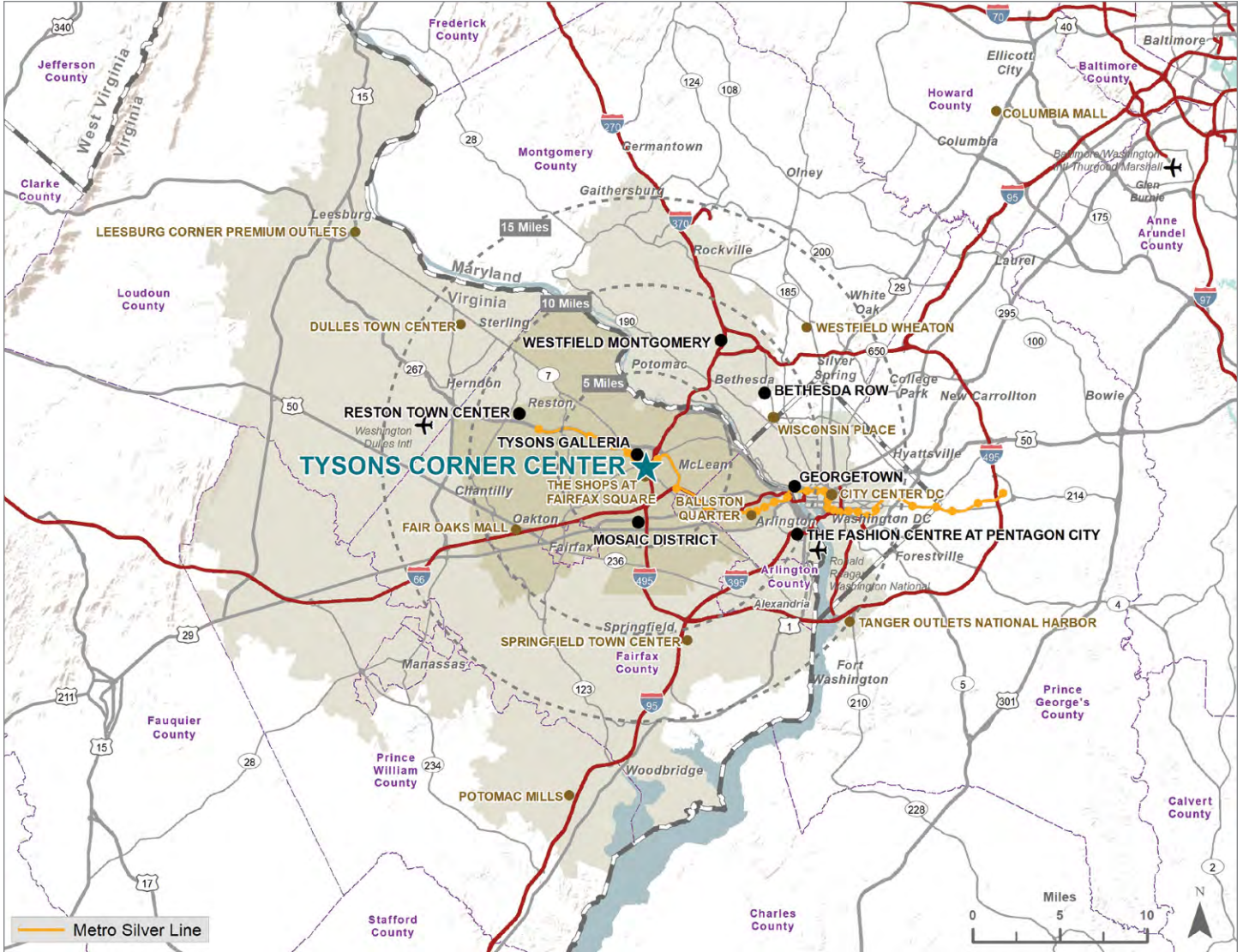
FOR MORE INFORMATION 703-893-9401 | Macerich.com



DEMOGRAPHIC SUMMARY

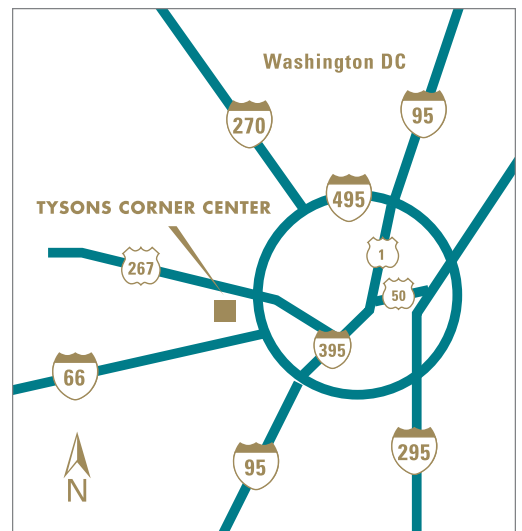
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV [MSA]	
2024 Total Population	721,836		3,274,314		6,429,395	
2029 Total Population	739,885		3,376,163		6,609,906	
% Population Change 2024 to 2029	2.5%		3.1%		2.8%	
HOUSEHOLDS						
2024 Total Households	274,051		1,261,787		2,388,663	
2029 Total Households	280,887		1,309,492		2,474,063	
% Household Change 2024 to 2029	2.5%		3.8%		3.6%	
INCOME						
Average Household Income	\$216,859		\$192,594		\$171,041	
Median Household Income	\$158,089		\$139,579		\$122,325	
Per Capita Income	\$82,380		\$74,336		\$63,635	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	237,927	86.8%	1,074,738	85.2%	1,968,741	82.4%
Household Income \$75,000 +	217,125	79.2%	955,288	75.7%	1,710,323	71.6%
Household Income \$100,000 +	190,669	69.6%	824,488	65.4%	1,441,790	60.4%
Household Income \$150,000 +	145,024	52.9%	595,439	47.2%	987,008	41.3%
AGE						
Median Age	37.6		37.1		37.9	
EDUCATION / OCCUPATION						
Bachelor's Degree +	371,722	72.7%	1,534,390	66.8%	2,499,538	56.1%
White Collar	356,723	83.2%	1,546,501	80.1%	2,678,859	74.3%
RACE/ETHNICITY						
White	381,850	52.9%	1,554,761	47.5%	2,735,298	42.5%
Black	47,756	6.6%	474,907	14.5%	1,575,819	24.5%
American Indian	4,236	0.6%	18,861	0.6%	43,867	0.7%
Asian	154,143	21.4%	551,422	16.8%	755,168	11.8%
Pacific Islander	405	0.1%	2,325	0.1%	4,734	0.1%
Other Race	52,645	7.3%	298,372	9.1%	632,117	9.8%
2 + Races	80,801	11.2%	373,667	11.4%	682,392	10.6%
Hispanic Population	110,465	15.3%	588,767	18.0%	1,173,338	18.3%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	3,850		8,998		14,588	
Total Employees	62,847		121,237		190,119	
Total Daytime Population	79,352		197,103		355,937	

TRADE AREA MAP



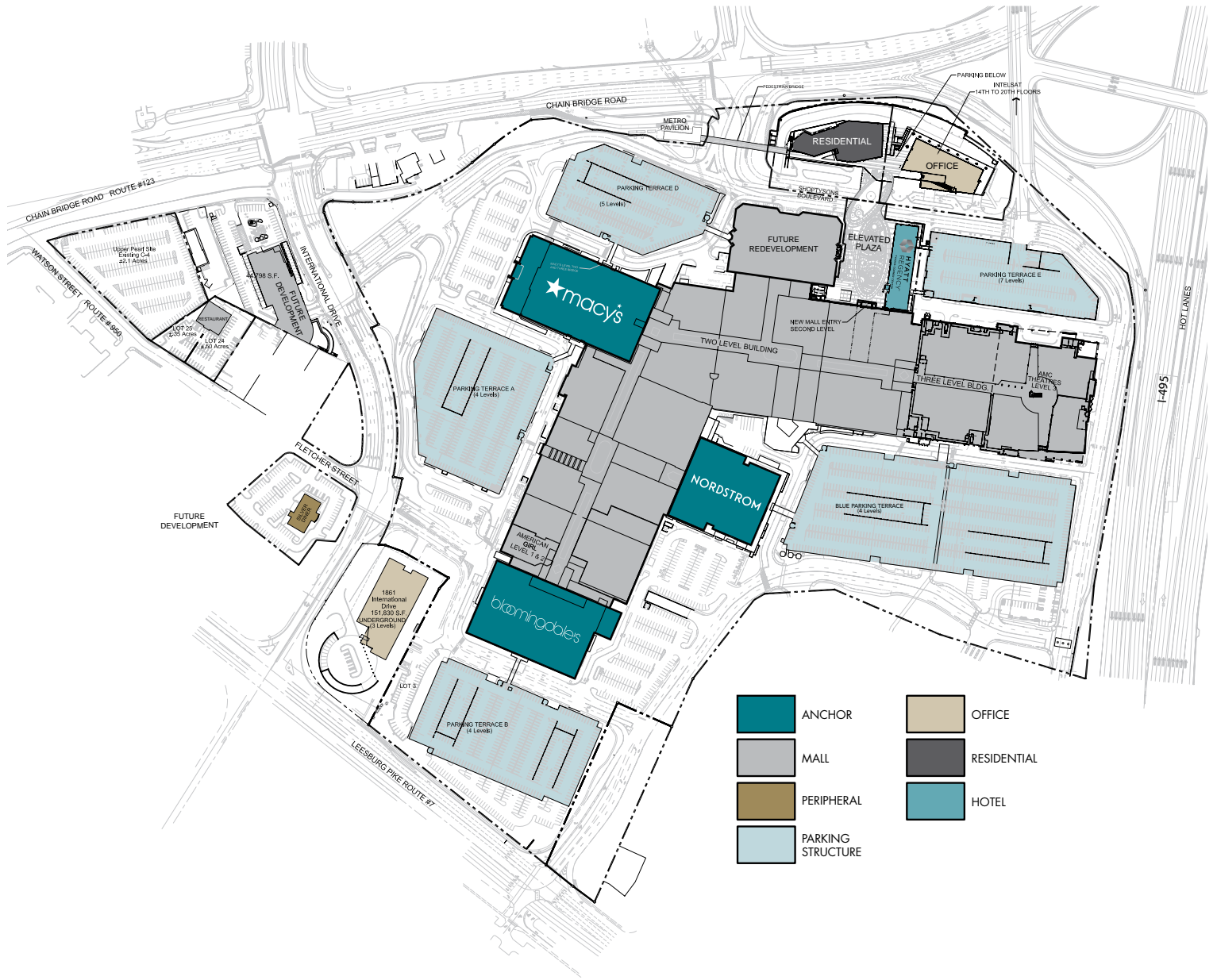
LEGEND








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



10% PCW

SITE PLAN



	ANCHOR		OFFICE
	MALL		RESIDENTIAL
	PERIPHERAL		HOTEL
	PARKING STRUCTURE		

AT A GLANCE

CENTER INFORMATION

Tysons Corner Center is an East Coast powerhouse, with shopper reach extending across nine states. Located within a day's drive of 50% of the U.S. population, it is the dominant shopping destination in the DMV market.

17.5M

ANNUAL VISITORS, PLUS A BUILT-IN DAILY AUDIENCE OF **3,500** THROUGH ONSITE TROPHY **OFFICE, HYATT REGENCY, AND LUXURY RESIDENTIAL**

3.2M

TRADE AREA POPULATION, INCLUDING A 5 MILE **DAYTIME POPULATION OF 365K**

5TH WEALTHIEST

COUNTY IN THE US, WITH AN **AVERAGE HOUSEHOLD INCOME OF OVER \$216K** IN THE PRIMARY TRADE AREA

MARKET INFORMATION

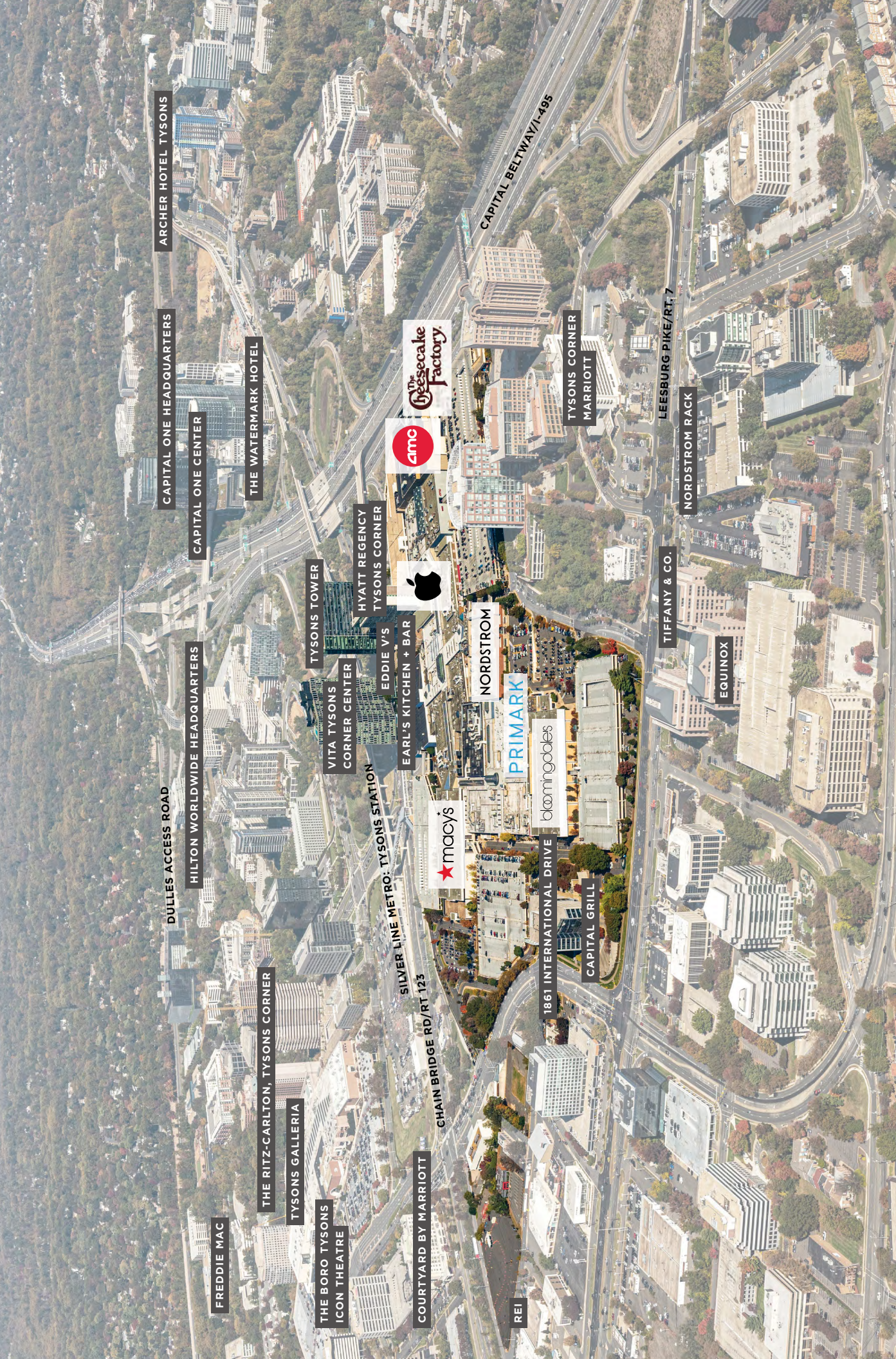
- Located in Fairfax County, 13 miles outside of Washington, D.C.
- Surrounded by **11 FORTUNE 500 COMPANIES**, including Capital One Financial, Hilton Worldwide and Freddie Mac
- Located between two major airports, which welcomed **44.5M PASSENGERS** in 2024, Tysons Corner is easily accessible to both business travelers and tourists

OTHER FACTS

- Tysons Corner Center ranks **#1 FOR MALL TRAFFIC** in the Macerich portfolio
- Tysons Corner Center is home to over 300+ tenants, with **46% RANKING #1** in the Macerich portfolio
- With **5 HOTELS** and over **1,300 ROOMS WITHIN .5 MILES**, Tysons Corner Center – known for its premier shopping – attracts tourists from across the U.S. and around the world

ECONOMIC DRIVERS

- In 2023, the area saw **\$2.4B IN RETAIL SPENDING**, with 65% from visitors
- Tysons is the **2ND LARGEST EMPLOYMENT MARKET** outside downtown D.C., with over 667K workers, contributing 42% of Virginia's GDP
- Tysons is set to add 50M square feet of new construction by 2050, with a **17% POPULATION GROWTH** since 2015 and a focus on walkable urban spaces
- The region is a **LEADER IN EDUCATION**, boasting top institutions like George Mason University, with **33% OF RESIDENTS HOLDING GRADUATE DEGREES**
- Tysons benefits from proximity to metro, major airports and expanded transit, with the Silver Line **ENHANCING ITS ACCESSIBILITY** for retail, residential and commercial growth



MAJOR RETAILERS INCLUDE:

- AMC THEATERS
- BLOOMINGDALE'S
- MACY'S
- NORDSTROM
- THE CHEESECAKE FACTORY
- APPLE
- PRIMARK
- ARITZIA
- ATHLETA
- CAMP
- DYSON
- LENKERSDORFER
- LUCID
- LULULEMON
- NESPRESSO
- ROLEX
- SEPHORA
- UNIGLO
- VUORI
- WARBY PARKER
- YETI
- ZARA

