



Welcome.

WHERE BETHESDA GATHERS.





Woodmont Triangle

A genuine neighborhood. A retail haven.

At Woodmont Triangle, doing business isn't merely transacting, it's connecting with customers who are also your neighbors.

You'll find friendly people who stop in regularly and support and rely on you as an important part of what makes their neighborhood special.

It's how things used to be—and still are—at Woodmont Triangle.

Meet your neighbors:

DEMOGRAPHICS



9,200
RESIDENTS



27,700
DAYTIME POPULATION



\$190k+
AVERAGE
HOUSEHOLD INCOME



85%
HAVE A BACHELOR'S
DEGREE OR HIGHER

PSYCHOGRAPHICS



**ENJOY WINE
AT BARS AND
RESTAURANTS**



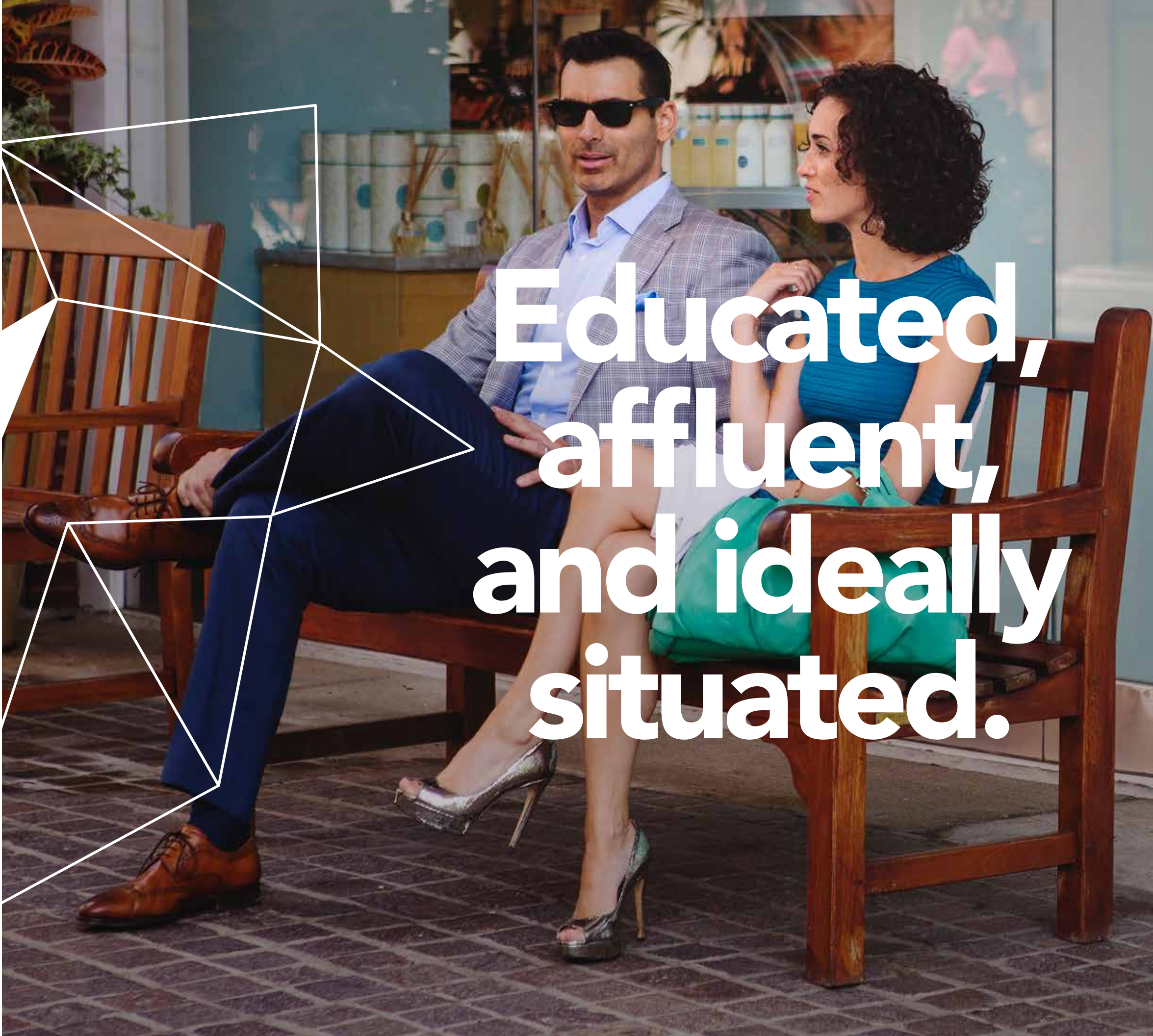
**FAVOR
ORGANIC FOOD,
GROCERIES AT
HIGHER-END
MARKETS**



**SPEND MONEY
ON CLOTHING,
DINING, TRAVEL,
DAY SPAS,
AND LATTES**

The Woodmont Triangle area is becoming a 24/7 cultural center with a range of recreational, shopping, and dining amenities in the heart of one of the most thriving real estate markets within the nation's strongest regional economy.

Note: Demographic and psychographic data are from Esri 2017 and represent the area within a 10-minute walk of the project.



Educated, affluent, and ideally situated.

A close-in location that's close to perfect.

For working professionals and empty nesters alike, Woodmont Triangle is an urban setting that is highly livable, stimulating, and convenient – home to top-rated restaurants and a remarkable collection of local retailers, boutiques, and interior design stores. **With a Walk Score of 97**, an abundance of amenities are within easy reach. Plus the Metro station and the forthcoming Purple Line light rail stop provide easy access to downtown and Greater Washington, DC, destinations.



- DINING**
- 01 202 Donuts & Coffee
 - 02 Alatri Bros.
 - 03 Bacchus of Lebanon
 - 04 Barrel and Crow
 - 05 Bethesda Blues and Jazz Supper Club
 - 06 Bistro Provence
 - 07 BGR The Burger Joint
 - 08 Black's Bar and Kitchen
 - 09 Brickside Food & Drink
 - 10 Cesco Osteria
 - 11 Duck Duck Goose
 - 12 Gringos & Mariachis
 - 13 Guapo's
 - 14 Hanaro Sushi
 - 15 Jetties
 - 16 Medium Rare
 - 17 Passage to India
 - 18 Pines of Rome
 - 19 Rock Bottom
 - 20 Sala Thai
 - 21 Tapp'd Bethesda
 - 22 Tout de Sweet
 - 23 Woodmont Grill

- SHOPPING**
- 01 Bethesda Chocolates
 - 02 Everly & Monet
 - 03 Limon's Gems & Jewels
 - 04 Mustard Seed
 - 05 Random Harvest
 - 06 Reddz Trading
 - 07 The Blue House
 - 08 Tone on Tone
 - 09 Union Hardware

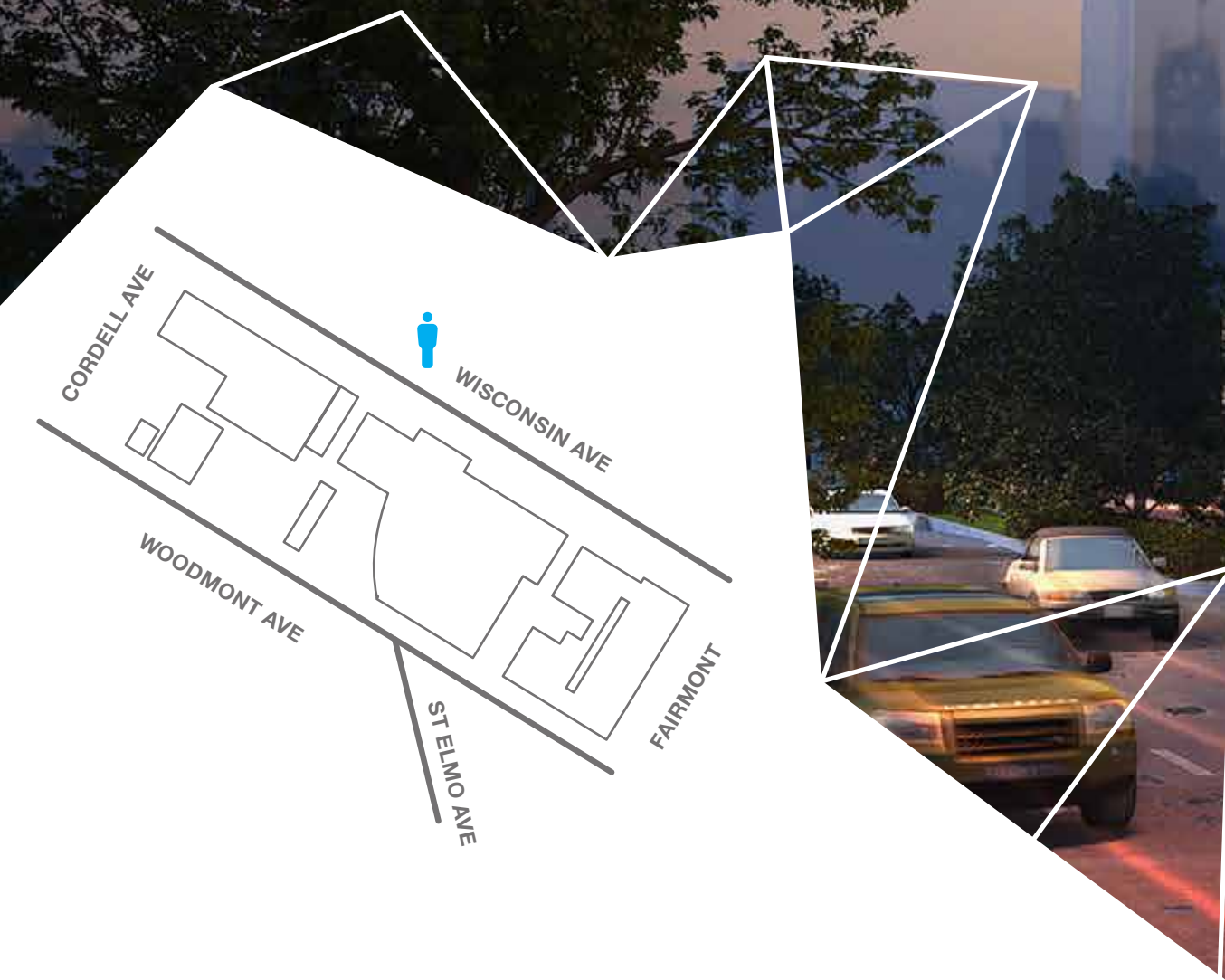
- SERVICES**
- 01 Blush Med Skincare
 - 02 Crossfit Bethesda
 - Lulu Florist
 - 03 Plane Jane Salon
 - 04 The Bar Method
 - Woodmont Cleaners
 - 05 Zengo Cycle

- LODGING**
- 01 DoubleTree by Hilton (270 keys)
 - 02 Hilton Garden Inn (216 keys)
 - 03 Hyatt Regency Bethesda (390 keys)
 - 04 Residence Inn (188 keys)

- MAJOR EMPLOYERS**
- 01 Brivo
 - 02 Clark Construction
 - 03 Comcast SportsNet
 - 04 Gelman, Rosenberg & Freedman
 - 05 Honest Tea
 - 06 Lerch, Early & Brewer
 - 07 MarketBridge
 - 08 Saul Centers
 - Walker & Dunlop
 - 09 Virtustream

- EXISTING AND UPCOMING RESIDENTIAL AND OFFICE**
- 01 7770 Norfolk (244 Units)
 - 02 Bainbridge Bethesda (200 Units)
 - 03 Eighty Two Hundred (246 Units)
 - 04 Flats 8300 (359 Units)
 - 05 Gallery Bethesda Apartments (455 Units)
 - 06 Marriott International HQ (700,000 SF)

Introducing 7900 Wisconsin.



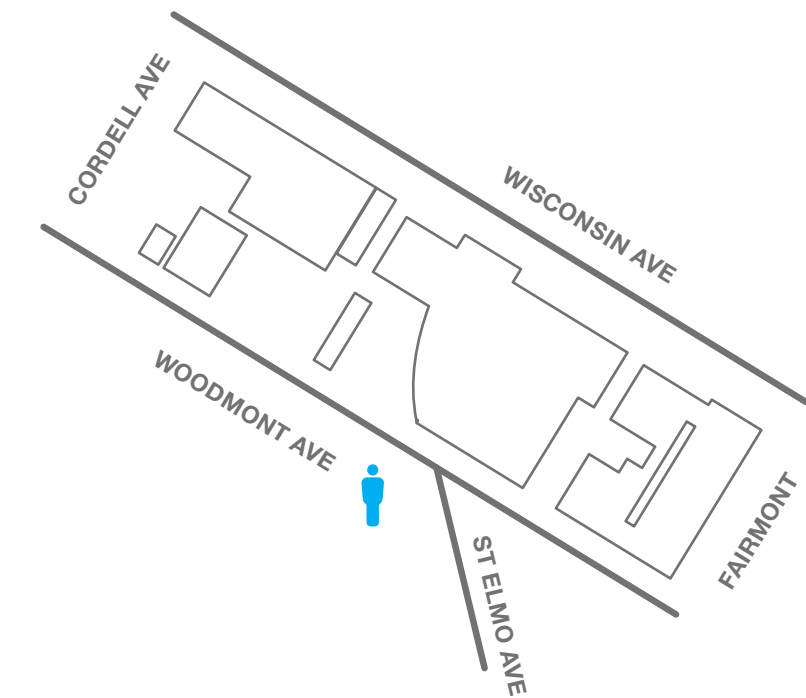


The neighborhood destination that's also a luxury tower.

Drawing regular traffic will be a full ground floor of prime retail. For the residents who live in the building, and those who live nearby, 7900 Wisconsin will be a community destination, a vital hub where neighbors come together day after day to shop and mingle.

Residents and visitors will be drawn to an inviting, one-acre greenspace that connects Wisconsin and Woodmont Avenues, featuring a massive mirrored portico that will attract people and make them linger.

Soon, the burgeoning Woodmont Triangle will be home to the most sophisticated rental building in all of Bethesda. With 323 luxurious apartments, two lush rooftop terraces, bar, lounge, fire pits, indoor/outdoor pools, state-of-the-art fitness center, underground parking, and more, it will attract residents who want to enjoy the best of life right where they live.



19,600 sq. ft. of retail space below. 16 stories of retail demand above.

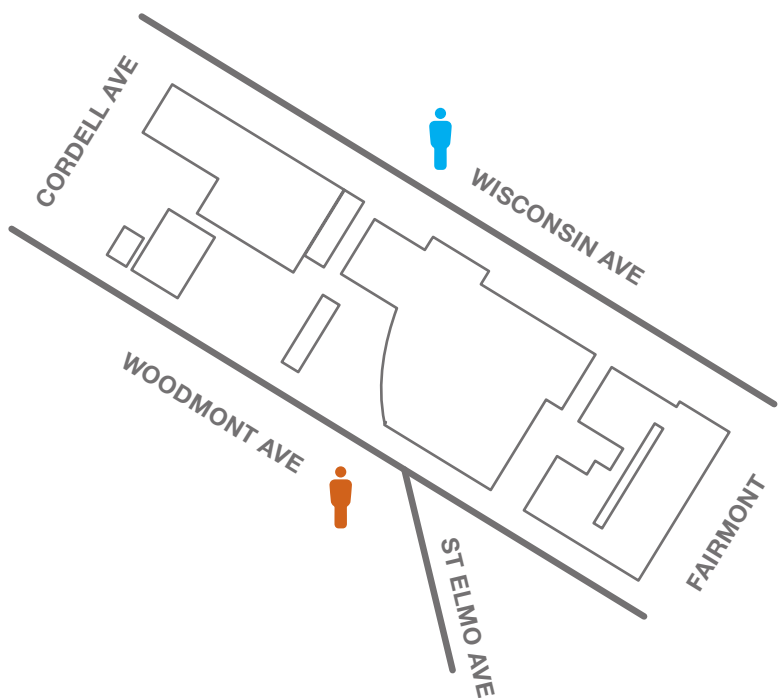




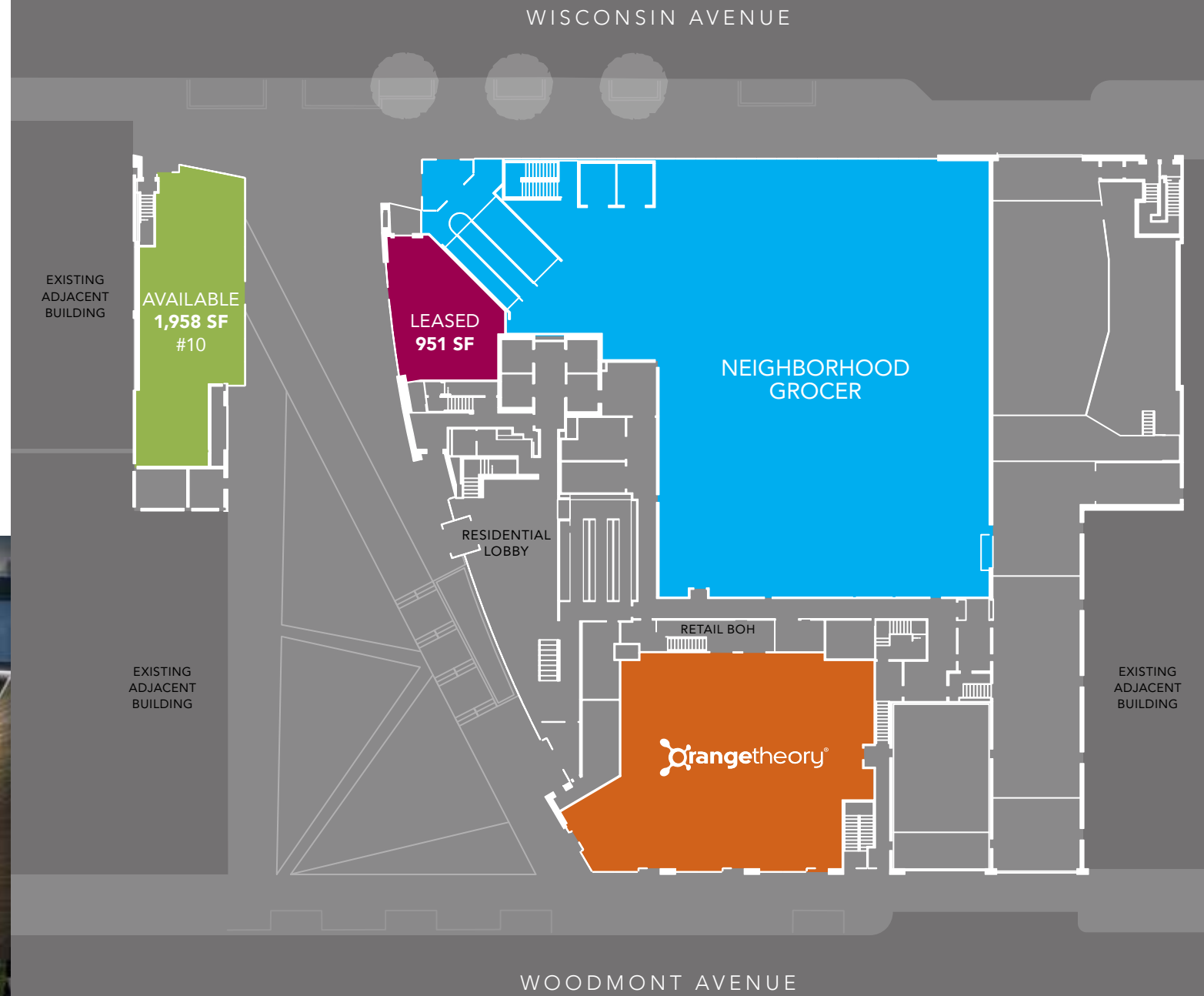
Get in on the ground floor.

Curated retail will occupy the entire ground floor of 7900 Wisconsin, anchored by a nationally renowned neighborhood grocer that attracts deeply dedicated customers in thriving communities all over America.

Adjacent retail spaces are perfectly positioned to capture the continuous flow of traffic the grocery will generate. This location is ideal retail in every respect, with more than 600 residents who will live overhead, and the thousands who reside in the neighborhoods of Woodmont Triangle just a short, easy walk away.



Site Plan





**If you
build it,
locals will
come.**

Bethesda will gather here to support community- minded retailers.

People who live in Woodmont Triangle, and those who will soon live at 7900 Wisconsin, choose this neighborhood for its very real sense of place, its easy accessibility, and human scale. They take great pride in being local and spending local. They want connection and relationship. And they're drawn to retailers that share this commitment to place. They support stores and shops that realize the best way to run a thriving business is to become part of the community.

Soon, lots of people will be spending lots of time at 7900 Wisconsin. They'll be living, shopping, eating, drinking, socializing. They'll also be supporting the retailers who are here for them. Because that's what neighbors do.

Join us. And them.

JBG SMITH (NYSE: JBGS) is an S&P 400 company that owns, operates, invests in and develops assets concentrated in leading urban infill submarkets in and around Washington, DC. Our mixed-use operating portfolio comprises approximately 20 million square feet of high-quality office, multifamily and retail assets, 98% of which are Metro-served. With an emphasis on placemaking we drive synergies across the portfolio and create amenity-rich, walkable neighborhoods. Our future development pipeline includes over 17.6 million square feet of potential development density.

Placemaking is a core part of our DNA—a philosophy that is as much about creating compelling experiences as it is about creating remarkable real estate. By strategically mixing high-quality multifamily and commercial buildings with anchor, specialty and neighborhood retail along with thoughtfully planned public areas, and walkable streets, we can define neighborhoods. We also focus on flexibility and work to design unique spaces that allow us to be nimble and responsive to the changing retail climate and ever-shifting customer preferences.

For a complete listing of our retail portfolio, please visit www.jbgsmith.com

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