

# 2 SPACES FOR LEASE

**3137 Wilson Blvd,  
Arlington Virginia**





**While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.**

**All information should be independently verified prior to a purchase or lease of the property.**

**We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.**

**We thank you for your interest and are available by email or phone call to answer any questions that you may have.**

**Sincerely,**

**Apostle Paul Voutsas**

**President and Principal Broker Of PVIM llc,**

**a Virginia Limited Liability Company**

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# About PVIM

## CRE SERVICES & Urban Retail Advisors

Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.

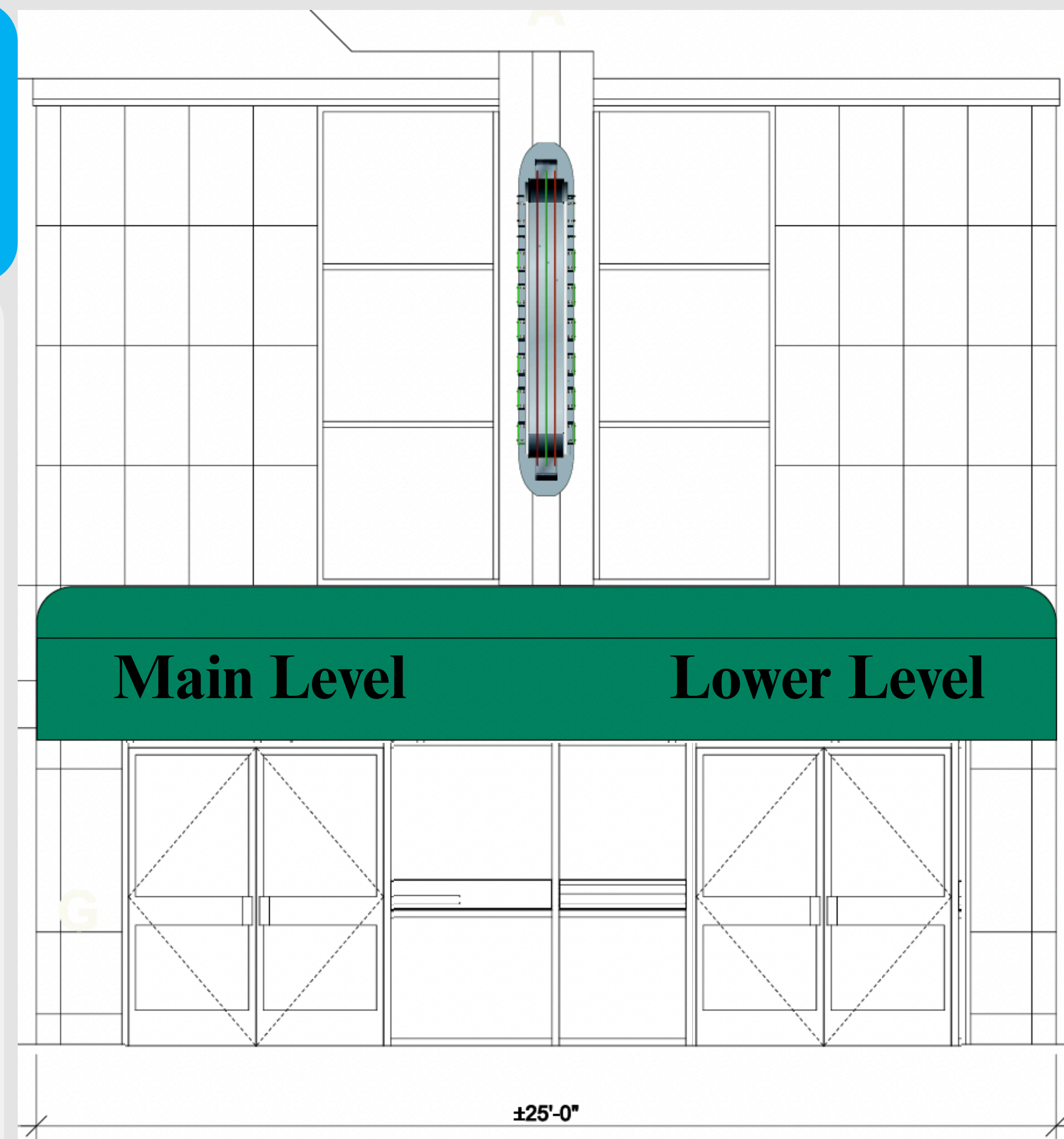




# OVERVIEW

Two spaces available for lease in the heart of Clarendon.

- Retail Level: 2,236 SF + 341 Sf Mezzanine
  - Market Rent + NNN
  - Available August 1 2026
- Lower Level: 2,213 SF Space.
  - Market Rent + NNN
  - Available August 1 2026
- Directly accross from Clarendon Metro (Silver & Orange Line)
- Clarendon has 700,000 SF of retail.
- Great opportunity for signage.
- Zoned C-3.





# AERIAL

Subject Property





# CLARENDON

## Clarendon

Located at the center of Arlington's dynamic Rosslyn–Ballston corridor, Clarendon stands as one of Northern Virginia's most desirable urban villages. Anchored by the Orange and Silver Metro lines, this walkable neighborhood offers exceptional visibility, accessibility, and energy for both residents and businesses.

By day, Clarendon is a thriving hub for creative offices, tech startups, and boutique retailers. By night, it transforms into a vibrant dining and entertainment destination, home to some of Arlington's most popular restaurants, bars, and cafés.

Tree-lined streets, high foot traffic, and a strong residential base create an ideal environment for retailers and service operators.

With a mix of modern apartments, luxury condominiums, and historic single-family homes all within walking distance, Clarendon offers a rare balance of lifestyle convenience and urban sophistication—making it a premier location for businesses seeking steady exposure and a loyal customer base.



**Office Space**  
**1.5M SF**



**Retail Space**  
**700K SF**



**Residential Units**  
**4,000**



# COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

|  | Specific Use Types | RA4.8 | R-C | RA-H | RA-H-3.2 | C-1-R | C-1 | MU-VS | C-1-0 | C-O-1.0 | C-O-1.5 | C-O-2.5 | C-O | C-O-A | C-O ROSSLYN | C-O CRYSTAL CITY | C-2 | C-TH | C-3 | C-R | Use Standards |
|--|--------------------|-------|-----|------|----------|-------|-----|-------|-------|---------|---------|---------|-----|-------|-------------|------------------|-----|------|-----|-----|---------------|
|--|--------------------|-------|-----|------|----------|-------|-----|-------|-------|---------|---------|---------|-----|-------|-------------|------------------|-----|------|-----|-----|---------------|

KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

|                                     |                                   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |         |
|-------------------------------------|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---------|
| Utilities, major<br>(See §12.2.4.K) | All major utilities               | U | U | U | U | U | U | P | U | U | U | U | U | U | P | U | U | U | P | U | U | §12.4.9 |
| Utilities, minor<br>(See §12.2.4.K) | Bus shelters; bike share stations | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U |         |
|                                     | All other minor utilities         | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | §12.4.9 |

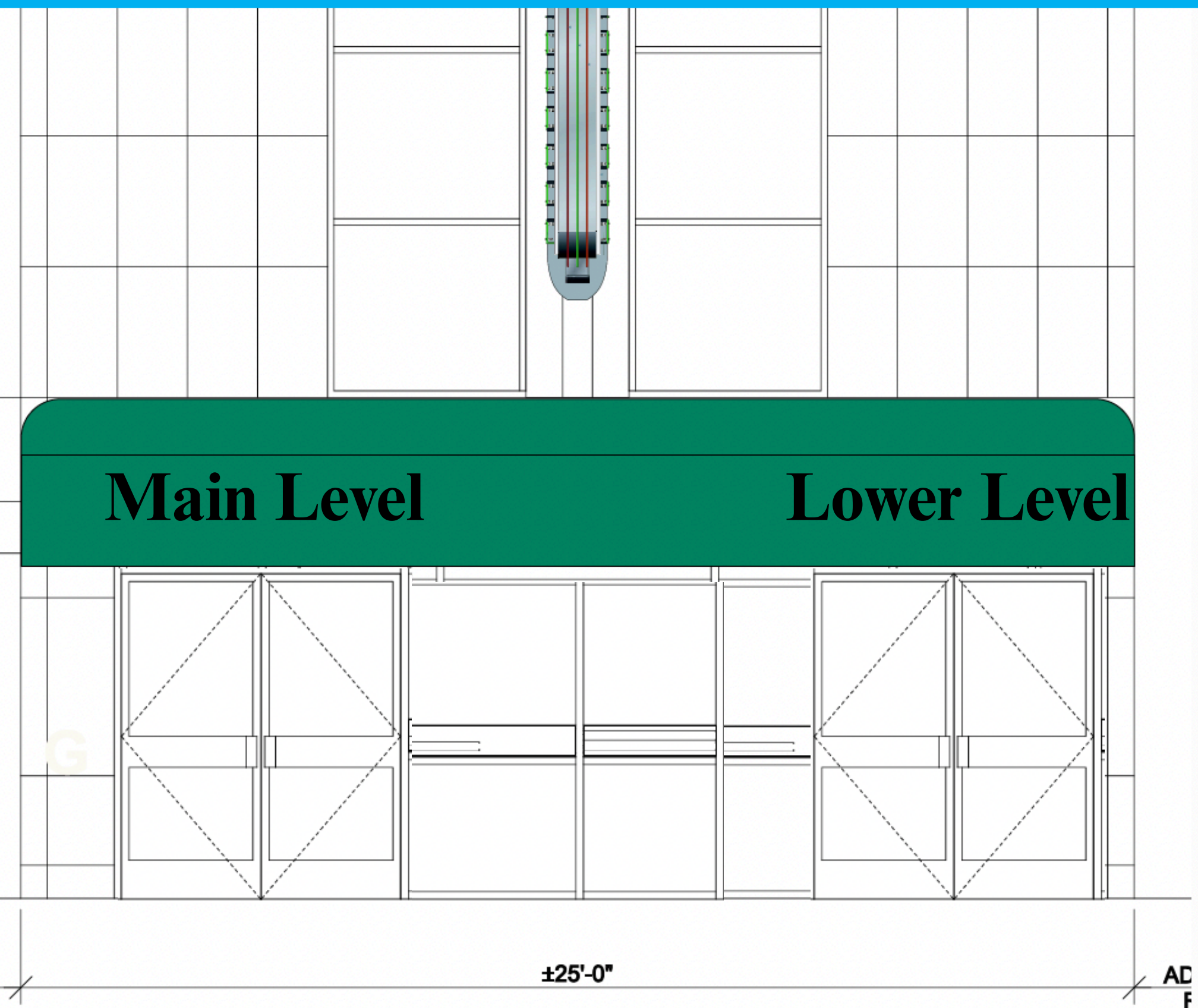
## Retail, Service and Commercial Use Categories (See §12.2.5)

|                                        |                                          |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |          |
|----------------------------------------|------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------|
| Food Establishments<br>(See §12.2.5.B) | Artisan beverage                         | S | P |   | P | P | P | P |   | P | P | P | P | P | P | P | P | P | P | P | §12.5.31 |
|                                        | Food catering establishment, small-scale | S | S |   | S |   |   | P |   | S | S | S | S | P | S | S | P | P | P | S |          |
|                                        | Restaurants                              | S | S |   | S | P | P | P |   | S | S | S | S | P | S | S | P | P | P | P |          |
|                                        | Shared commercial kitchen                | P | P |   | P | P | P | P |   | P | P | P | P | P | P | P | P | P | P | P | §12.5.34 |
|                                        | Shared commercial kitchen, limited       | U | U |   | U | U | U | U |   | U | U | U | U | U | U | U | U | U | U | U | §12.5.34 |
|                                        | Shared commercial kitchen, open-air      | U | U |   | U | U | U | U |   | U | U | U | U | U | U | U | U | U | U | U | §12.5.34 |
| Entertainment<br>(See §12.2.5.A)       | Movie or other theaters                  | S | S |   | S |   |   | P |   | S | S | S | S | P | S | S | P | P | P | P |          |
|                                        | Membership clubs and lodges              | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U | U |   | U | U | §12.5.13 |
|                                        | All other indoor entertainment uses      | S | S |   | S |   |   | P |   | S | S | S | S | P | S | S | P | P | P | S |          |

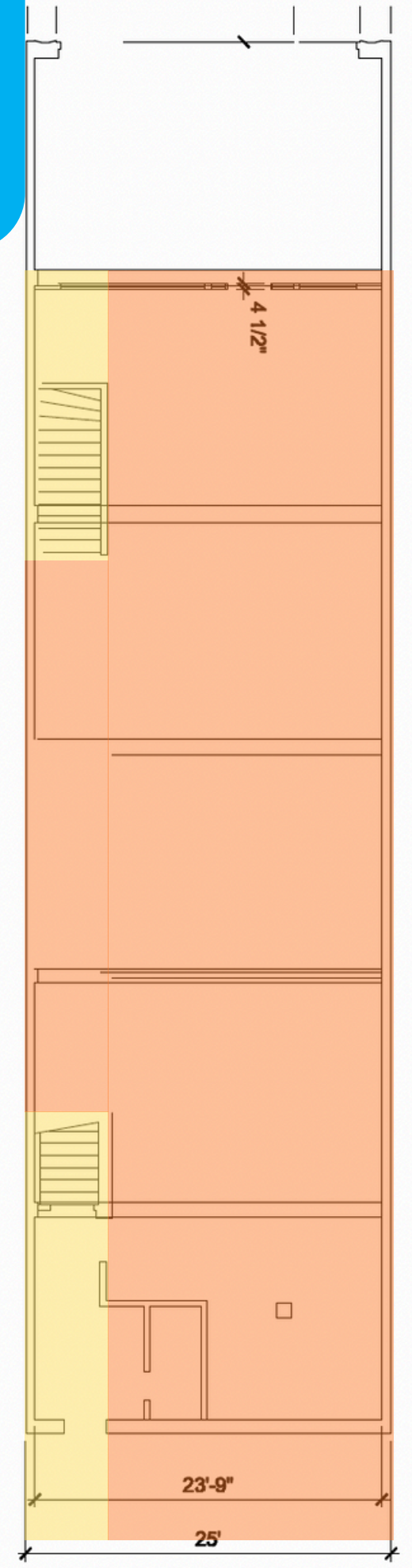
ZONING



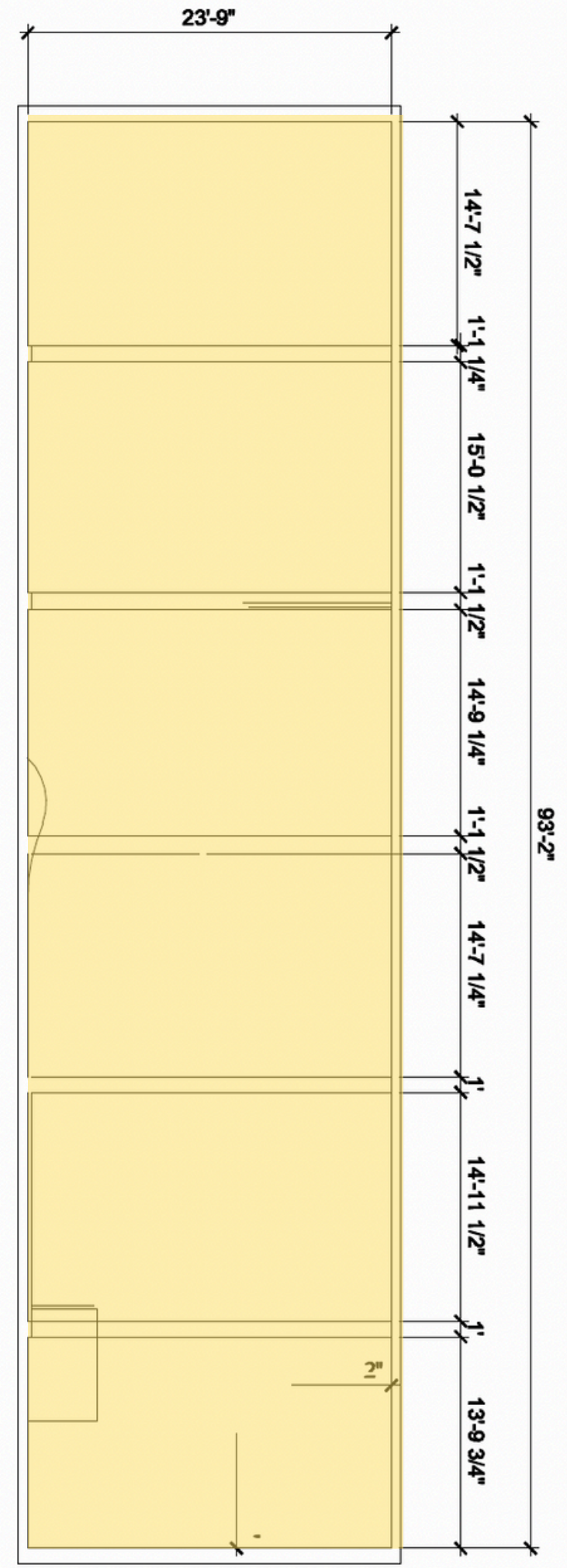
# FLOOR PLAN



**A** FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

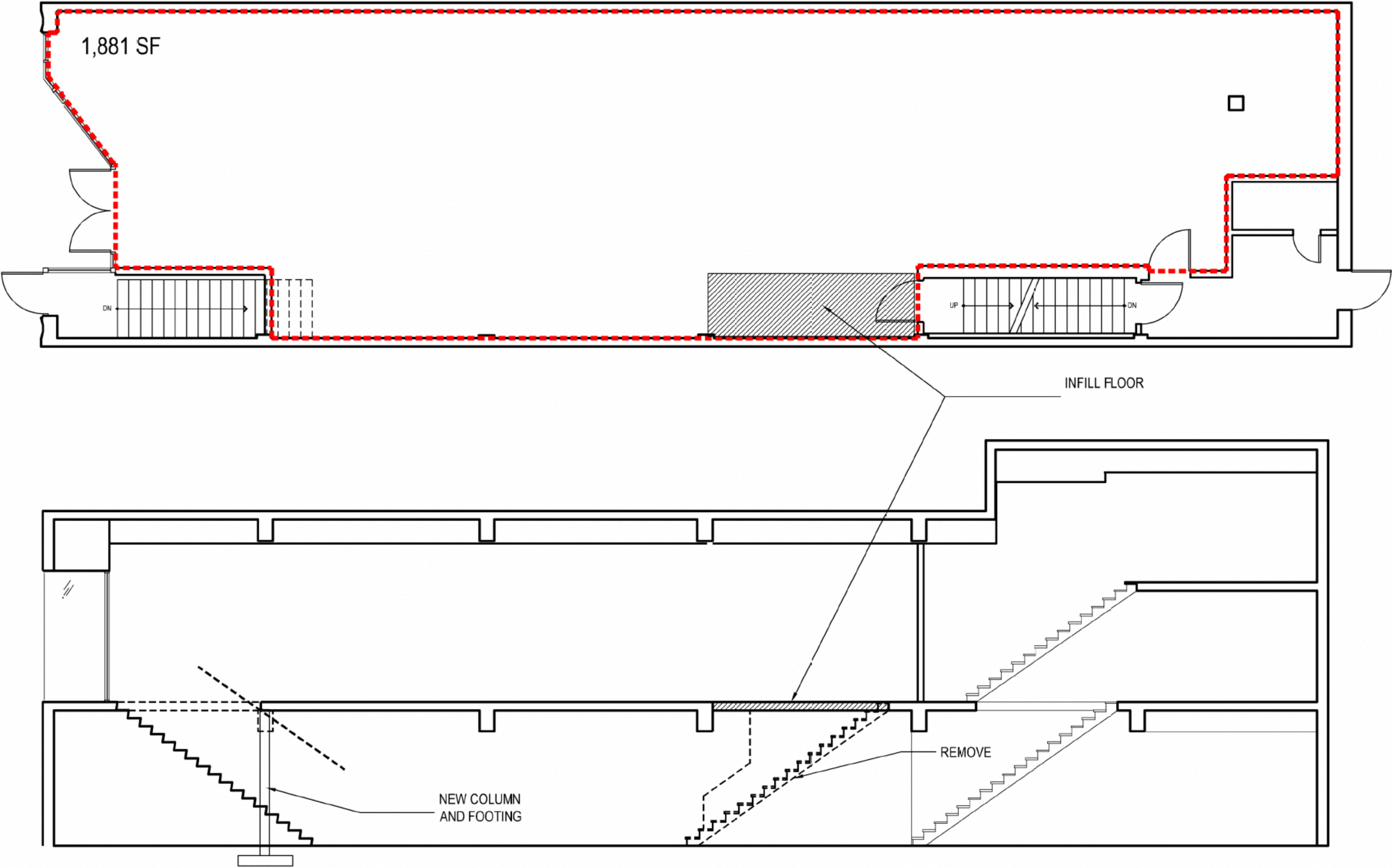


**B** BASEMENT PLAN  
SCALE: 1/8" = 1'-0"





1ST FLOOR

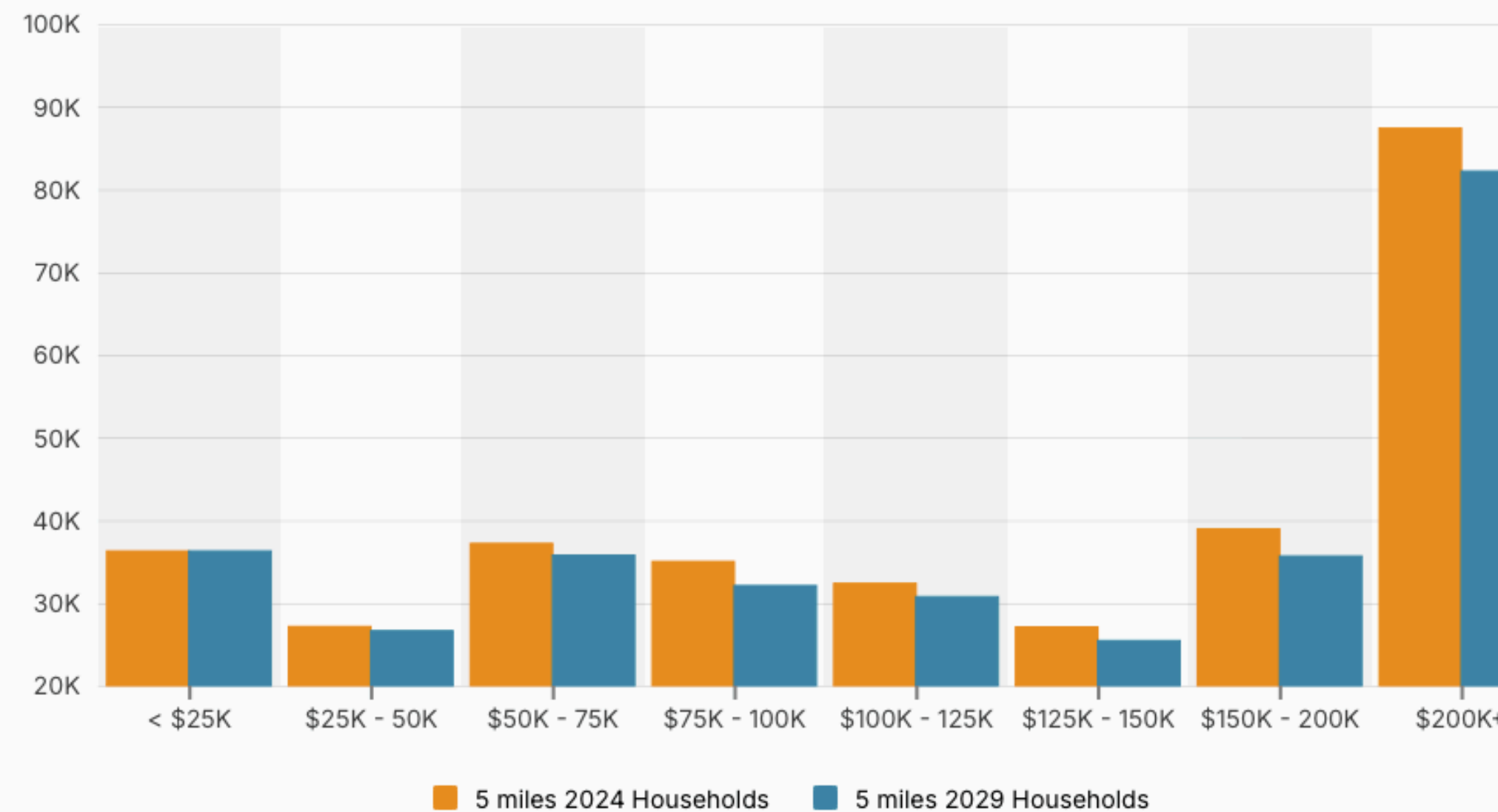


DRAWINGS

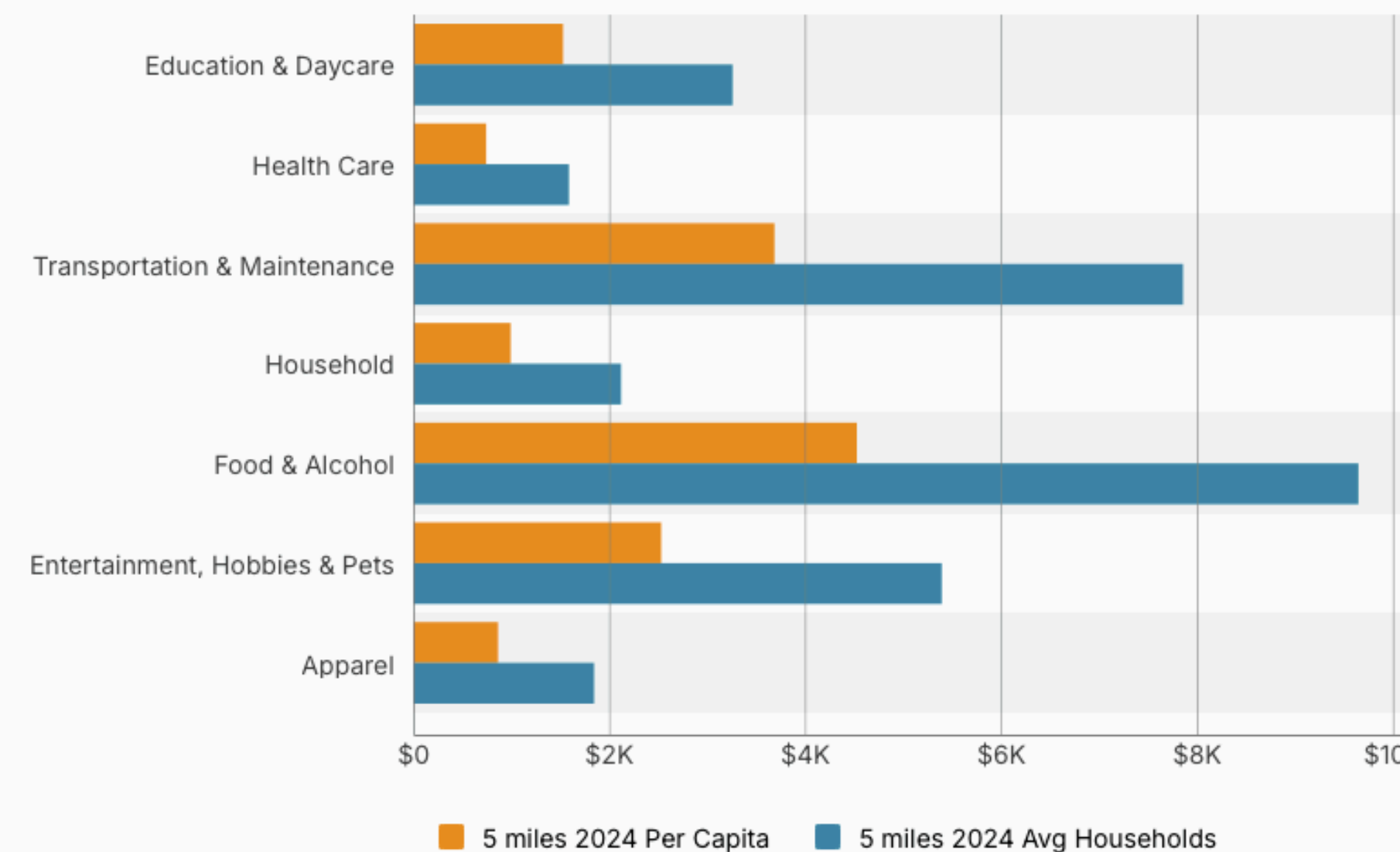


# DEMOGRAPHICS

Household Income



Per Capita & Avg Household Spending



| Food & Alcohol      |  | \$595,661,734 | \$10,083 | \$4,824 |
|---------------------|--|---------------|----------|---------|
| Food at Home        |  | \$263,379,493 | \$4,458  | \$2,133 |
| Food Away From Home |  | \$280,570,704 | \$4,749  | \$2,272 |
| Alcoholic Beverages |  | \$51,711,537  | \$875    | \$419   |



# CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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