



THE RITZ-CARLTON RESIDENCES

MCLEAN, TYSONS

FLAGSHIP RESTAURANT OPPORTUNITY

7925 WEST PARK DRIVE
MCLEAN, VA



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A Rare Restaurant Opportunity to Make Your Mark.

Discover an exceptional flagship destination in Northern Virginia's most prestigious new developments: 7,353 square feet of prime restaurant space at the base of the newly constructed Ritz-Carlton Residences, McLean, Tysons — Virginia's first Ritz-Carlton branded residential tower.

Strategically positioned within the Arbor Row masterplan — a transformative mixed-use, transit-oriented community — this premier ground-floor opportunity sits adjacent to the iconic Ritz-Carlton Hotel, Tysons Galleria, Tysons Corner Center, and approximately 7,000 existing residential units, with thousands more planned in the surrounding area. The property benefits from dense commercial and residential districts, delivering exceptional daily foot traffic, affluent demographics, and a vibrant, walkable urban environment.

Framed by the prestige of McLean and the energy of the nation's capital, unrivaled access to world-class shopping, acclaimed dining, and global business are just moments from your front door. With premier retail at Tysons Corner Center, Tysons Galleria, and The Boro, plus seamless Silver Line Metro access and proximity to two international airports (Dulles and Reagan National), The Ritz-Carlton Residences, McLean, Tysons offer the rare opportunity to live, work, and dine in the heart of this thriving, high-growth community.

This is more than a restaurant space — it's a high-visibility flagship opportunity in one of the DMV's most dynamic and upscale neighborhoods, perfectly suited for an elevated concept that can capture residents, hotel guests, office workers, shoppers, and visitors alike.





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The Restaurant Opportunity



Key Highlights

- + 7,353 SF space for lease with expansive outdoor patio
- + 97 ultra luxury condominiums, pricing starting at \$1M+
- + Access to directly service residents of 97 ultra luxury condominiums including private dining, parties, and poolside service.
- + Surrounded by sweeping views, modern architecture, and resort-style amenities
- + Valet Parking for Restaurant, including 50+ dedicated retail spaces
- + Delivery: Q4 2028



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Crown of Contemporary Living

At The Ritz-Carlton Residences, McLean, Tysons, every detail reflects a legacy of timeless elegance and intention. Experience McLean's finest residences — spacious one- to three-bedroom plus den homes, each offering top-of-the-line finishes, expansive private outdoor space, and the potential for direct elevator access. All built with craftsmanship, quality materials, and an unwavering attention to detail — ensuring a life of abundance without compromise.

Residences

- 97 units in total
- Average unit size ranges from 2,200 to 4,500 square feet
- Pricing starting at \$1M+
- Expansive floor plan
- Well-appointed finishes
- Hardwood flooring
- Direct-access elevators available
- Sweeping landscape views
- Chef's kitchens
- Spa-inspired bathrooms

Amenities

- 24-Hour Concierge and Valet
- Outdoor Pool and Sundeck
- State-of-the-Art Fitness Center
- Entertainment Lounge
- Pet Spa
- Sauna and Steam Rooms
- Treatment Rooms
- Private Dining Room
- Rooftop Lounge
- Grilling Stations
- Park with Walking Paths



Private Dining Room



Port Cochere

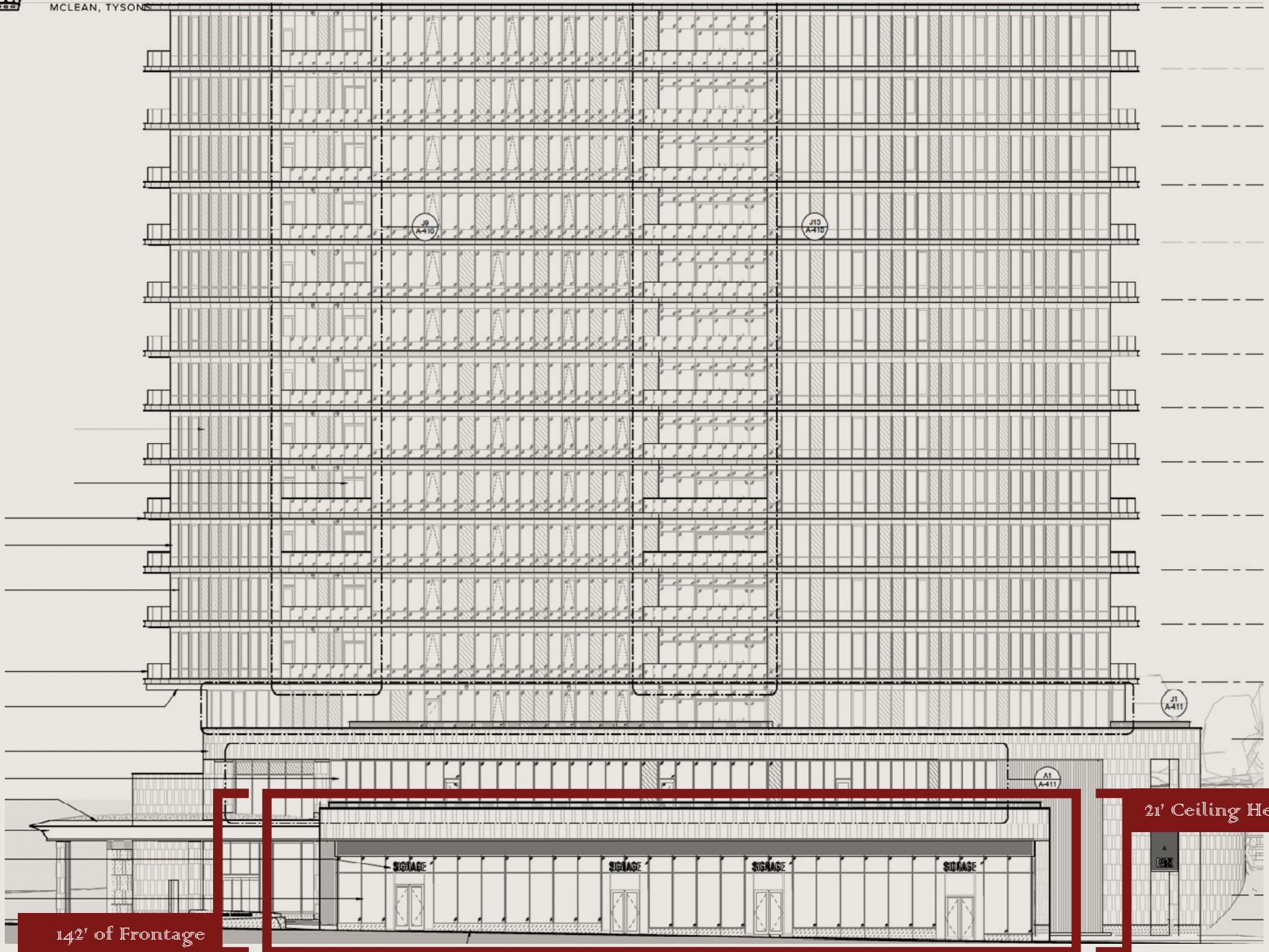
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Exterior Elevation



142' of Frontage

21' Ceiling Height

WESTPARK DRIVE

Neighborhood



	3 Miles	5 Miles	10 Miles
Total Population	109,445	271,835	1,478,242
Total Employees	122,918	197,119	1,030,195
Avg HH Income	\$258,480	\$253,757	\$213,914
\$ Spent on Food Away from Home	\$9,182.39	\$9,017.51	\$7,844.79
Bachelors Degree +	81.05%	77.0%	74.95%



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Market Highlights + Arbor Row Density at a Glance

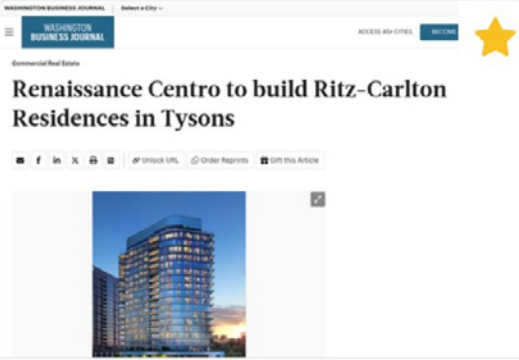
Neighborhood Highlights

- + Surrounded by 11 Fortune 500 Companies, including 4 HQs.
- + Undeniable accessibility:
located between 2 airports with approximately 52M total passengers in 2024.
- + 5 Major Hotels and over 1,300 Rooms within .5 miles.
- + 65.3M annual visitors to Tysons.
- + 5th Wealthiest County in the US, with an average Household Income of over \$216K.
- + \$2.4B in Retail Spending (2023).
Tysons is the 2nd largest employment market outside of D.C. with over 667K workers.
- + Tysons plans to add 50M square feet of new construction by 2050 with 17% Population Growth since 2015, including 1,058 residential units currently under construction.



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Recent Press



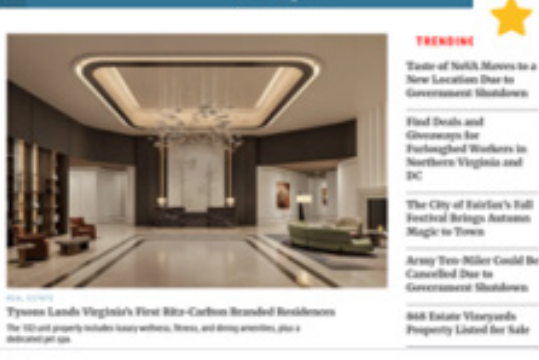
WASHINGTON BUSINESS JOURNAL
Renaissance Centro to build Ritz-Carlton Residences in Tysons

397K 11.8K



FFXnow
Developer to expand community with new Ritz-Carlton condos in Tysons

218K 36.1K 89



Northern Virginia Magazine
Tysons Lands Virginia's First Ritz-Carlton Branded...

189K 3.22K



Leasing Contact

Since 1984, Papadopoulos Properties has helped retailers and landlords find success in Washington, DC, Maryland, and Virginia.

We are a boutique firm that offers personalized service and attention to detail. Established national relationships with our peers allow us to bring new-to-market tenants to the DMV.

Papadopoulos Properties is Washington. DC's premier retail brokerage firm.



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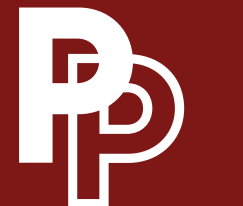
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