



Experience Riverside Station: A Tranquil  
Haven in Woodbridge



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# MODERN LIVING AT ITS FINEST: RIVERSIDE STATION IN WOODBRIDGE

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## Newmark

Discover the perfect place to call home at Riverside Station, a remarkable 304-unit apartment community in Woodbridge, Virginia. This transit-oriented asset offers seamless connectivity to the top employment hubs in Northern Virginia and Washington, DC. With its prime location off of I-95 and adjacent to the Rippon VRE Station, residents can easily commute to their desired destinations.

Riverside Station presents an incredible value-add investment opportunity, with original finishes in 76 percent of its apartment homes. Enjoy exceptional value with rent differentials ranging from \$200 to \$380 compared to nearby communities. With the ongoing growth of Amazon and projected rent growth in Woodbridge, Riverside Station is the perfect place to call home.



## NEWMARK

Experience the ultimate in luxury living at Riverside Station. Our exceptional amenities will exceed your expectations. Take a dip in our resort-style swimming pool or achieve your fitness goals in our state-of-the-art fitness center, equipped with free weights and cardio machines. Socialize with neighbors in our resident social lounge, complete with a billiards table, or find the perfect workspace in our co-working lounge. Enjoy the convenience of Hub by Amazon package lockers and treat your furry friends to a day at our fenced dog park with a pet watering station. With an on-site playground, jogging trail access, on-site storage, and guest parking, Riverside Station offers everything you need for a comfortable and convenient lifestyle.

At Riverside Station, luxury living is at its finest. Indulge in our resort-style swimming pool and state-of-the-art fitness center, featuring free weights and cardio machines. Connect with neighbors in our resident social lounge, complete with a billiards table, or find your productivity in our co-working lounge. With the convenience of Hub by Amazon package lockers and a fenced dog park with a pet watering station, every aspect of your lifestyle is catered to. Enjoy the on-site playground, jogging trail access, on-site storage, and guest parking for added convenience. Riverside Station is the epitome of comfort and

**304**

Units

**2005**

Built

**95.4%**

Occupied

**\$2,037**

In place \$/unit

**2.09**

In-place \$/sf

# KEY HIGHLIGHTS

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## UNPARALLELED LUXURY AND EXCEPTIONAL AMENITIES

Projected annual effective rent growth of 4.3% from 2024 to 2027 in the Woodbridge submarket

Numerous entertainment options including an AMC Theatre and popular eateries

Investment in capital improvements including roof replacements and enhanced landscaping

Resort-style swimming pool, fitness center, billiards table, co-working lounge, and more community amenities

Opportunity for significant rental premiums by upgrading unit finishes and features

Close proximity to Potomac Mills, Virginia's largest outlet shopping and dining destination

Spacious and well-designed apartments with in-home washers and dryers, walk-in closets, and private balconies/patios

# KEY HIGHLIGHTS

**Convenient access to employment, culture, and business hubs**

- Experience a vibrant culinary scene with a diverse range of restaurants offering unique dining experiences.
- Explore charming shopping villages and plazas such as Potomac Mills, Stonebridge at Potomac Town Center, and National Landing.
- Uncover affluent neighborhoods like Tysons Corner, Merrifield, and the Rosslyn-Ballston Corridor known for their upscale amenities and high quality of life.
- Immerse yourself in bustling business districts housing major corporations and innovative startups.
- Experience a vibrant entertainment scene with world-class theaters, museums, sports arenas, and live music venues providing endless entertainment options.
- Discover thriving business districts like Franconia/Springfield, Eisenhower Corridor/Hoffman Town Center, and Rosslyn-Ballston Corridor.
- Indulge in a variety of entertainment options, including world-class theaters, museums, sports teams, and live music venues.
- Savor the diverse culinary offerings, ranging from international cuisine to local farm-to-table dining.
- Shop to your heart's content at popular shopping villages and plazas with a wide selection of retail stores and dining options.





**COASTAL LIVING AT ITS FINEST**

# INVESTMENT HIGHLIGHTS

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**The Property offers excellent accessibility to major employment hubs in Northern Virginia and Washington, DC.**

Residents of the Property enjoy excellent accessibility to major employment hubs in Northern Virginia and Washington, DC. With its proximity to the Rippon VRE Station, residents have direct connectivity to passenger rail, providing convenient access to various employment and lifestyle destinations in the region. The Property's central location between Fort Belvoir and Marine Corps Base Quantico also offers residents easy access to two of the largest employers in the DC metro area. Additionally, the Property is conveniently located near Sentara Northern Virginia Medical Center and the Kaiser Permanente Caton Hill Medical Center, providing employment opportunities in the healthcare sector. Overall, the Property's strategic location ensures residents have exceptional access to a wide range of employment opportunities in the area.



# INVESTMENT HIGHLIGHTS

Cortland Westshore



Cortland Westshore



Azola South Tampa



Amelia Westshore



## Unit Mix

Unit Type	Number of Units	Percentage of Unit Mix	Average Size (sq ft)	Average Market Rent	Average Market Rent per sq ft
1 Bed / 1 Bath	66	22%	675	\$1,715	\$2.54
2 Bed / 1 Bath	27	9%	893	\$2,007	\$2.25
2 Bed / 2 Bath	183	60%	1,047	\$2,081	\$1.99
3 Bed / 2 Bath	28	9%	1,294	\$2,540	\$1.96
Total	304	100%	975	\$2,037	\$2.09

# INVESTMENT HIGHLIGHTS



## RIVERSIDE STATION IS A 304-UNIT, GARDEN-STYLE APARTMENT COMMUNITY IN WOODBRIDGE, VIRGINIA.

Riverside Station is a garden-style apartment community situated in Woodbridge, Virginia. This property consists of 304 units, providing residents with a comfortable and convenient living experience. Located in a well-known master-planned community, Riverside Station offers direct connectivity to major employment hubs in Northern Virginia and Washington, DC, thanks to its proximity to the Rippon VRE Station. The apartments feature various unit types, including one, two, and three-bedroom options, with spacious floor plans and modern finishes. Residents can take advantage of amenities such as a resort-style swimming pool, fitness center, and resident social lounge. With its prime location and attractive features, Riverside Station presents an appealing living option in the Woodbridge area.



**THE PROPERTY IS PART OF A WELL-KNOWN MASTER-PLANNED COMMUNITY AND IS CONVENIENTLY SITUATED OFF OF I-95 AND ADJACENT TO THE RIPPON VRE STATION.**

The Property is situated in a renowned master-planned community and boasts a convenient location just off of I-95 and adjacent to the Rippon VRE Station. This prime positioning ensures that residents have seamless connectivity to major employment hubs in Northern Virginia and Washington, DC. With the VRE Station right next door, residents can easily access a variety of employment opportunities and recreational activities in the area. Furthermore, the Property benefits from its close proximity to a well-known interstate, providing residents with quick and hassle-free travel options. Its desirable location within a master-planned community, coupled with its excellent transportation access, makes the Property an appealing choice for residents seeking both convenience and connectivity.

# Rent Comparables

Property	Year Built	Occupancy	Unit Count	Avg. Unit Size	Avg. Market Rent	Avg. Market Rent/SF
Riverside Station	2005	95.4%	304	975 SF	\$2,037	\$2.09
The Flats at Neabsco	2015	97%	358	1,035 SF	\$2,265	\$2.19
Bell Stoneridge	2014	96%	308	898 SF	\$2,230	\$2.48
The Sutton	2015	94%	420	996 SF	\$2,149	\$2.16
Stone Pointe	2013	94%	288	1,136 SF	\$2,098	\$1.85
The Enclave at Potomac Club	2013	94%	406	1,101 SF	\$2,256	\$2.05

