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COMING SOON

Salty Donut lines up four D.C.-area locations

Miami doughnut and coffee shop The Salty Donut plans to open four locations across Greater Washington this year, including three spots in the District.

The Salty Donut is replacing shuttered District Doughnut shops on Barracks Row and The Wharf. It is also taking over the former Peet's in Georgetown and a Loyal Companion pet grooming store at the Mosaic District in Fairfax.

The first of the local stores to open will likely be Mosaic, which, at 3,210 square feet, will be its biggest and serve as its local flagship, per Andy Rodriguez, co-founder and CEO.

The chain had been scouting potential locations across Greater Washington for a couple years. It now has 16 shops in such metro areas as Atlanta, Charlotte, and Dallas, with other locations, including Nashville, in the works.

The Mosaic District location is considerably larger than the average store, which range from around 2,200 square feet to 2,700 square feet, but it was a concession the chain had to make to secure space in the sought-after retail destination.

It's on the hunt for other locations in Greater Washington, including suburban Maryland, though it has yet to find the right space there.

EYE ON RESTON

AWARD-WINNING CLARITY OPENING RESTON OUTPOST

It will have a different vibe than the original, catering to lunch crowds

The team behind award-winning American restaurant Clarity plans to open a new outpost at Reston Town Center, where it will join a slate of new restaurant and retail tenants coming to the mixed-use development.

The restaurant is going into a 4,523-square-foot space at the base of the Fannie Mae-anchored development on Opportunity Way, steps from the Reston Town Center Metro station. It's part of the newly developed section of the mixed-use project, which also includes the dual-branded AC Hotel and Residence Inn by Marriott that opened earlier this year.

The original Clarity in Vienna was named one of the top restaurants at the 2018 RAMMY Awards and received further accolades in 2021 for its Covid-safe redesign.

BXP Inc., the town center's developer, went after a long list of potential tenants, per Stephanie Friedman, vice president of retail leasing at the real estate investment trust.

"Our focus is very much on restaurants, both fast-casual and full-service, and services to support the hotel, offices and residences that are very much a part of that project," Friedman said. "Clarity has had fantastic success in Vienna, and the second we heard they had inter-



SV IMAGES LLC

Viswa Vasireddy plans to open a new outpost of his award-winning restaurant, Clarity, at Reston Town Center.

est in Reston we were all over it and were quick to try it out."

The new restaurant, slated to open at the end of the year, will have indoor seating for around 170 and outdoor seating for 50. The restaurant has retained Pongsak Denpattanapitak of PDC Associates to design the space. Rappaport's Greg Hull represented Clarity, while CBRE's Lisa Stoddard represented

BXP.

The new Clarity will have a different vibe than the original, per restaurateur Viswa Vasireddy, whose other spots include Vasili's Kitchen in Gaithersburg and Copperwood Tavern in Shirlington. It will be more heavily focused on lunch and happy hour crowds due to its location, and will offer some new items not available in Vienna.

ON THE WAY

The new Clarity is one of a half-dozen new tenants coming to Reston Town Center, including:

- Toastique, the gourmet toast, juice and coffee bar, coming to 11990 Inspiration St.
- Yunnan by Potomac Noodle House, an upscale Chinese restaurant, coming to 1975 Opportunity Way
- iCryo, a health and wellness brand with services including cryotherapy and red-light therapy, coming to 12000 Inspiration St.
- Urbi Goods, a boutique jewelry store, coming to 11962 Market St.

ON THE MARKET

Owners seeking \$24M for Virginia shopping center

An 85,000-square-foot retail center near Fort Belvoir is up for sale, nearly a decade after its owners acquired the property.

KLNB is marketing Sacramento Center at 8792 Sacramento Drive, near Mount Vernon Country Club in Fairfax County, on behalf of its owner, an affiliate of Capital Investment Advisors. The company, led by Stephen Bannister and Rebecca Pelino, bought the center for about \$16 million in

2016.

Retail is an outlier in Capital Investment's portfolio, which is heavily weighted toward multifamily and industrial, and the company felt the time was right to test the market, per KLNB's Chris Burnham, who is marketing the center with KLNB's Andy Stape and Vito Lupo. The center is nearly 99% leased and features a standalone Chipotle that opened in

September. A leasing brochure shows a single 2,400-square-foot storefront available for lease.

Many of the center's older tenants have transitioned from discounted rental rates to market-rate leases since the property last sold. Other tenants include Dollar Tree, Planet Fitness and ZIPS Dry Cleaners.

Capital Investment is hoping to fetch around \$24 million for the center.