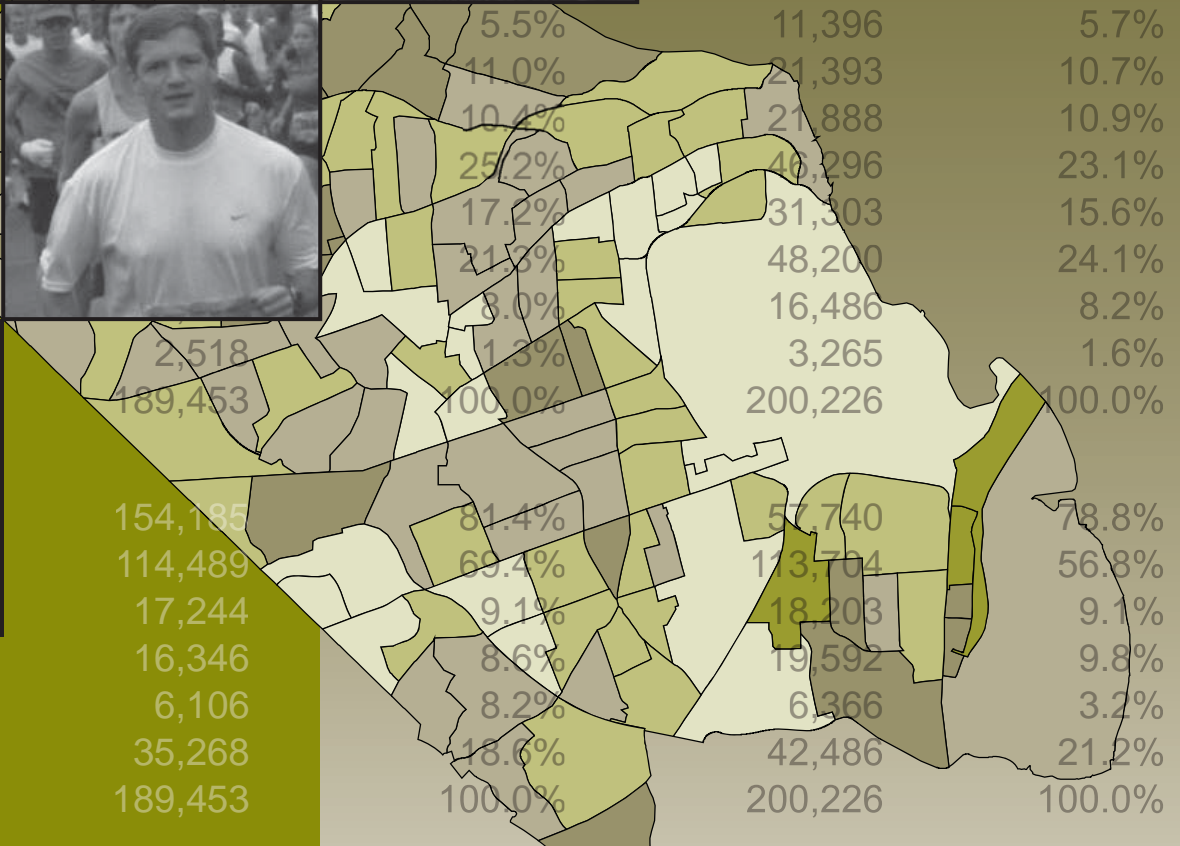


Arlington, Virginia



PROFILE 2008

SUMMER UPDATE



Arlington is an urban county of about 26 square miles located directly across the Potomac River from Washington DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the area surveyed for the nation's capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920 when the county portion was renamed Arlington County.

Arlington had an estimated population of 208,000 on July 1, 2008, reflecting a 9.3% increase since 2000. It is among the most densely populated jurisdictions in the country with a population density of about 8,062 persons per square mile. Arlington's population is racially, ethnically and culturally diverse. In 2006, about 35% of Arlington's residents were Hispanic/Latino, African-American, Asian or multi-racial. Almost 23% of residents were born outside the United States in 2006. Arlington County public school children speak 99 languages and hail from 129 countries. Arlington residents are among the most highly educated in the nation. In 2006, slightly over 67% of adults age 25 and older had a bachelor's degree or higher and about 34% had a graduate or professional degree.

Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington boasts high quality residential neighborhoods. Residents are actively involved in the community. Arlington has 63 registered civic and citizen associations, dozens of commissions, and over 100 community service organizations. There are almost 200 public parks and playgrounds, 86 miles of biking/jogging trails, 14 community centers, nine live stage theaters and eight libraries in Arlington for residents and visitors to enjoy. Arlington also boasts 589 restaurants.

Arlington's central location in the Washington DC metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and commercial mix. Arlington has focused high-density commercial and residential development around Metrorail stations in the Rosslyn-Ballston and Jefferson Davis Metro Corridors, while maintaining lower density residential neighborhoods in the rest of the County.

Arlington had an estimated 207,700 jobs as of July 1, 2008. The federal government is the largest single employer in the County. Arlington's top 5 private employers are Virginia Hospital Center, Marriott International, Corporate Executive Board, Lockheed Martin Corporation, and SAIC. In March 2008, Arlington's unemployment rate was 2.4%.

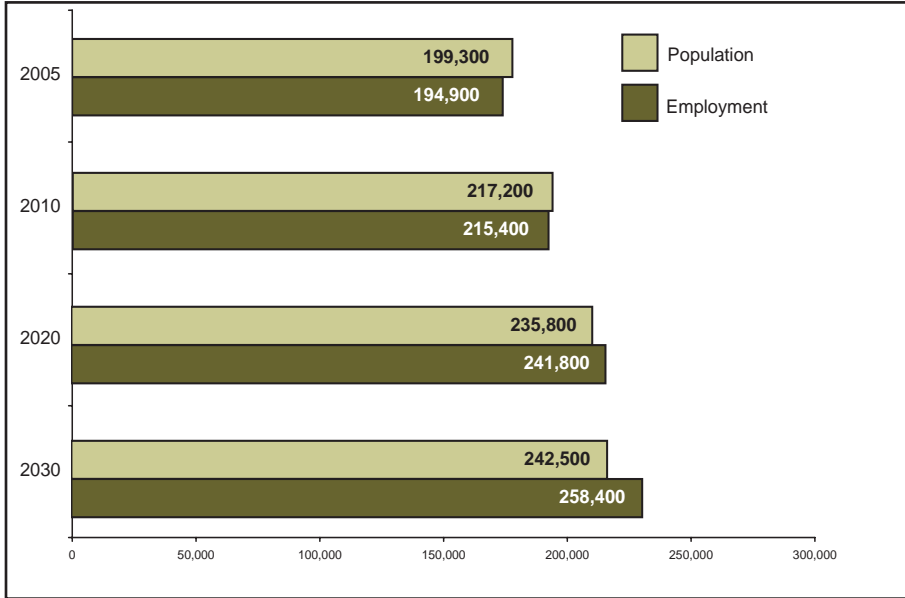
Arlington has more private office space than downtown Boston, Los Angeles, Dallas, and Denver. In the first half of 2008, about 621,000 square feet of office space was completed and approximately 351,000 square feet of office space was still under construction. The office vacancy rate in the 1st quarter 2008 was 9.0%, but the vacancy rates in some office



markets, including Ballston, Rosslyn, and Virginia Square were lower.

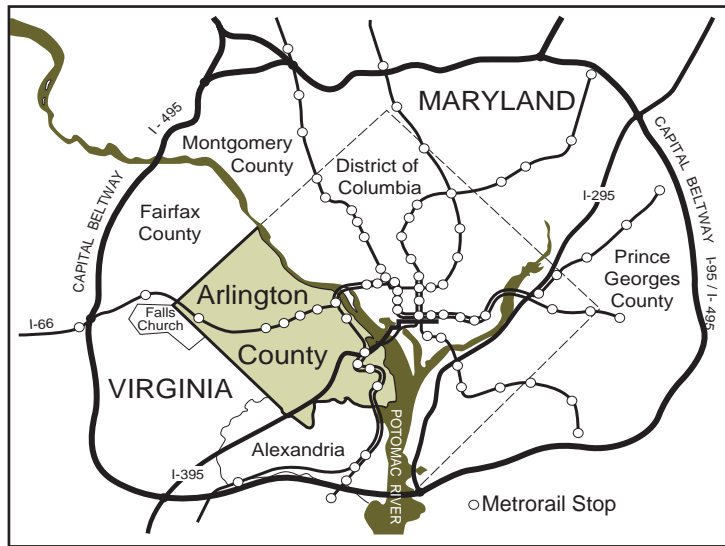
Arlington's tax base is approximately divided between 45% commercial and 55% residential properties, enabling the County to maintain a competitive property tax rate in the Washington DC region. In 2008, the tax rate is \$0.838 per \$100 of assessed value.

POPULATION AND EMPLOYMENT FORECASTS



Source: Arlington County Planning Division Round 7.1 Cooperative Forecasts.

ARLINGTON IN THE DC METRO AREA



POPULATION

July 1, 2008 Population (Planning Division Estimate)	208,000
2006 Population (U.S. Census Bureau Population Estimates Program)	199,776
2000 Population (U.S. Census Bureau Decennial Census)	189,453

AGE DISTRIBUTION

	2000		2006 *		July 1, 2008 *	
Under 5	10,397	5.5%	13,388	6.7%	14,900	7.2%
5 - 19	24,016	12.7%	24,765	12.4%	26,400	12.7%
20 - 24	16,535	8.7%	11,594	5.8%	10,600	5.1%
25 - 34	47,675	25.2%	39,443	19.7%	37,200	17.9%
35 - 44	32,664	17.2%	40,012	20.0%	42,500	20.4%
45 - 64	40,404	21.3%	51,542	25.8%	56,100	27.0%
65 - 84	15,244	8.0%	15,735	7.9%	16,500	8.0%
85 and Over	2,518	1.3%	3,297	1.7%	3,800	1.8%
Total Population	189,453	100.0%	199,776	100.0%	208,000	100.0%

RACE AND HISPANIC/LATINO ORIGIN

	2000		2006 *	
Non-Hispanic/Latino	154,185	81.4%	168,303	84.2%
White	114,489	60.4%	130,363	65.3%
Black/African-American	17,244	9.1%	16,996	8.5%
Asian/Pacific Islander	16,346	8.6%	17,560	8.8%
Other/Multi-Racial	6,106	3.2%	3,384	1.7%
Hispanic/Latino	35,268	18.6%	31,473	15.8%
Total Population	189,453	100.0%	199,776	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing and 2006 Population Estimates Program. Arlington Planning Division estimates, 2008.

* Figures may not sum due to rounding.

HOUSEHOLDS

July 1, 2008 Households (Planning Division Estimate)	97,900
2006 Households (U.S. Census Bureau American Community Survey)	85,337
2000 Households (U.S. Census Bureau Decennial Census)	86,352

HOUSEHOLD SIZE

	2000		2006	
1 Person	35,216	40.8%	39,056	45.8%
2 Persons	27,419	31.8%	24,469	28.7%
3 Persons	10,432	12.1%	10,094	11.8%
4 Persons	7,559	8.8%	7,248	8.5%
5+ Persons	5,726	6.6%	4,470	5.2%
Total Households	86,352	100.0%	85,337	100.0%
Average Household Size	2.15		2.30	

Source: U.S. Census Bureau; Census 2000, SF1, P26; 2006 American Community Survey, B11016.

HOUSEHOLD COMPOSITION

	2000		2006	
Family Households	39,322	45.5%	39,122	45.8%
With own children under 18 years	16,625	19.3%	18,388	21.5%
Married-couple families	12,800	14.8%	13,377	15.7%
Male householder, no wife families	880	1.0%	1,537	1.8%
Female householder, no husband families	2,945	3.4%	3,474	4.1%
Nonfamily Households	47,030	54.5%	46,215	54.2%
Total Households	86,352	100.0%	85,337	100.0%

Source: U.S. Census Bureau; Census 2000, SF1, P18; 2006 American Community Survey, B11003. Data not available for 2008.

HOUSING UNITS

July 1, 2008 Housing Units (Planning Division Estimate) 103,038
 2000 Housing Units (U.S. Census Bureau) 90,426

TYPE OF HOUSING UNIT (2000 and 2008)

	2000		July 1, 2008 *	
Single-family, detached	27,668	30.6%	27,965	27.1%
Single-family, attached	10,284	11.4%	10,732	10.4%
Multi-family (3+ units)	52,373	57.9%	64,240	62.3%
Other	101	0.1%	101	0.1%
Total Housing Units	90,426	100.0%	103,038	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division estimates.

* 2008 figures may not sum due to rounding.

INCOME

ARLINGTON

2008 Median Household Income \$91,896
 2008 Per Capita Income \$64,504

Source: Arlington County Planning Division estimates.

2005 Effective Buying Income \$6.52 Billion

Source: Sales and Marketing Management, Survey of Buying Power, 2005.

WASHINGTON METROPOLITAN AREA

2008 Median Family Income for Family of Four \$99,000

Source: U.S. Department of Housing and Urban Development, Estimated Median Family Incomes for FY 2008, March 2008.

EDUCATION

PUBLIC SCHOOLS ENROLLMENT

(September 2007)

	No. of students
Elementary School (PreK - 5)	9,627
Middle/High School (6 - 12)	9,022
Stratford Program	35
Total (PreK - 12)	18,684

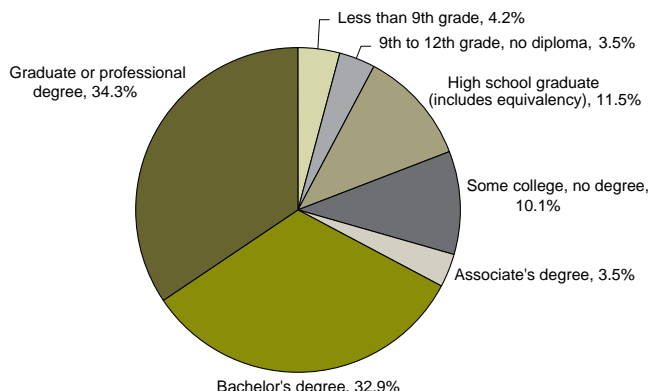
Expenditures per Pupil (Fiscal Year 2008) \$18,563

High School Graduates Continuing Their Education 88.4%

Source: Arlington County Public Schools.

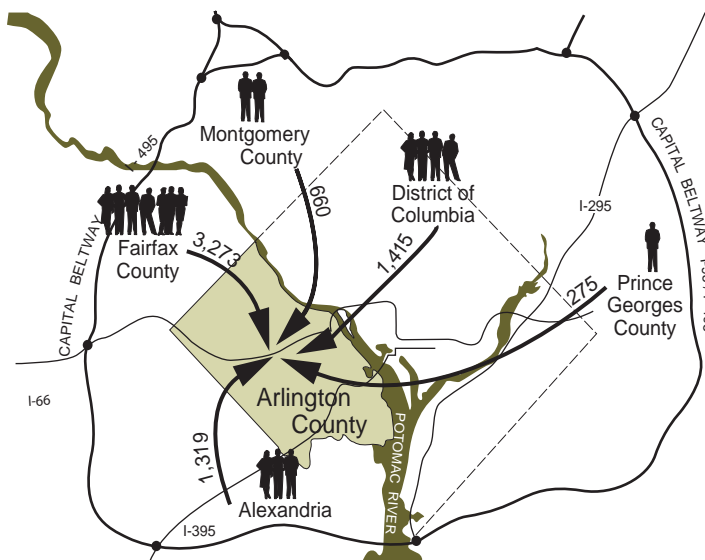
EDUCATIONAL ATTAINMENT

Population Age 25 and Older (2006)



Source: U.S. Census Bureau, 2006 American Community Survey.

POPULATION MIGRATION - INFLOW (2005 - 2006)



From other parts of VA 1,405

From other parts of MD 400

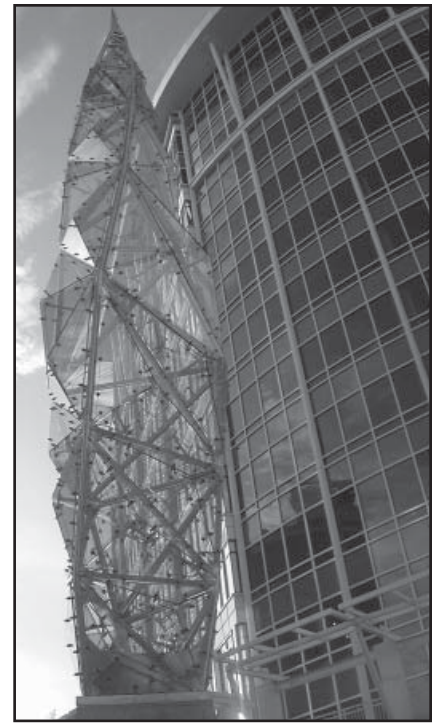
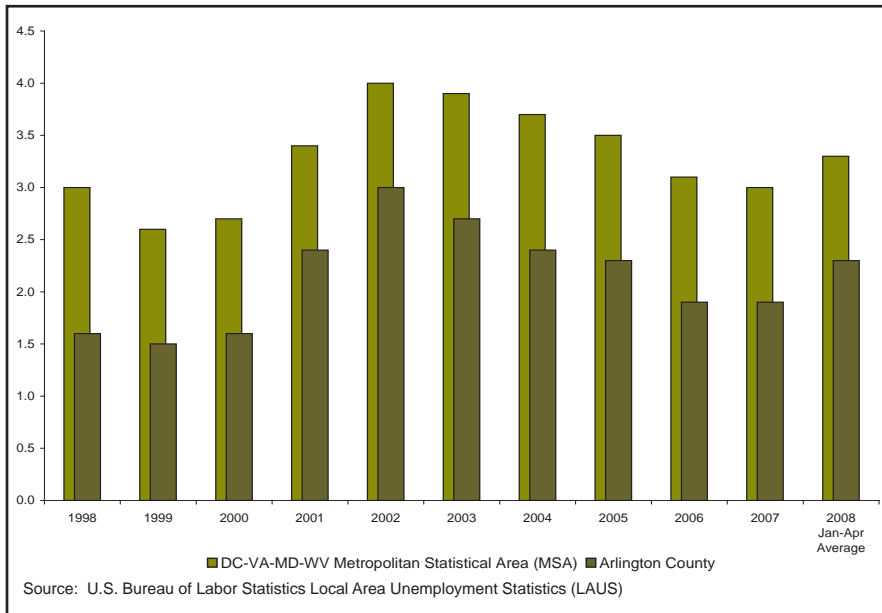
From other states 5,344

From other countries 580

Source: Internal Revenue Service.

LABOR FORCE & UNEMPLOYMENT

Civilian Labor Force (March 2008) 131,009
 Unemployment Rate (March 2008) 2.4%



“Flame” by Ray King, funded by the JBG Companies. Photo by Arlington County, Public Art Program.

AT-PLACE EMPLOYMENT

AT-PLACE EMPLOYMENT* BY INDUSTRY (2008)

Construction	4,900	2.4%
Retail Trade	10,990	5.3%
Transportation and Warehousing	9,450	4.5%
Information	6,620	3.2%
Finance and Insurance	4,830	2.3%
Real Estate and Rental/Leasing	7,980	3.8%
Professional and Technical Services	39,600	19.1%
Hospitality and Food Services	15,450	7.4%
Other Services	44,660	21.5%
Government	59,620	28.7%
All Other	3,600	1.7%
Total Jobs	207,700	100.0%

* At-place employment refers to jobs located in Arlington.

Source: Arlington County Planning Division estimates. Because of a change in industry classification, data are not comparable with earlier years.

GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

	2007-2008 Enrollment
Marymount University	3,609
George Mason University	2,760
Art Institute of Washington *	1,361
Argosy University	1,032
DeVry University	681
ACT College *	679
Everest College *	574
George Washington University	530
Graham Webb International Academy of Hair *	215
Westwood College *	155

* Source: National Center for Education Statistics, Fall 2006. Unless otherwise noted source is Arlington Economic Development (AED).

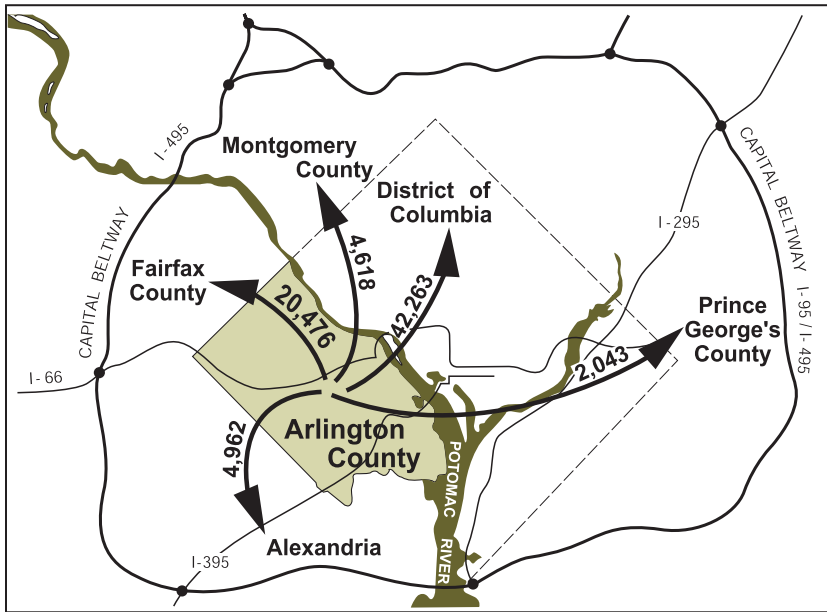


TOP 10 PRIVATE EMPLOYERS

Company	Arlington Employees January 2008
Virginia Hospital Center	2,127
Marriott International, Inc.	1,720
Corporate Executive Board*	1,659
Lockheed Martin Corporation	1,533
SAIC	1,448
US Airways	1,294
CACI	1,246
Booz Allen Hamilton	1,203
Verizon	995
SRA International, Inc.	954

* Will move in by March 1st 2008.
Source: Arlington Economic Development.

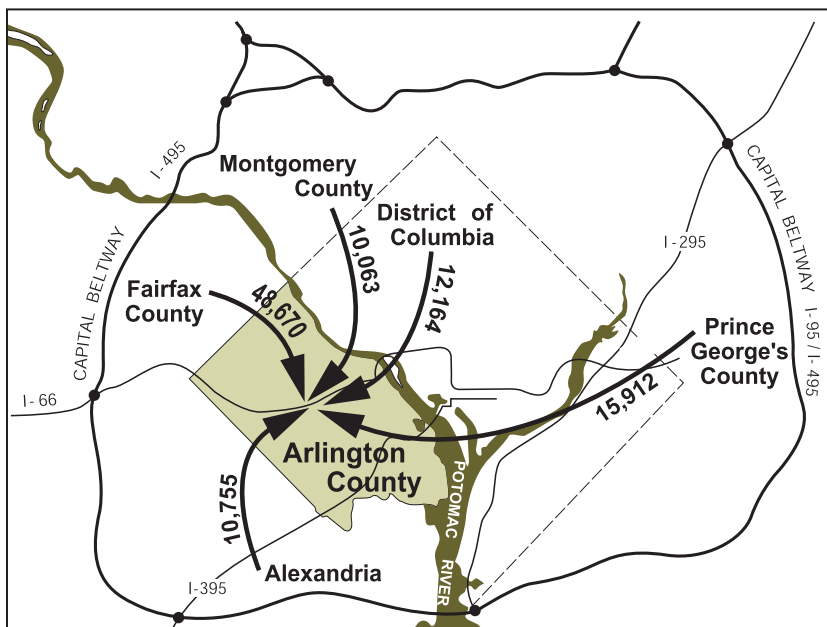
RESIDENTS WORKING IN OTHER JURISDICTIONS (2000)



To Prince William Co., VA	648
To Loudoun Co., VA	1,230
To other places in VA	3,264
To other places in MD	917
To other states	1,047

Source: U.S. Census Bureau.

RESIDENTS OF OTHER JURISDICTIONS WORKING IN ARLINGTON (2000)



From Prince William Co., VA	10,108
From Loudoun Co., VA	2,671
From other places in VA	8,272
From other places in MD	8,178
From other states	2,474

Source: U.S. Census Bureau.

SUMMARY OF NET NEW OFFICE CONSTRUCTION

Office Space in Square Feet of Gross Floor Area (GFA)

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	510,611	0	510,611
1960 - 1969	3,943,779	2,544,107	6,487,886
1970 - 1979	1,245,417	3,064,442	4,309,859
1980 - 1989	8,542,520	5,736,089	14,278,609
1990 - 1999	3,461,971	438,928	3,900,899
2000 - July 1, 2008	4,160,298	457,849	4,618,147
Total Corridor GFA	21,864,596	12,241,415	34,106,011
Under Construction (as of July 1, 2008)	16,573	0	16,573

Total County GFA 43,762,601

Office vacancy rate (1st Quarter 2008)* 9.0%

Source: Arlington County Planning Division. *Source: Arlington Economic Development.

2008 APPROVED PROJECTS

The following projects were approved by the Arlington County Board in the 1st and 2nd quarters of 2008.

BALLSTON

- Peck/Staples/AHC - AHC Building (SP #401) - 90 residential units
- Peck/Staples/AHC - Building A (SP #401) - 282,989 s.f. office, 26,292 s.f. retail
- Peck/Staples/AHC - Building B (SP #401) - 132,827 s.f. office, 9,949 s.f. retail
- Peck/Staples/AHC - The Townhouses (SP #401) - 28 residential units

CRYSTAL CITY

- Monument View (SP #400) - 323,299 s.f. office, 3,512 s.f. retail, 352 residential units

ROSSLYN

- Rosslyn Commons (SP #412) - 12,635 s.f. retail, 479 residential units

OTHER AREAS

- Lee Gardens Shopping Center (SP #406) - 33,495 s.f. retail, 188 residential units
- 705/707 N Barton St** - 2 residential units

TOTAL DEVELOPMENT APPROVED BY THE ARLINGTON COUNTY BOARD IN 2008:

739,115 s.f. office GFA 1,139 residential units
 85,883 s.f. retail GFA 0 hotel rooms
 0 s.f. other GFA

** URD = Unified Residential Development
 A complete report on 2008 development is available from the Arlington web site.



Rosslyn Commons, Building 2

SUMMARY OF NET NEW RESIDENTIAL CONSTRUCTION

RESIDENTIAL UNITS

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	4,958	514	5,472
1960 - 1969	1,263	3,613	4,876
1970 - 1979	378	2,167	2,545
1980 - 1989	8,524	2,014	10,538
1990 - 1999	6,179	684	6,863
2000 - July 1, 2008	6,720	3,250	9,970
Total Units	28,022	12,242	40,264
Under Construction (as of July 1, 2008)	1,092	266	1,358
Rental vacancy rate (2007)**	2.9%		

**Source: Arlington County 2007 Rent and Vacancy Survey.

HOUSING

HOUSING UNIT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	6,212	7,406	8,873	10,264
Court House	6,048	7,643	8,147	8,297
Clarendon	680	2,751	4,222	4,730
Virginia Square	1,435	3,704	4,639	4,901
Ballston	6,744	7,802	9,174	9,240
Pentagon City	3,433	5,280	8,010	8,170
Crystal City	5,427	8,326	9,065	9,065
Arlington	90,842	108,554	120,859	124,667

Source: Arlington County Planning Division estimates.

AVERAGE ASSESSED VALUE (2008) - \$540,048

Single-Family Detached House	\$696,180
Single-Family Attached House, Townhouse	\$672,734
Condominium Townhouse	\$535,184
Condos & Cooperatives	\$354,070
Percent change in average assessment (2007 - 2008)	-0.125%

Source: Arlington County Department of Real Estate Assessments.

AVERAGE RENT (2008) - \$1,648 per month

Efficiency	\$1,261
One Bedroom	\$1,465
Two Bedroom	\$1,934
Three Bedroom	\$2,421
Percent change in average rent (2007-2008)	5.0%

Source: Arlington County 2008 Rent and Vacancy Survey.

MAJOR RETAIL FACILITIES

	No. of stores	Sq. Ft.
Fashion Centre at Pentagon City	170	994,000
Crystal City*	180	715,153
Ballston Common Mall	116	578,000
Pentagon Centre	9	330,467
Clarendon Market Commons**	40	300,827
Pentagon Row	48	296,000
Village at Shirlington	44	214,000

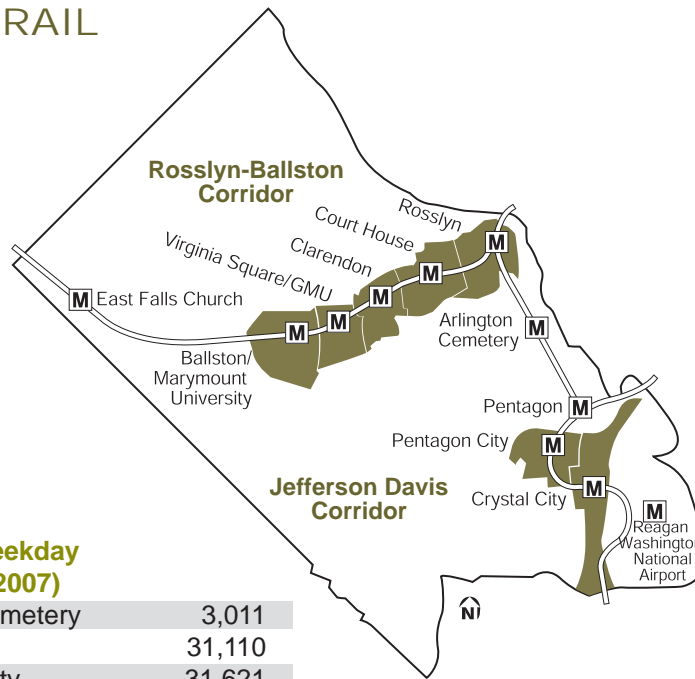
Total retail sales
(2007 Estimate)

\$2.4 billion
Source: Woods & Poole Economics.

* Includes only retail on the east side of Jefferson Davis Highway.

** Includes the Market Common Clarendon, the Market Common Clarendon II, and the Market Place
Source: Arlington Economic Development.

METRORAIL



Average Weekday Ridership (2007)

Arlington Cemetery	3,011
Pentagon	31,110
Pentagon City	31,621
Crystal City	27,293
Reagan National Airport	12,045

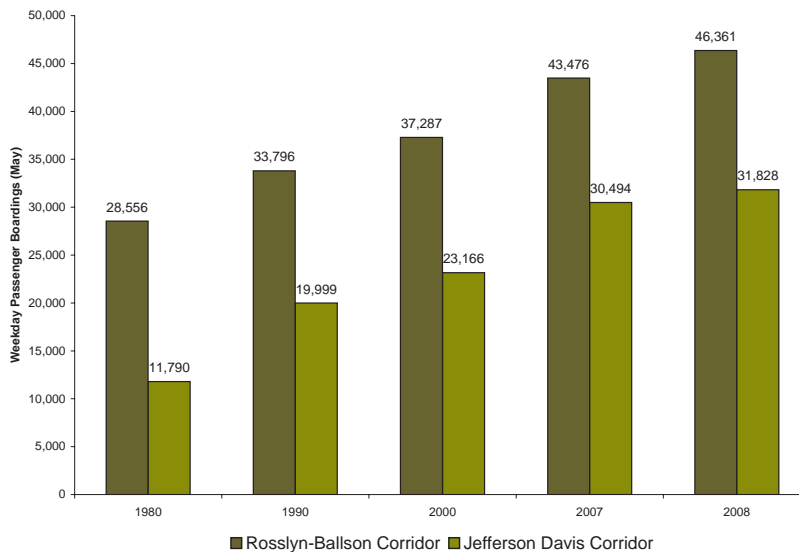
Source: Washington Metropolitan Area Transit Authority.

Average Weekday Ridership (2007)

Rosslyn	32,063
Court House	14,208
Clarendon	8,417
Virginia Square	7,695
Ballston	24,776
East Falls Church	8,039

* 2007 monthly averages of entrances (boardings) and exits

Metrorail Boardings (1980 - 2007) Rosslyn-Ballston and Jefferson Davis Corridors



Source: Washington Metropolitan Area Transit Authority.

AIR (2007)

Airport	Distance From Arlington	Passenger Volume
Ronald Reagan Washington National Airport	In Arlington	18,679,343
Washington Dulles International Airport	25 Miles	24,737,528
Baltimore/Washington International Thurgood Marshall Airport	34 Miles	21,040,000

Source: Metropolitan Washington Airports Authority; Baltimore-Washington International Airport.



ARLINGTON ATTRACTIONS

FINE ARTS AND HISTORY:

American Century Theatre, Arena Stage, Arlington Artists' Alliance, Arlington Arts Center, Arlington Historical Society Museum, Arlington Philharmonic, Arlington Players, Arlingtines Barbershop Chorus, Bowen McCauley Dance, Cambodian American Heritage, Center Dance Company, Charter Theatre Company, Classika-Synetic Theatre, Columbia Pike Artist Studios, Dominion Stage, Drug Enforcement Agency Museum, Educational Theatre Company, Ellipse Arts Center, Encore Stage & Studio, Firebelly Productions, Fort C.F. Smith, Gunston Arts Center, Halau O'Aulani, Hesperus, Indian Dance Educators Association, Jane Franklin Dance, Keegan Theatre, Levine School of Music, Los Quetzales Mexican Dance Ensemble, Metropolitan Chorus, National Chamber Ensemble, "Old Guard" Museum, Opera Theatre of Northern Virginia, Potomac Harmony Chorus, Requeibros Spanish Dance, Rosslyn Spectrum, Signature Theatre, Sutera Malaysia, Teatro de la Luna, Thomas Jefferson Community Theatre, Washington Balalaika Society, Washington Shakespeare Company, Woodmont Weavers.

MAJOR MEMORIALS:

Air Force Memorial, Arlington House, Arlington National Cemetery, Freedom Forum Journalists Memorial, Iwo Jima Memorial, Memorial to Women in the Military, Netherlands Carillon, Virginia Purple Heart Memorial.

MAJOR PARKS, RECREATION AND COMMUNITY FACILITIES:

Barcroft Sport and Fitness Center and Park, Bluemont Park and Tennis Complex, Bon Air Memorial Rose and Azalea Gardens, Crystal City Water Park, Custis Memorial and Four Mile Run Bike Trails, Farmers' Markets, Fort C.F. Smith Park, Gunston Community Center and Park, Greenbrier Park, Kettler Capitals Iceplex, Lubber Run Park and Amphitheater, Skatepark at Powhatan Springs Park, Sun Garden, Thomas Jefferson Community Center, Walter Reed Community Center, W&OD Trail.

COMMUNITY FACILITIES

Libraries	8
County Parks and Playgrounds	192
Northern Virginia Regional Parks	3
Community Centers	14
Nature Centers	3
Bicycle Routes and Jogging Trails	86 Miles
Fire Stations	10
Senior Centers	7

HOTELS & MOTELS

Number of Hotels/Motels	44
Number of Rooms	10,674
Square Feet of Meeting Space	314,688

Source: Arlington Economic Development.



"Cultivus Loci: Suckahanna" by Jann Rosen-Queralt with Oculus Landscape Architects, funded by PRCR and the Kiwanis Club of Arlington. Photo by Arlington County.

LAND AREA & POPULATION DENSITY

Land Area	25.8 square miles (16,512 acres)
County Open Space	1,190 acres
Federal Open Space	1,150
Population Density (2008 est.)	8,062 persons/sq. mile
Elevation (Highest Point)	461 feet

Department of Community Planning, Housing and Development Publications

General Land Use Plan*
Development Capacity in Arlington's Metro Corridors 2007
Development in the Metro Corridors 2005*
Metro Station Area Demographic Profiles*

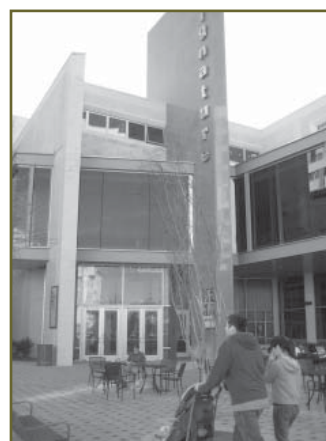
Metro Corridor Sector Plans/Studies: Ballston Sector Plan (and Summary), 2002 Virginia Square Sector Plan*, 2006 Clarendon Sector Plan*, East Clarendon Special Coordinated Mixed Use - Use District Plan, Court House Sector Plan (and Addendum and Summary), Rosslyn Transit Station Area Study* (and Addendum), R-B Corridor: Early Visions (and Mid-Course Review), R-B Corridor Streetscape Standards*, Rosslyn to Courthouse Urban Design Study*, Pentagon City Planning Task Force Report*, Potomac Yards Design Guidelines, Five Year Comprehensive Plan, 5-Year Review of the Comprehensive Plan*

Annual Rent and Vacancy Rate report*
Arlington County Consolidated Plan for FY 2005*
Retail Action Plan
2000 Census Highlights: Overview*
2000 Census Highlights: Foreign-Born Population

Planning Information Reports: Development Highlights 2007*, Child Care in Arlington County*, Understanding the US Census Bureau American Community Survey*, Single-Family Construction, Arlington County and the Region: Highlights from the 2000 Census*

Planning Research Briefs: Round 7.1 Forecasts*, Commuting*, Employment & Wages

*Available from the Arlington web site.



USEFUL WEB ADDRESSES AND PHONE NUMBERS

- U.S. Census Bureau** (301) 763-2422 (general information)
www.census.gov
The U.S. Census Bureau collects and reports demographic and economic data for the nation, states, counties and cities
- Arlington County Census Data**
www.arlingtonva.us
Under the "Maps & Data" topic, click on Census data.
- Weldon Cooper Center for Public Service** (434) 982-5522
www.coopercenter.org
Data and research on the Commonwealth of Virginia and Virginia counties and cities.
- Virginia Employment Commission** (804) 786-1485
www.vec.state.va.us
Labor market and employment data for the Commonwealth of Virginia and Virginia counties and cities.
- Northern Virginia Regional Commission** (703) 642-0700
www.novaregion.org
Information on demographics, transportation, environmental services and human services for Northern Virginia.
- Metropolitan Washington Council of Governments** (202) 962-3200
www.mwcog.org
Population, housing, transportation, and health and human services information for the Washington DC region.

Visit the Arlington web site at:



www.arlingtonva.us

Arlington County Government Frequently Called Numbers

- County Manager's Office** (703) 228-3120
- County Board Office** (703) 228-3130
- Department of Community Planning, Housing and Development**
- Planning Division (703) 228-3525
 - Zoning Office (703) 228-3883
 - Code Enforcement (703) 228-3232
 - Inspection Services (703) 228-3800
 - Housing Division (703) 228-3760
 - Housing Information Center (703) 228-3765
 - Neighborhood Services (703) 228-3830
- Arlington Economic Development** (703) 228-0808
www.arlingtonvirginiausa.com
- Visitors and Convention Services (800) 296-7996
- Department of Environmental Services** (703) 228-6570
- Department of Parks, Recreation and Cultural Resources** (703) 228-3323
- Arlington County Public Library** (703) 228-3348

The PROFILE is published annually by the Planning Research, Analysis and Graphics Section of the Department of Community Planning, Housing and Development. For further information on the PROFILE and other demographic and development data and publications, please contact the Planning Division at (703) 228-3525 or CPHD@arlingtonva.us