Arlington County is an urban area 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 ten mile square surveyed in 1791 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 County had an estimated population of 193,847 as of January 1, 2003, reflecting an increase of 13.4 percent since 1990. It is among the most densely populated jurisdictions in the country with a population density of 7,513 persons per square mile - more than cities such as Seattle (6,714 persons/sq. mi.), Cleveland (6,213 persons/sq. mi.) and Pittsburgh (6,017 persons/sq. mi.). Arlington's population is increasingly diverse - about 40 percent of residents are Hispanic, African American or Asian. One in four residents was born outside of the U.S. and one in three speaks a language other than English at home. Arlington residents are extremely well educated. Over 60 percent have a bachelor's degree or higher and 30 percent have a graduate or professional degree.

Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington has maintained high quality residential neighborhoods while supporting continued managed growth. Residents are actively involved in the community; there are over 50 civic associations and over 100 community and service organizations in the County.

The County's central location in the Washington metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and employment mix. The County has focused high-density commercial and residential development around Metro rail stations in the Rosslyn-Ballston Corridor and the Jefferson Davis Corridor (which includes Pentagon City and Crystal City), while maintaining lower density development in the remainder of the County.

The County has over 200,000 jobs. The majority of jobs are in the Services (44 percent) and Government (28 percent) sectors. Almost two thirds of all jobs in the County are located either in the Rosslyn-Ballston or Jefferson Davis corridor. The County's unemployment rate in December 2002 was 2.2%, among the lowest in the region.

Total office space more than doubled in size since 1980 to a total of over 50 million square feet of gross floor area. This is made up of over 40 million square feet of private office space and about 12 million square feet of federally owned space. The Rosslyn-Ballston corridor has over 21 million square feet of office space and the Jefferson Davis corridor has over 14 million square feet of office space.

The total office and commercial space has greatly expanded the County's tax base. During 2002, Arlington's real property tax base was evenly divided between commercial and residential properties, enabling the County to maintain the lowest tax rate in the Washington region. There was about 365,000 square feet of net office absorption in 2002, and a 4th quarter office vacancy rate of 10.0 percent, compared with 17.7 percent for Northern Virginia.
**DEMOGRAPHICS**

**POPULATION**

- 2003 Population (Planning Division Estimate) .... 193,800
- 2000 Census (Actual) .................................. 189,453
- 1990 Census (Actual) .................................. 170,936


- Under 5 ................................................. 10,397 ........................................ 5.5%
- 5-17 ..................................................... 20,842 ........................................ 11.0%
- 18-24 .................................................... 19,709 ........................................ 10.4%
- 25-34 ..................................................... 47,675 ........................................ 25.2%
- 35-44 ..................................................... 32,664 ........................................ 17.2%
- 45-64 ..................................................... 40,404 ........................................ 21.3%
- 65-84 ..................................................... 15,244 ........................................ 8.0%
- 85 and over ............................................. 2,518 ........................................ 1.3%
- Total ...................................................... 189,453 .................................... 100.0%

**Median Age** 34 Years


- One Race .............................................. 181,224 ................................ 95.7%
- White ..................................................... 130,601 ................................ 68.9%
- Black/African American ................................ 17,705 ................................ 9.3%
- Asian-Pacific Islander ................................ 16,327 ................................ 8.6%
- Other ..................................................... 16,591 ................................ 8.8%
- Two Races .............................................. 8,229 ................................ 4.3%
- Total ...................................................... 189,453 ........................................ 100.0%
- Hispanic/Latino* ...................................... 35,288 ................................ 18.6%

*Hispanic/Latino is not a separate race. A person identified as Hispanic/Latino may be of any race.

**LANGUAGE SPOKEN AT HOME (2000)**

- English Only .......................................... 119,812 ................................ 66.9%
- Language other than English ........................ 59,252 ................................ 33.1%
- Spanish ................................................... 32,213 ................................ 18.0%
- Asian Languages ........................................ 9,553 ................................ 5.3%
- Other Indo-European Languages .................... 11,920 ................................ 6.7%

**HOUSEHOLD COMPOSITION**

- 2003 Total Households (Planning Division Estimate) 90,120
- 2000 Total Households (Actual) ....................... 86,352

**HOUSEHOLD SIZE (2000)**

- 1 Person ............................................. 35,216 ................................ 40.8%
- 2 Person .............................................. 27,419 ................................ 31.8%
- 3 Person .............................................. 10,432 ................................ 12.1%
- 4 Person .............................................. 7,559 ................................ 8.8%
- 5+ Person ............................................. 5,726 ................................ 6.6%
- Total Households ..................................... 86,352 ................................ 100.0%

**Average Household Size** ............................. 2.15 Persons

**HOUSEHOLD TYPE (2000)**

- Family Households ................................... 39,322 ................................ 45.5%
- With related children under 18 ...................... 17,774 ................................ 20.6%
- With children under 6 only ......................... 5,778 ................................ 6.7%
- With children age 6-17 .............................. 11,996 ................................ 13.9%
- Non-Family Households ............................... 47,030 ................................ 54.5%
- Total Households .................................... 86,352 ................................ 100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

**INCOME**

- Arlington Median Family Income (1999) ......... $78,877 ...................................... $66,909
- Per Capita Personal Income (2000)* ............... $49,508 ...................................... $31,570

Poverty rate (1999) .................................. 7.8% ........................................ 8.3%

Poverty threshold for a family of four (1999) ....... $17,029

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

*Source: U.S. Bureau of Economic Analysis, Regional Accounts Data (2000 revised)

DC Area data is for the Washington-Baltimore CMSA.

**Arlington County**

2002 Effective Buying Income ........................ $7.1 billion


**EDUCATION**


- 1950: 16,680
- 1960: 25,240
- 1970: 24,760
- 1980: 15,376
- 1990: 15,073
- 2000: 18,274

**Public School Enrollment (September 2002)**

- Elementary School (K-5) .......................... 9,063
- Middle/High School (6-12) ......................... 9,354
- Total (K-12) ........................................ 18,417

Expenditure per Pupil (2001-2002) .................. $11,361

H.S. Graduates Continuing their Education* ........ 84%

Source: Arlington County Public Schools.

EDUCATION (Continued)

EDUCATIONAL ATTAINMENT (2000)

- Less than 9th grade: 6%
- 9th to 12th, no diploma: 6%
- Graduate or professional degree: 31%
- Bachelors degree: 30%
- High school graduate: 12%
- Some college, no degree: 12%
- Associate degree: 4%

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

- Marymount University: 3,751
- George Mason University - Virginia Square campus: 2,071
- George Washington University - Crystal City campus: 1,700
- Strayer University: 1,200
- DeVry University - Crystal City campus: 896
- American School of Psychology: 520
- Art Institute of Washington: 337
- Parks College - Virginia Square campus: 301

Source: Arlington Economic Development.

EMPLOYMENT

AT-PLACE EMPLOYMENT BY INDUSTRY (2003)

- Construction: 5,846 (2.8%)
- Manufacturing: 3,486 (1.7%)
- Transportation, Communication, Utilities: 15,694 (7.5%)
- Finance, Insurance, and Real Estate: 11,226 (5.4%)
- Trade: 21,896 (10.6%)
- Services: 89,716 (43.5%)
- Government: 58,154 (28.2%)
- Other: 195 (0.1%)
- Total: 206,213 (100.0%)

Ratio of Jobs to Residents: 1.06:1.00
Daytime Population: 278,400

Source: Planning Division estimates, based on MWCOG’s Round 6.3 Cooperative Forecasts and data from the U.S. Bureau of Economic Analysis.

ARLINGTON COUNTY LABOR FORCE

- Unemployment Rate (Dec. 2002): 2.2%
- Labor Force Participation Rate (2000): 74.9%
  Female Labor Force Participation Rate (2000): 69.3%

Source: Virginia Employment Commission

MAJOR PRIVATE EMPLOYERS

Employees

- Verizon: 2,500
- US Airways: 1,894
- Marriott Corporation: 1,790
- Virginia Hospital Center: 1,427
- Hecht Company: 1,119
- SAIC: 1,090
- Northrop Grumman: 1,032
- Anteon: 702
- Qwest: 700
- Computer Sciences Corp: 656

Source: Arlington Economic Development.

RESIDENTS WORKING IN OTHER JURISDICTIONS

- To Prince William Co., VA: 648
- To Loudoun Co., VA: 1,250
- To other places in Virginia: 3,204
- To other places in Maryland: 215
- To other states: 1,047

RESIDENTS OF OTHER JURISDICTIONS WORKING IN THE COUNTY

- From Prince William Co., VA: 10,108
- From Loudoun Co., VA: 2,671
- From other places in Virginia: 21,051
- From other places in Maryland: 8,178
- From other states: 2,474

Source: U.S. Census Bureau, 2000 Census of Population and Housing.
*Figures are not comparable to data reported in previous versions of the Arlington County Profile.
### Employment Estimates and Forecasts by Metro Station Areas

<table>
<thead>
<tr>
<th>Metro Station Area</th>
<th>2000</th>
<th>2010</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosslyn</td>
<td>31,593</td>
<td>37,014</td>
<td>42,435</td>
</tr>
<tr>
<td>Courthouse</td>
<td>14,575</td>
<td>16,704</td>
<td>18,833</td>
</tr>
<tr>
<td>Clarendon</td>
<td>2,816</td>
<td>11,087</td>
<td>19,359</td>
</tr>
<tr>
<td>Virginia Square</td>
<td>4,047</td>
<td>7,370</td>
<td>10,694</td>
</tr>
<tr>
<td>Ballston</td>
<td>20,202</td>
<td>26,979</td>
<td>33,755</td>
</tr>
<tr>
<td>Pentagon City</td>
<td>18,896</td>
<td>21,051</td>
<td>23,207</td>
</tr>
<tr>
<td>Crystal City</td>
<td>40,014</td>
<td>44,579</td>
<td>49,143</td>
</tr>
<tr>
<td>Non - Metro</td>
<td>69,584</td>
<td>71,216</td>
<td>76,574</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>201,727</td>
<td>236,000</td>
<td>274,000</td>
</tr>
</tbody>
</table>


Source: Planning Division estimates, based on MWCOG's Round 6.2 Cooperative Forecasts (Feb 2002). Total employment figure for 2000 is from the US Bureau of Economic Analysis.

### Existing Housing Units in Metro Station Areas

<table>
<thead>
<tr>
<th>Metro Stations</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosslyn</td>
<td>6,685</td>
</tr>
<tr>
<td>Court House</td>
<td>6,366</td>
</tr>
<tr>
<td>Clarendon</td>
<td>1,117</td>
</tr>
<tr>
<td>Virginia Square</td>
<td>3,417</td>
</tr>
<tr>
<td>Ballston</td>
<td>6,857</td>
</tr>
<tr>
<td>Pentagon City</td>
<td>4,420</td>
</tr>
<tr>
<td>Crystal City</td>
<td>5,833</td>
</tr>
</tbody>
</table>


### Housing Unit Forecast - County Totals

<table>
<thead>
<tr>
<th>Year</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>90,426</td>
</tr>
<tr>
<td>2005</td>
<td>99,507</td>
</tr>
<tr>
<td>2010</td>
<td>103,581</td>
</tr>
<tr>
<td>2015</td>
<td>106,389</td>
</tr>
<tr>
<td>2020</td>
<td>108,235</td>
</tr>
</tbody>
</table>

Source: Planning Division estimates, based on MWCOG Round 6.3 Cooperative Forecasts. *Figure is from the 2000 Census.

### Development

#### Private Office Space Construction

<table>
<thead>
<tr>
<th>Square Feet (Sq. Ft.) of Gross Floor Area (GFA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosslyn-Ballston Corridor</td>
</tr>
<tr>
<td>Prior to 1960</td>
</tr>
<tr>
<td>1960-1969</td>
</tr>
<tr>
<td>1970-1979</td>
</tr>
<tr>
<td>1980-1989</td>
</tr>
<tr>
<td>1990-1999</td>
</tr>
<tr>
<td>2000-2002</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

| Jefferson-Davis Corridor                      |
| Prior to 1960                                  | 2,257,007 |
| 1960-1969                                     | 2,890,452 |
| 1970-1979                                     | 2,715,747 |
| 1980-1989                                     | 5,736,862 |
| 1990-1999                                     | 438,928   |
| 2000-2002                                     | 0         |
| **Total**                                     | 14,038,996 |

**Total office space**: 41.0 million sq. ft. GFA

**Total Federally-owned office space**: 12.4 million sq. ft. GFA

**Office Vacancy Rate (4th quarter 2002)**: 2.3%

Source: Planning Division development database.


### Residential Construction

<table>
<thead>
<tr>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosslyn-Ballston Corridor</td>
</tr>
<tr>
<td>Prior to 1960</td>
</tr>
<tr>
<td>1960-1969</td>
</tr>
<tr>
<td>1970-1979</td>
</tr>
<tr>
<td>1980-1989</td>
</tr>
<tr>
<td>1990-1999</td>
</tr>
<tr>
<td>2000-2002</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

| Jefferson-Davis Corridor                      |
| Prior to 1960                                  | 0      |
| 1960-1969                                     | 3,990  |
| 1970-1979                                     | 2,167  |
| 1980-1989                                     | 2,098  |
| 1990-1999                                     | 684    |
| 2000-2002                                     | 1,353  |
| **Total**                                     | 10,292 |

**Rental Vacancy Rate (2002)**: 3.0%

### Housing

| 2003 Housing Units (Planning Division Estimate) | 94,664 |
| 2000 Housing Units (Actual)                    | 90,426 |
| Single-Family Detached                         | 27,668 |
| Single-Family Attached                         | 10,284 |
| Multi-Family                                   | 52,373 |
| Other (RV, van, etc.)                          | 101    | 0.1% |

| 2000 Occupied Housing Units                     | 86,352 |
| Owner-Occupied                                 | 37,370 |
| Renter-Occupied                                | 48,982 |

| 2003 Average Assessed Value*                   | $408,267 |
| Single-Family Detached House                   | $413,668 |
| Single-Family Attached House, Townhouse        | $308,575 |
| Condominium Townhouse                          | $195,191 |
| **2002 Median Rent**                           | $1,236 |

Source: U.S. Census Bureau, 2000 Census of Population and Housing.

*Source: Arlington County Office of Real Estate Assessment.

**Source: Arlington County 2002 Rent and Vacancy survey.

---

### HOTELS AND MOTELS

| Number of Hotels/Motels | 41 |
| Number of Rooms         | 9,981 |
| Total Square Feet of Meeting Space | 283,739 |


### MAJOR RETAIL FACILITIES

<table>
<thead>
<tr>
<th>No. of Stores</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fashion Centre at Pentagon City</td>
<td>167</td>
</tr>
<tr>
<td>Ballston Common</td>
<td>102</td>
</tr>
<tr>
<td>Pentagon Row</td>
<td>42</td>
</tr>
<tr>
<td>Pentagon Center</td>
<td>9</td>
</tr>
<tr>
<td>Village at Shirlington</td>
<td>33</td>
</tr>
<tr>
<td>Market Common at Clarendon</td>
<td>21</td>
</tr>
<tr>
<td>Retail Sales (2002 est.)</td>
<td>$2.2 billion</td>
</tr>
<tr>
<td>Restaurants*</td>
<td>494</td>
</tr>
</tbody>
</table>


### HOUSING
USEFUL INFORMATION, WEB ADDRESSES, AND PHONE NUMBERS

US Census Bureau www.census.gov
Information on specific Census topics:
2000 Census Data Products................................................................. 301-763-4636
Population................................................................. 301-457-2422
Housing................................................................. 301-457-3242
Race/Ethnicity (Hispanic Statistics),......................................................... 301-457-2402
Immigration................................................................. 301-457-2422
Income and Poverty Statistics................................................................. 201-457-3243

Arlington County Census Web Page www.co. Arlington.va.us/census

Weldon Cooper Center for Public Service................................................................. 804-982-5522
www.virginia.edu/coopercenter
Data and research on the state of Virginia.

Washington Metropolitan Area Transit Authority......................................................... 202-962-1234
www.wmata.com
Information on Metro rail and Metro bus.

Washington Metropolitan Washington Council of Governments......................................................... 202-962-1234
www.mwcog.org
Information on forecasting of employment, population and households for Metropolitan Washington.

Northern Virginia District Planning Commission......................................................... 703-642-0700
www.novaregion.org
Information on demographics, environmental services, and human services for Northern Virginia.

Visit the Arlington County Web site at: http://www.co. Arlington.va.us

Arlington County Department of Community Planning, Housing and Development
www.co. Arlington.va.us/cphd
Planning Division................................................................. 703-228-3525
Zoning Office................................................................. 703-228-3883
Community Code Enforcement................................................................. 703-228-3232
Housing Services................................................................. 703-228-3760
Neighborhood Planning and Preservation................................................................. 703-228-3830

Arlington Economic Development................................................................. 703-228-0808
www.arlingtonvirginiausa.com

Other Frequently Called Numbers
County Manger’s Office................................................................. 703-228-3120
County Board Office................................................................. 703-228-3130
Department of Public Works................................................................. 703-228-3629
Human Services................................................................. 703-228-5300
Parks and Recreation................................................................. 703-228-4747
Central Library................................................................. 703-228-5990
Visitors and Convention Services................................................................. 703-228-3988

The PROFILE is published annually by the 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 PRAT@co. Arlington.va.us.