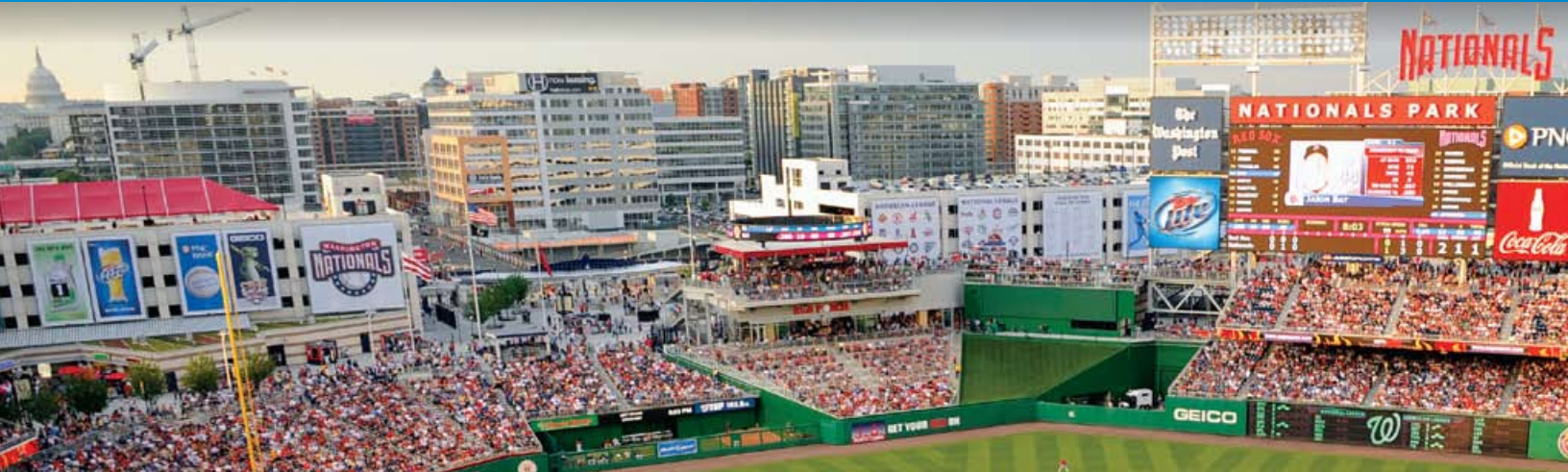
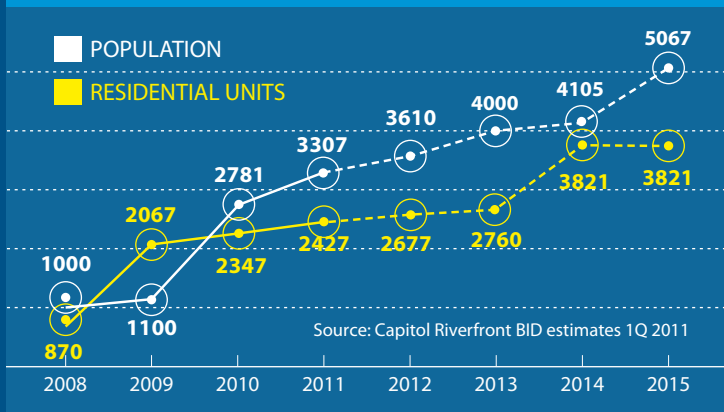


store FRONT



POPULATION GROWTH IN THE CAPITOL RIVERFRONT



Capitol Riverfront: New Demographics Drive Retail Demand

The Capitol Riverfront is DC's new neighborhood on the river located just five blocks south of the U.S. Capitol Building. The Front is now home to more than 3,300 residents, 31,570 residents within one mile, a daytime population of over 35,000, and over 2 million annual visitors to Nationals Park, the Navy Museum, and new riverfront Yards Park with a ¼-mile boardwalk. The Front is leading the way in green innovation and the best of city living, with the extraordinary advantages of a riverfront setting; distinct industrial and maritime heritage; and access to what matters including unique parks and trails, sports and entertainment, exceptional value, and proximity to Capitol Hill. You don't want to miss the opportunity to open your storefront in the nation's Capitol Riverfront. *Be Out Front.*

| DEMOGRAPHICS | ½ MILE | 1 MILE | 3 MILES |
|-----------------------------|----------------|----------------|-----------------|
| Population | 6,804 | 31,570 | 230,681 |
| Households | 3,474 | 16,897 | 100,775 |
| Owner-occupied | 34.9% | 38.9% | 33.5% |
| Bachelor's Degree or higher | 65.7% | 68.9% | 39.7% |
| Average Household Income | \$85,033 | \$78,435 | \$61,340 |
| Avg. New Home Buyer Inc.* | \$141,125 | \$131,870 | \$101,993 |
| Food away from Home | \$14.3 million | \$64 million | \$303 million |
| Food at Home | \$19.4 million | \$87.5 million | \$421.5 million |
| Entertainment & Recreation | \$13.6 million | \$60.9 million | \$281 million |
| Apparel & Services | \$7.7 million | \$34.4 million | \$163.3 million |
| Median Age (years) | 36.0 | 38.3 | 34.4 |

Source: ESRI, 2010 Estimates, courtesy of WDCEP *Social Compact (2003-3006)

CAPITOL RIVERFRONT HOUSEHOLD INCOMES



| | |
|---------------|-------|
| \$300k + | 3.3% |
| \$150k-\$300k | 26.2% |
| \$100k-\$149k | 36.9% |
| \$75k-\$99k | 13.9% |
| \$50k-\$74k | 13.9% |
| \$25k-\$49k | 5.7% |

Source: Capitol Riverfront BID residential survey, April 2011, margin of error +/- 8.5%

SUMMARY STATS

35,000

Daytime Population

31,570

Residents within one mile

3,327

Residents within the Capitol Riverfront BID

68.9%

% of residents with bachelor's degree or higher within one mile

\$78,435

Average HH income within one mile

2 million

Average annual visitors

WHO'S IN THE CAPITOL RIVERFRONT?

RETAIL/HOSPITALITY

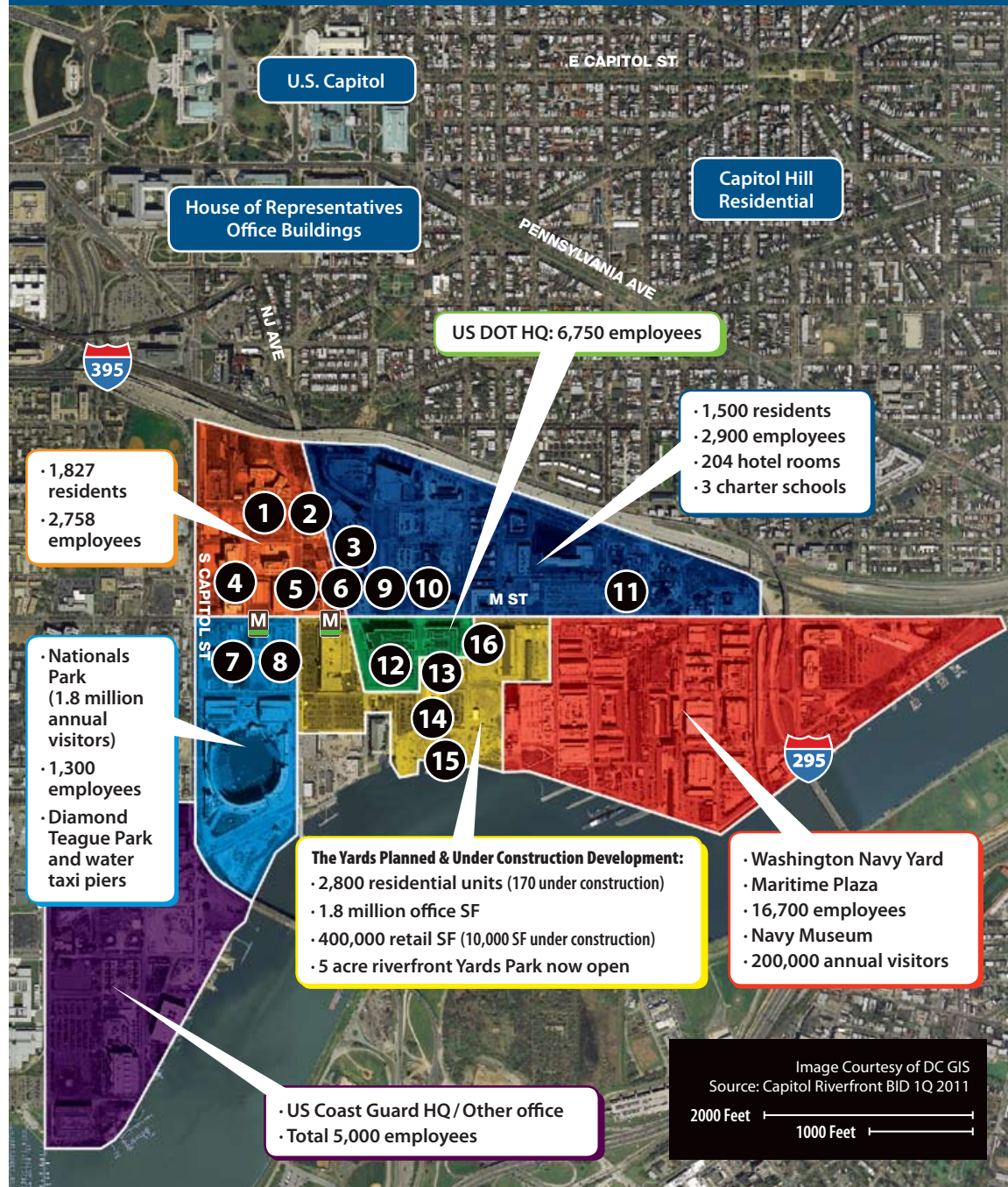
- Courtyard by Marriott
- CVS
- Starbucks
- Cornercopa Market & Deli
- Five Guys
- Subway
- Justin's Café
- The Port Café
- Chicken Tortilla
- Harry's Reserve, Wine & Spirits
- Quiznos
- Wachovia Bank
- Capital One Bank
- SunTrust Bank
- Sizzling Express
- Congressional Dry Cleaners
- Dogma Dog Care
- Casa degli Angeli B&B
- The Bullpen
- Das Bullpen
- Lot 38 Espresso Bar

OFFICE TENANTS

- Washington Navy Yard
- U.S. Department of Transportation
- Booz Allen Hamilton
- BAE Systems
- Alion
- General Dynamics
- Lockheed Martin
- CSC
- Parsons Engineering
- Delta Resources
- CACI
- U.S. Bureau of Land Management
- DC Department of Transportation
- Perot Systems
- William C. Smith & Co.
- Washington Nationals Baseball Club
- Earth Conservation Core
- Sayres & Associates
- DC Office of the Chief Technology Officer (2012)
- DC Commission on Arts and Humanities (2012)
- DC Child and Family Services Agency (2012)

Source: Capitol Riverfront BID 1Q 2011

CAPITOL RIVERFRONT ESTIMATED EXISTING DENSITY BY DISTRICT



CAPITOL RIVERFRONT DEVELOPMENT DATA

| | Existing/Completed | Under Construction | Planned | Totals |
|--------------------------|--------------------|--------------------|---------------|---------------|
| Office Sq. Ft. | 6,509,040 | 729,000 | 8,670,780 | 15,908,820 |
| Retail Sq. Ft. | 151,129 | 39,000 | 910,837 | 1,100,966 |
| Residential Units | 2,427 | 333 | 5,943 | 8,703 |
| Hotel Rooms | 204 | 0 | 921 | 1,125 |
| Total Sq. Ft. | 10,582,493 | 1,149,000 | 25,006,119* | 36,737,612* |
| Est. Total Cost | \$2.4 billion | \$643 million | \$5.9 billion | \$8.9 billion |

Source: Capitol Riverfront BID 1Q 2011

* Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined



1
Plaza on K
 Transwestern
 Office - 795,000 SF / Retail: 27,800 SF
 Delivery: 2013+
 Bill Miller / 202-775-7033



2
909 at Capitol Yards
 Asadoorian Retail Solutions
 Residential - 237 units / Retail - 4,000 SF
 Existing
 John Asadoorian / 202-333-9066



3
Capitol Hill Tower
 Papadopoulos Properties
 Residential - 344 units / Retail - 7,000 SF
 Existing
 Ralph Tapiero / 202-466-2200



4
20 M Street
 Lerner Enterprises
 Office - 190,000 SF / Retail - 4,252 SF
 Existing
 Janet McCarthy / 301-692-2206



5
100 M Street
 Transwestern
 Office - 225,000 SF / Retail - 8,500 SF
 Existing
 Bill Miller / 202-775-7033



6
1111 New Jersey Avenue
 Donohoe Companies
 Office - 203,000 SF / Retail - 8,000
 Delivery: 2013+
 Bert Donhoe / 202-333-0880



7
Akridge at Half Street
 StreetSense
 Mixed Use - 710,000 SF / Retail - 50,000
 Delivery: 2014
 Guy Silverman / 301-652-9020



8
55 M Street/Half Street
 Monument Realty
 Mixed Use - 775,000 SF
 Retail: 15,000/50,000 SF
 Delivery: Existing / 2013
 Doug Olson / 202-777-2004



9
Canal Park
 Blake Dickson
 Park - 3 acres / Retail: 3,500 SF
 Delivery: Under Construction / 2012
 Wayne Dickson / 202-667-2000



10
250 M at Canal Park
 William C. Smith & Co.
 Office - 213,000 SF / Retail: 12,000 SF
 Delivery: 2013+
 Ed Wolynech / 202-408-3212



11
The Car Barn
 Madison Retail Group
 Retail - 94,400 SF
 Delivery: 2013
 Christina Davies / 202-730-2022



12
Building 170
 JBG
 Retail - 7,000-11,000 SF
 Delivery: 2013+
 Tony Greenberg / 240-333-3879

THE YARDS – Forest City Washington, Total Retail SF: 400,000



13
Boilermaker Shops
 Forest City Washington
 Retail - 33,540 SF
 Delivery: 2012
 Marcie Connolly / 202-737-1000



14
Foundry Lofts
 Forest City Washington
 Residential - 170 units / Retail: 10,000 SF
 Delivery: Under Construction / 2011
 Marcie Connolly / 202-737-1000



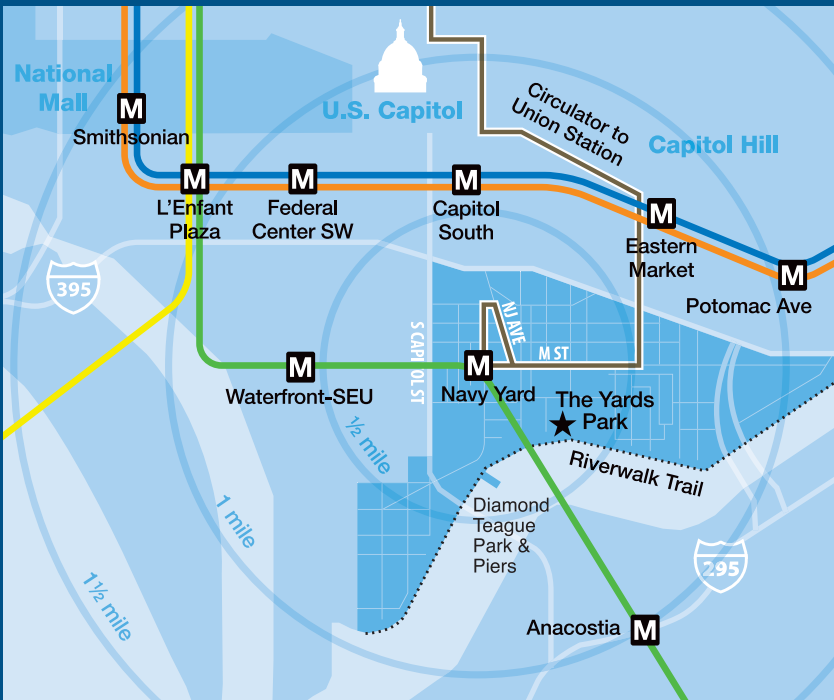
15
Lumber Shed
 Forest City Washington
 Retail - 17,350 SF
 Delivery: 2012-2013
 Marcie Connolly / 202-737-1000



16
401 M Street
 Forest City Washington
 Residential - 225 units / Retail: 110,000 SF
 Delivery: 2014
 Marcie Connolly / 202-737-1000



ACCESSIBILITY



Transportation Information

| | |
|-------------------------------------|------------|
| Navy Yard Metro Exits (weekday) | 8,387 * |
| Navy Yard Metro Exits (weekend) | 8,519 * |
| I-295/I-395 Traffic Counts | 110,700 ** |
| South Capitol Street Traffic Counts | 49,300 ** |
| M Street Traffic Counts | 19,900 ** |

*WMATA – 2010 Annual Average
 **DDOT – 2009 Annual Weekday Average

Walking Distance from Navy Yard Metro to:

| | |
|--------------------------------|-----------|
| U.S. Capitol building | 0.85 mile |
| Capitol Hill residential | 0.50 mile |
| House of Rep. office buildings | 0.67 mile |
| Capitol South Metro station | 0.70 mile |
| Nationals Park | 0.10 mile |
| Navy Yard | 0.42 mile |
| Barracks Row | 0.83 mile |
| Eastern Market | 1.2 miles |
| Arena Stage | 0.75 mile |

Existing Walk Score of 86 – Very Walkable

The Capitol Riverfront is a regional destination that is conveniently and centrally located. Sharing its northern border with Capitol Hill, the Front is five blocks south of the U.S. Capitol building and west of the Barracks Row restaurant district. The Front is easily accessible with direct connection to I-395 and I-295, Metrorail's Green line at the Navy Yard Station or Blue/Orange lines at the Capitol South Station, and the Circulator Bus linking to Union Station and the Red Line. Reagan National Airport is only a 10 minute drive away.


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