

- 8 20 M STREET**
Lerner
Retail: 11,709 s.f.
(Existing: Wachovia, Available: Restaurant and Service Retail)
- 9 100 M STREET**
Opus East
Retail: 12,000 s.f.
(Existing: Suntrust Bank, Available: Restaurant Space)
- 10 1501 SOUTH CAPITOL ST**
Uhaul Moving
Retail: 10,000 s.f.
- 12 MCDONALDS**
22 I Street
Retail: 1,500 s.f.
- 13 MARKET DELI**
Retail: 2,000 s.f.
- 18 NATIONALS PARK DC SPORTS & ENTERTAINMENT COMMISSION**
Retail: 16,000–40,000 s.f.
- 22 CAPITOL HILL TOWERS**
Valhal Corp.
Retail: 9,000 s.f.
(Existing: Congressional Cleaners, Available: Restaurant Space)
- 22 COURTYARD BY MARRIOTT**
Retail: 4,000 s.f.
(Existing: Courtyard Restaurant, Courtyard Lounge/Bar)
- 23 FEDERAL GATEWAY I**
William C. Smith & Co.
Retail: 18,000 s.f. (Existing: Five Guys, Subway, CVS, Chevy Chase Bank)
- 25 300 M STREET**
Potomac Investments
Retail: 2,500 s.f.
(Existing: Sizzling Express)
- 29 EXXON GAS STATION**
Retail: 1,200 s.f.
- 30 LOWER BARRACKS ROW**
Retail: 6,500 s.f.
(Existing: Chicken Tortilla, Port Cafe, Quizno's Subs, Al's Delicatessen, 7th & L St Market, Dogma Day Care)
- 31 U.S. DEPT. OF TRANSPORTATION**
JBG
Retail: 22,300 s.f.
(Existing: Starbucks, Credit Union, Cafeteria)
- 39 FARMERS' MARKET**
15 Vendors
Tues, 10 am to 2pm,
May through November

- 1 909 NEW JERSEY AVE**
JPI
Retail: 6,000 s.f.
- 3 SQUARE 696**
DRI
Retail: 35,000 s.f.
- 6 VELOCITY CONDOS**
Cohen Companies/ADC
Retail: 2,000 s.f.
- 7 55 M STREET**
Monument Realty
Retail: 15,000 s.f.
- 7 W ALOFT HOTEL**
Monument Realty
Retail: 5,000 s.f.
- 7 MONUMENT RESIDENTIAL**
Monument Realty
Retail: 30,000 s.f.
- 19 BUILDING 170**
JBG
Retail: 4,000 s.f.
- 33 BOILERMAKER SHOP**
Forest City Washington
Retail: 46,500 s.f.
- 34 PATTERN SHOP LOFTS**
Forest City Washington
Retail: 10,000 s.f.

2 23 I STREET
JPI
Retail: 35,000 s.f.

4 1015 HALF STREET
Opus East
Retail: 20,000 s.f.

5 AKRIDGE
Retail: TBD

14 50 M STREET
Monument Realty
Retail: 5,000 s.f.

15 1111 NEW JERSEY
Donohoe
Retail: 5,700 s.f.

16 1100 S. CAPITOL
Ruben Companies
Retail: TBD

17 SQUARE 701
1st and M St LLC,
Cofeld, Welch Family & Meisel
Mixed use: 800,000 s.f.
Retail: TBD

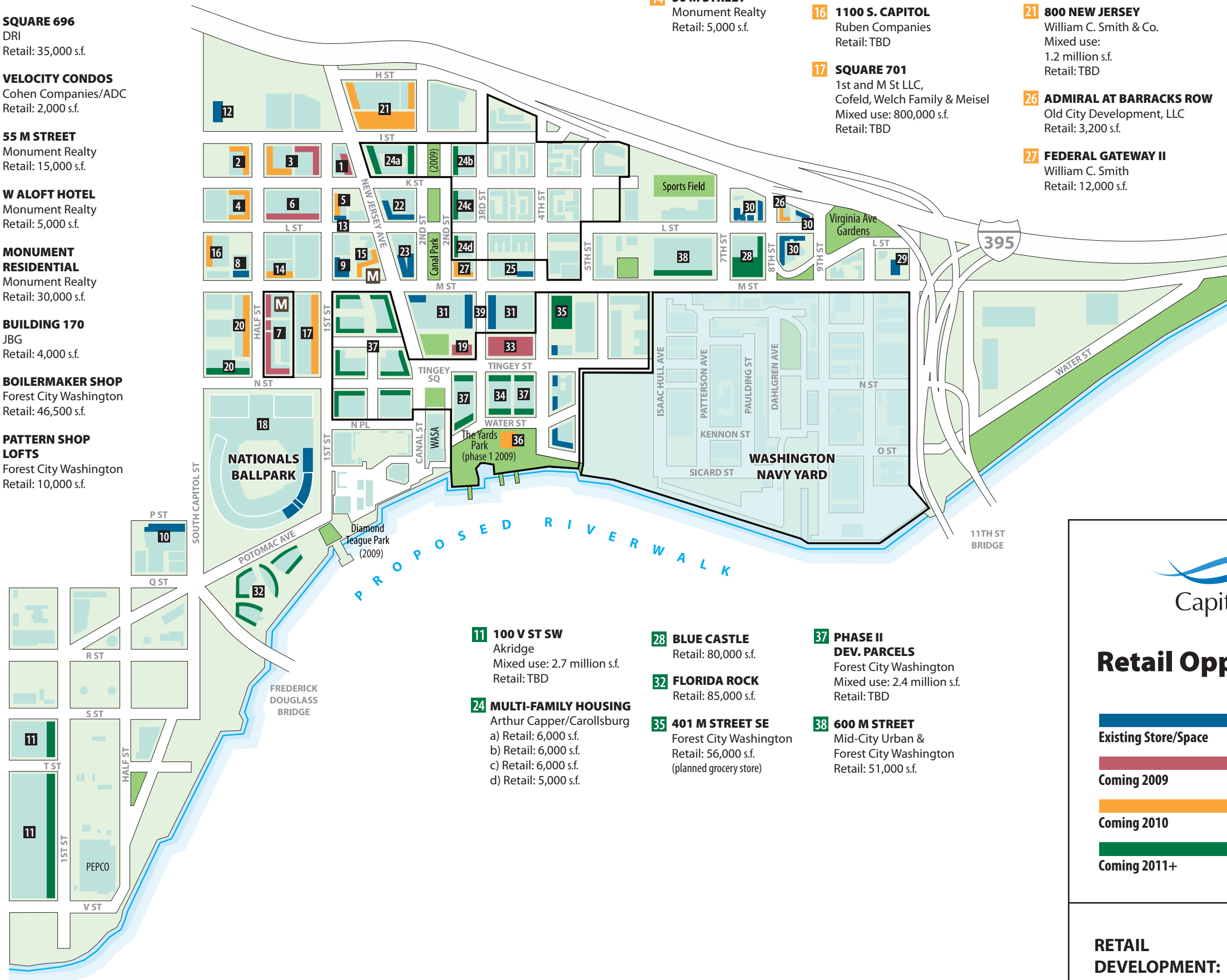
20 PHASE II HALF STREET
Retail: TBD

21 800 NEW JERSEY
William C. Smith & Co.
Mixed use:
1.2 million s.f.
Retail: TBD

26 ADMIRAL AT BARRACKS ROW
Old City Development, LLC
Retail: 3,200 s.f.

27 FEDERAL GATEWAY II
William C. Smith
Retail: 12,000 s.f.

36 BUILDING 173
Forest City Washington
Retail: 36,400 s.f.



11 100 V ST SW
Akridge
Mixed use: 2.7 million s.f.
Retail: TBD

24 MULTI-FAMILY HOUSING
Arthur Capper/Carrollburg
a) Retail: 6,000 s.f.
b) Retail: 6,000 s.f.
c) Retail: 6,000 s.f.
d) Retail: 5,000 s.f.

28 BLUE CASTLE
Retail: 80,000 s.f.

32 FLORIDA ROCK
Retail: 85,000 s.f.

35 401 M STREET SE
Forest City Washington
Retail: 56,000 s.f.
(planned grocery store)

37 PHASE II DEV. PARCELS
Forest City Washington
Mixed use: 2.4 million s.f.
Retail: TBD

38 600 M STREET
Mid-City Urban &
Forest City Washington
Retail: 51,000 s.f.

MAY 2008



Retail Opportunities Map

Existing Store/Space

Coming 2009

Coming 2010

Coming 2011+



RETAIL DEVELOPMENT:

EXISTING:	140,709 s.f.
2009:	153,500 s.f.
2010:	117,300 s.f.
2011:	295,000 s.f. plus mixed use sites w/retail TBD