

DC's Fastest Growing Neighborhood



DC Amplified. Life Simplified.

STORE FRONT



480K
SF of Retail




44+
Restaurants




34K
Daytime Employees



Opening in 2018-2019



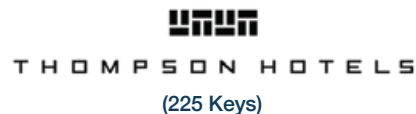
Open Now



Hotels

Open Now

Opening 2019



4 HOTELS



737 KEYS



Convenient Location



1

Navy Yard-Ballpark Metro Station



91

Walk Score



Direct Access

To I-395 and I-295

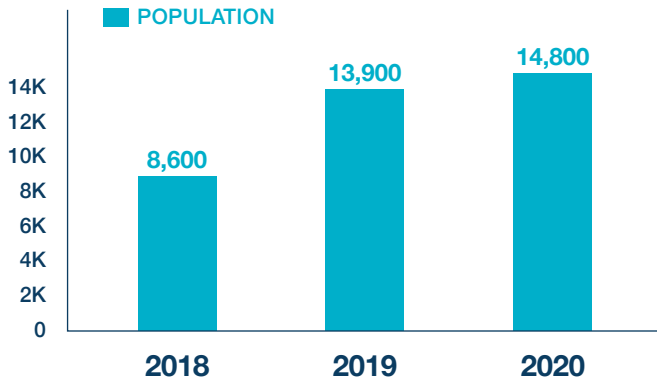


5

Capital Bikeshare Stations

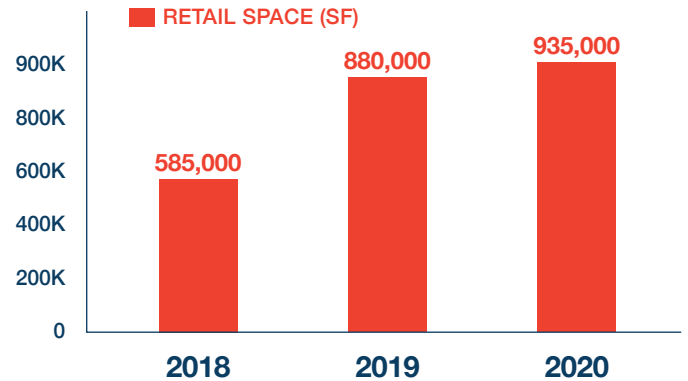
Retail Snapshot

Growing Population

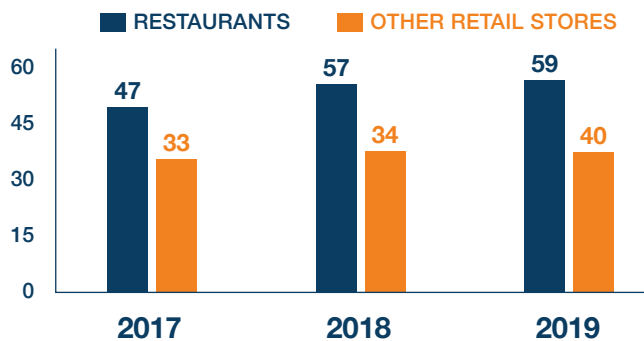


Note: Projected population based on 1.3 residents per housing unit.

Growing Retail Space



Growing Retail Scene

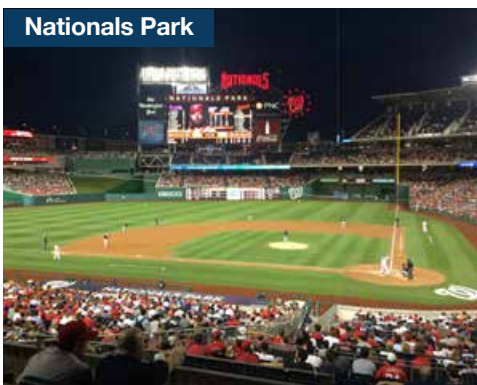


Demographics

	0-½ MILE	0-1 MILE
Population	9,671	36,524
Average HH Size	1.7	1.8
Median HH Income	\$112,143	\$102,844
Average HH Disposable Income	\$42,648	\$88,923
Median Age	33.2	35.4
Millenials (age 20-34)	47%	35%
Bachelor's Degree+	82%	79%

Source: ESRI, 2016 Estimates & Projections

Sports & Entertainment



Store Front

Available Properties



The Garrett

WC Smith
13,206 Retail SF Available
Delivery: Q2 2020
Bill Dickinson, Rappaport,
703-310-6983



1900 Half

Douglas Development Corporation
15,000 Retail SF Available
Delivery: Q4 2019
Matthew Jemal,
Douglas Development Corporation,
202-638-6300



West Half II / III

JBG Smith
27,878 Retail SF Available
Delivery: Q3 2019
Lauren Greco, JBG Smith,
240-333-3895



1250

Jair Lynch Real Estate Partners
31,100 Retail SF Available
Delivery: Q2 2019
Ben Becker, KLN Retail, 202-420-7773
Jennifer Price, KLN Retail, 202-420-7768
Steve Combs, KLN Retail, 202-420-7776



The Bower

PN Hoffman
13,000 Retail SF Available
Delivery: Q4 2018
Jared Meier, Streetsense,
240-479-7195; Andrew Poncher,
Streetsense, 202-730-9890



One M

Monument Realty/NAB
Space A: 2,421 SF Available
Space B: 2,071 SF Available
Delivery: Q4 2018
Jason Flippo, CBRE, 202-585-5566



Parcel O2 Apartments

Forest City
5,900 Retail SF Available
Delivery: Q1 2019
Contact: Jen Correale, Forest City,
202-496-6644



Parcel L Apartments

Forest City
14,000 Retail SF Available
Delivery: Q4 2019
Contact: Jen Correale, Forest City,
202-496-6644



FIRST Residences

Grosvenor Americas/McCaffery
Interests/CEI
2,100 Retail SF Available
Delivery: Q2 2017
Rory Cameron, McCaffery Interests,
703-351-9500



Dock 79

MRP Realty
3,382 Retail SF Available
Delivery: Q2 2016
Jim Farrell, Rappaport,
571-382-1229



1015 Half Street

Prudential
Space A: 2,832 SF Available
Space B: 2,174 SF Available
Delivery: 2011
Hugo Gilbert, Cushman & Wakefield,
202-739-0382



300 M

JBG Smith
2,435 Retail SF Available
Delivery: 2001
David Dochter, Dochter & Alexander,
202-971-8989; Matthew Alexander,
Dochter & Alexander, 202-971-8788

Contact Information

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