



DOCHTER & ALEXANDER
RETAIL ADVISORS

CRISTOPHE
Beverly Hills



DOCHTER & ALEXANDER
RETAIL ADVISORS

1130 CONNECTICUT AVE NW
WASHINGTON, DC | CBD

Square Footage | 1,474 SF

Timing | Immediate

Rent | Available Upon Request

A CBD PROPERTY

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

HIGHLIGHTS

- Excellent metro rail exposure. **Farragut North** (Red), **Farragut West** (Orange, Blue, Silver) **50,714 riders per day**
- Located in the heart of the Golden Triangle with a **walk score of 98 out of 100**
- 54,699 Employees** within .25 miles
- \$89,600** average Golden Triangle employee salary

NEARBY TENANTS

H&M

Brooks Brothers
ESTABLISHED 1826

NORDSTROM RACK

VAPIANO®
PASTA • PIZZA • BAK

VICTORIA'S
SECRET

ANN TAYLOR

GAP

★ PRET A MANGER ★

RETAILERS WITHIN A 5 MINUTE WALK

M DUPONT SOUTH

Demographics

	5 Mile Radius	1 Mile Radius	Golden Triangle Trade Area
Population	15,042	71,771	Square Blocks 43
Median Household Income	\$130,560	\$150,579	Daytime Population 85,000
Households	9,837	40,672	Average Salary \$105,000
Employees	139,013	267,163	Hotels 2,815
Businesses	8,736	15,322	Businesses 5,570

Office Tenants



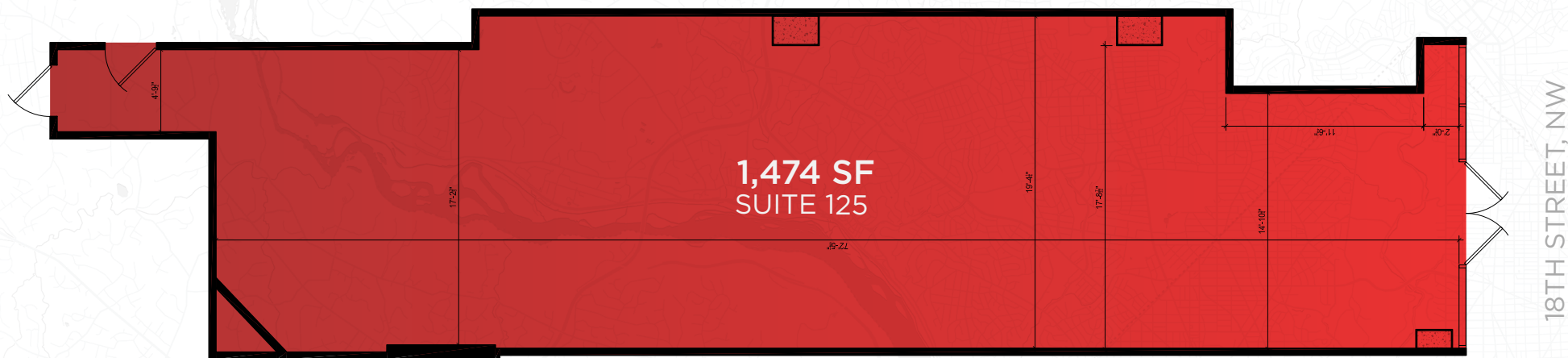
19TH STREET

L STREET

M FARRAGUT NORTH

FARRAGUT SQUARE

M FARRAGUT WEST



SPECS

Square Footage | 1,474 SF

Ceiling Heights | 11'9"

Timing | Immediately

Rent/Nets | Available Upon Request

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f t i @DARetailAdvisor