



DOCHTER & ALEXANDER
RETAIL ADVISORS



1714 14TH ST NW
WASHINGTON, DC | 14TH STREET

Square Footage | 2,383 - 5,899 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

PREMIER RETAIL SPACE

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

HIGHLIGHTS

- ▶ **Prime frontage** on popular 14th Street, across from a new mixed use project
- ▶ Chef driven **restaurant street** with co-tenancy of **trendy fashion** and **home goods** stores
- ▶ Along the walking path of both **Trader Joes** and **Whole Foods** daily needs grocery stores

NEARBY TENANTS



SHAKE SHACK



sweetgreen west elm

lululemon athletica








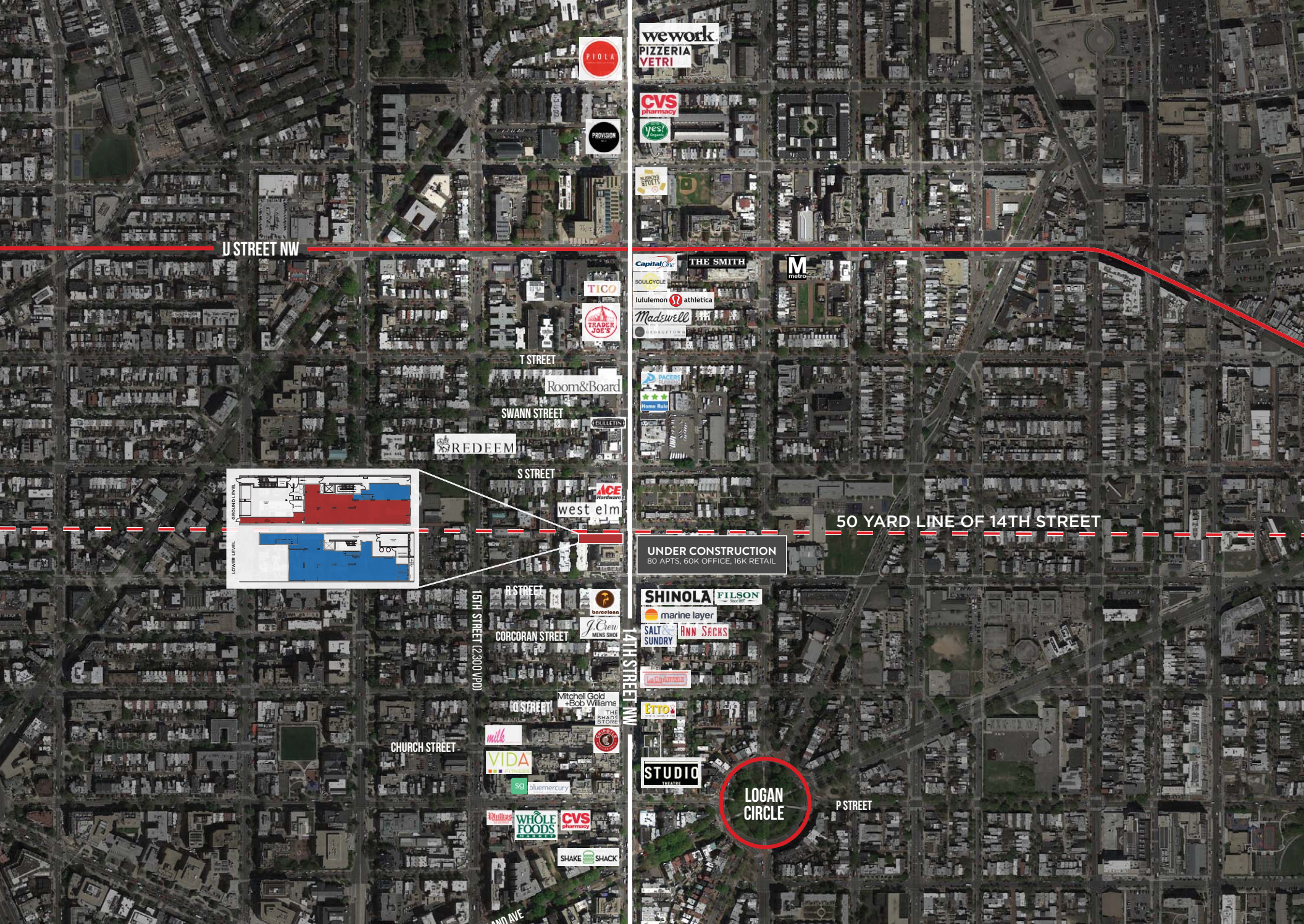
J.Crew
MENS SHOP

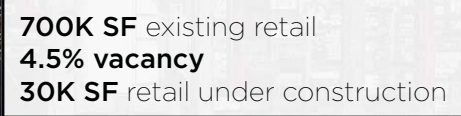
AFFLUENT NEIGHBORHOOD & ACCESSIBLE DESTINATION

10 MIN UBER DEMOS		
	Population	148,147
	Average Household Income	\$129,173
	Bachelors Degree+	72%
	Employees	345,300
	Residential Units	104,112

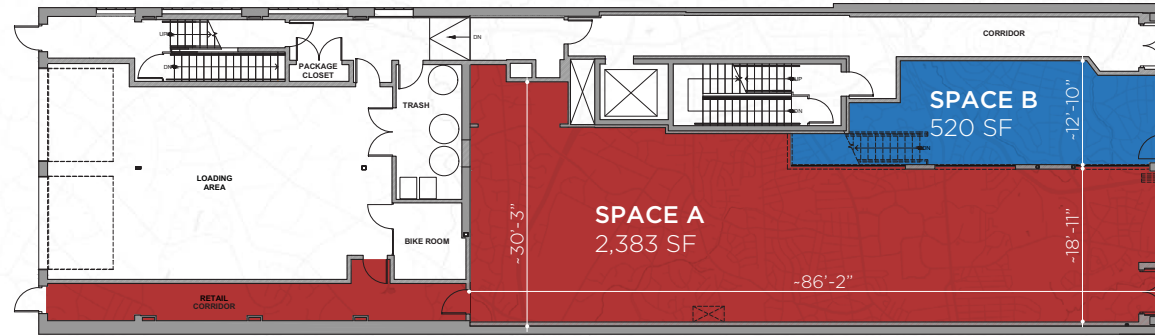


10 MIN WALK DEMOS		
	Population	17,641
	Average Household Income	\$156,702
	Bachelors Degree+	84%
	Employees	15,378
	Residential Units	15,630

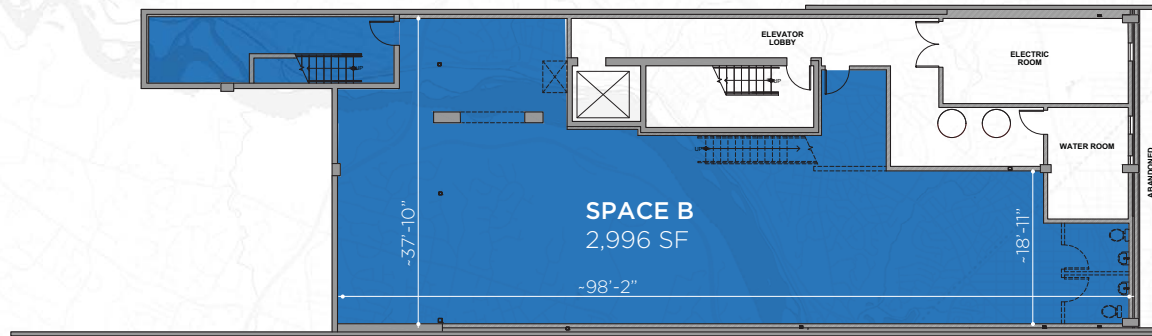




GROUND LEVEL



LOWER LEVEL



14TH STREET NW

SPECS

OPTION 1 SPACE A

Square Footage | 2,383 SF

Frontage | ~20'

Ceiling Heights | 13'7" clear height

Timing | Immediate

Rent/Nets | Pricing Upon Request

OPTION 2 SPACE B

Square Footage | 3,516 SF

Frontage | ~12'

Ceiling Heights | 13'7" - 14'

Timing | Immediate

Rent/Nets | Pricing Upon Request

OPTION 3 SPACE A+B

Square Footage | 5,899 SF

Frontage | 32' 3"

Ceiling Heights | 13'7" - 14'

Timing | Immediate

Rent/Nets | Pricing Upon Request

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

dochalex.com
f t i @DARetailAdvisor



NEW RESIDENTIAL UNITS

ALONG THE 14TH ST CORRIDOR

1,834

ENTERTAINMENT VENUES

NEARBY



AVERAGE METRO EXITS

AT U STREET EXIT WEEKDAYS

5,589

DEMOGRAPHIC BREAKDOWN

POPULATION SEGMENT WITHIN .25 MILE

88% LAPTOPS & LATTES

DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
POPULATION	6,842	33,480	96,654
HOUSING UNITS	4,065	21,812	58,354
AVERAGE HOUSEHOLD INCOME	\$186,8741	\$153,272	\$136,919
EDUCATION: BACHELOR'S+	83%	84%	78%
DAYTIME POPULATION	6,362	29,526	269,582