



DOCHTER & ALEXANDER
RETAIL ADVISORS

CONCEPTUAL
STOREFRONT RENDERING



300 K STREET NW

WASHINGTON, DC | MOUNT VERNON TRIANGLE

Square Footage | 5,737 SF

Frontage | 143' 2"

Ceiling Heights | 10' 9"

Rent | \$55.00 PSF NNN

Timing | March 2024

CONTACT

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HIGHLIGHTS

- ▶ **New multifamily development** with 302 market rate units above 5,737 SF of retail delivering March 2024
- ▶ Located at the **intersection of 4th and K Street** in the Mount Vernon Triangle neighborhood
- ▶ Surrounded by a **captivating mix of top local and national restaurants** as well as **dynamic retail** including Busboys and Poets, abakedjoint, JOE & THE JUICE, and Varnish Lane. K Street is bustling on both the **weekends and weekdays** alike

NEARBY TENANTS

BUSBOYS
& POETS

abakedjoint

Tatte
BREAD & JUICE

Walmart ✱

CVS

sweetgreen

[solidcore]

BAR & CHINOIS
BIG NOW • CROWN BAR

Orangetheory
FITNESS

TOSCANA MARKET

Ottoman Taverna



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DOCHALEX.COM

300 K Street NW
Washington, DC

FULL BUILDING RENDERING

CORNER OF 4TH & K STREET NW



300 K Street NW
Washington, DC



TOTAL DAYTIME POPULATION WITHIN .5 MILES

71,872

MARKET-RATE APARTMENTS WITHIN .5 MILES

6,140

AVERAGE HOUSEHOLD INCOME WITHIN .25 MILES

\$138,757

DEMOGRAPHICS

.5 Miles

1 Mile

2 Miles

OFFICE SQUARE FEET	22,799,790	66,761,129	148,878,691
AVERAGE HOUSEHOLD INCOME	\$143,994	\$171,991	\$173,680
AVG. ANNUAL FOOD AWAY FROM HOME PER HOUSEHOLD	\$6,473	\$7,623	\$7,608
MARKET-RATE APARTMENTS	6,140	20,806	61,960