



DOCHTER & ALEXANDER
RETAIL ADVISORS

950 F STREET NW
WASHINGTON, DC | EAST END

Square Footage | 1,102 - 10,257 SF

Timing | Immediate

Rent/Nets | Negotiable

F STREET RETAIL SPACE

CONTACT

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HIGHLIGHTS

- Strong retail co-tenancy with **Lululemon**, **Sephora**, **Nordstrom Rack** and **Saks Off Fifth** nearby
- One block south of **Metro Center Station**, the second busiest station in the entire metro rail system
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater** & **Warner Theater**

NEARBY TENANTS

ZARA

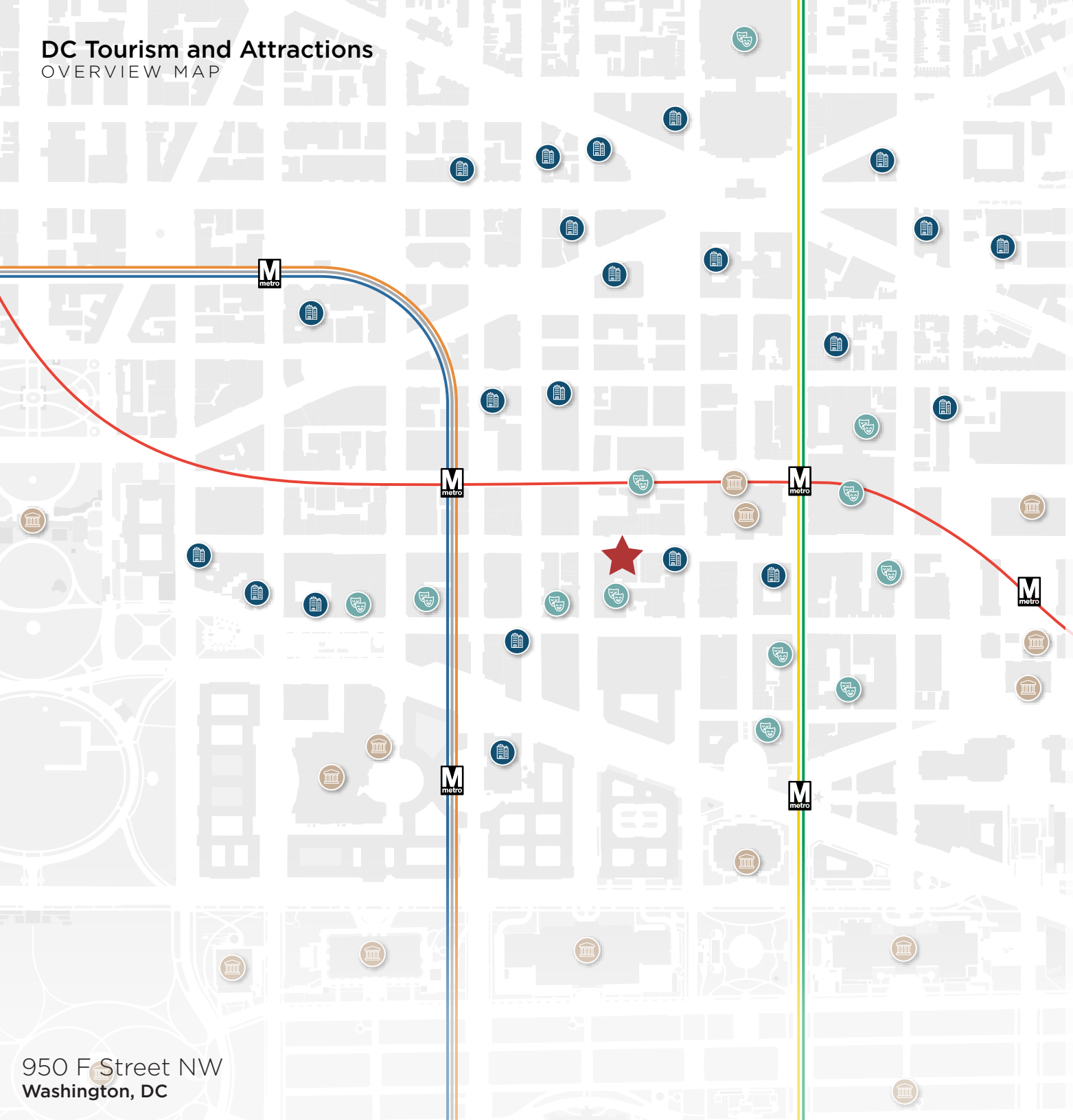
lululemon  athletica

SEPHORA



DC Tourism and Attractions

OVERVIEW MAP



HOTELS	TOTAL ROOMS 8,298
SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

ENTERTAINMENT	TOTAL CAPACITY 72,915
Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

MUSEUMS & LANDMARKS	TOTAL VISITORS 18.95M
The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

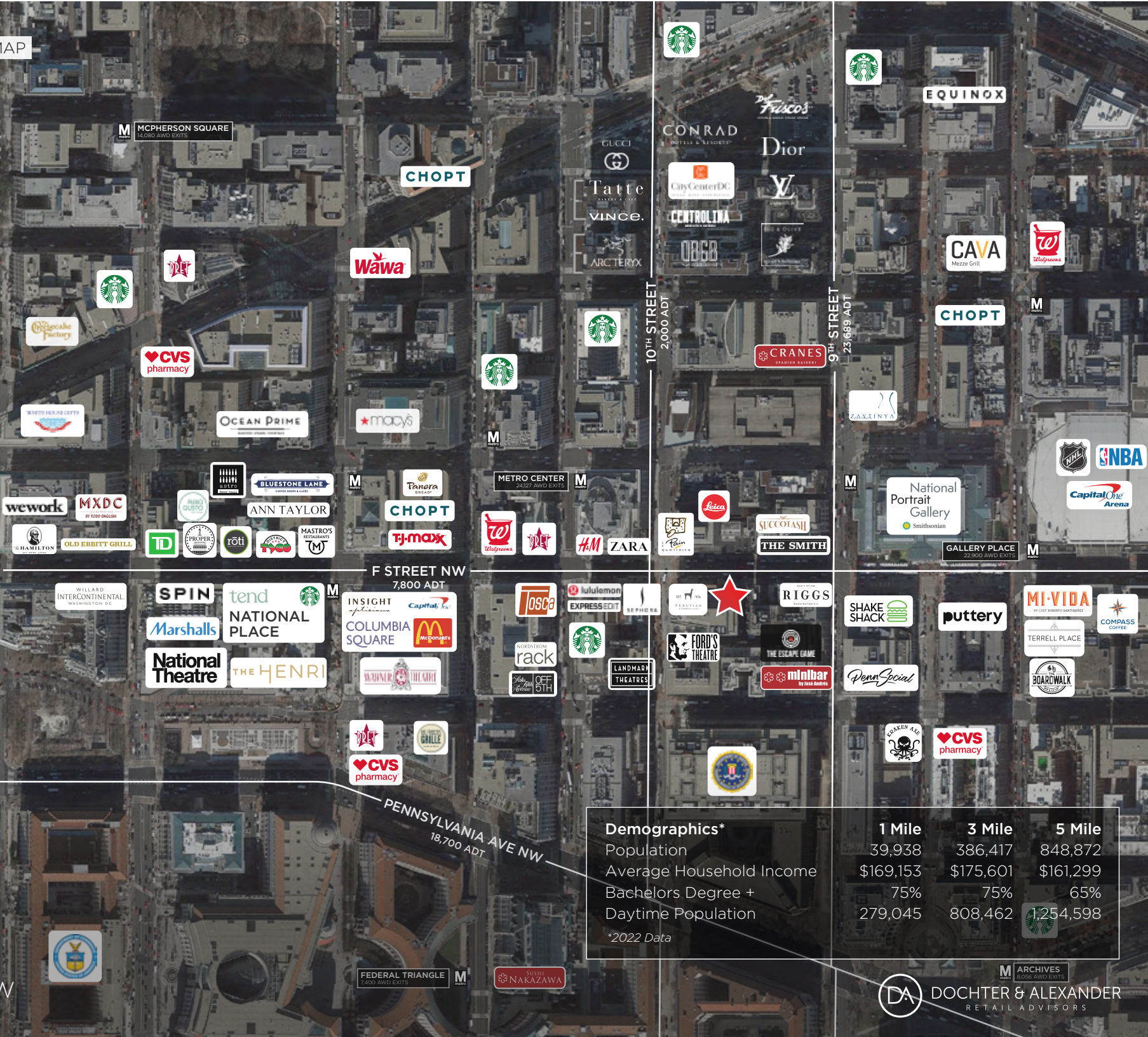
Visitor stats from 2019

950 F Street NW
Washington, DC

F STREET RETAIL MAP

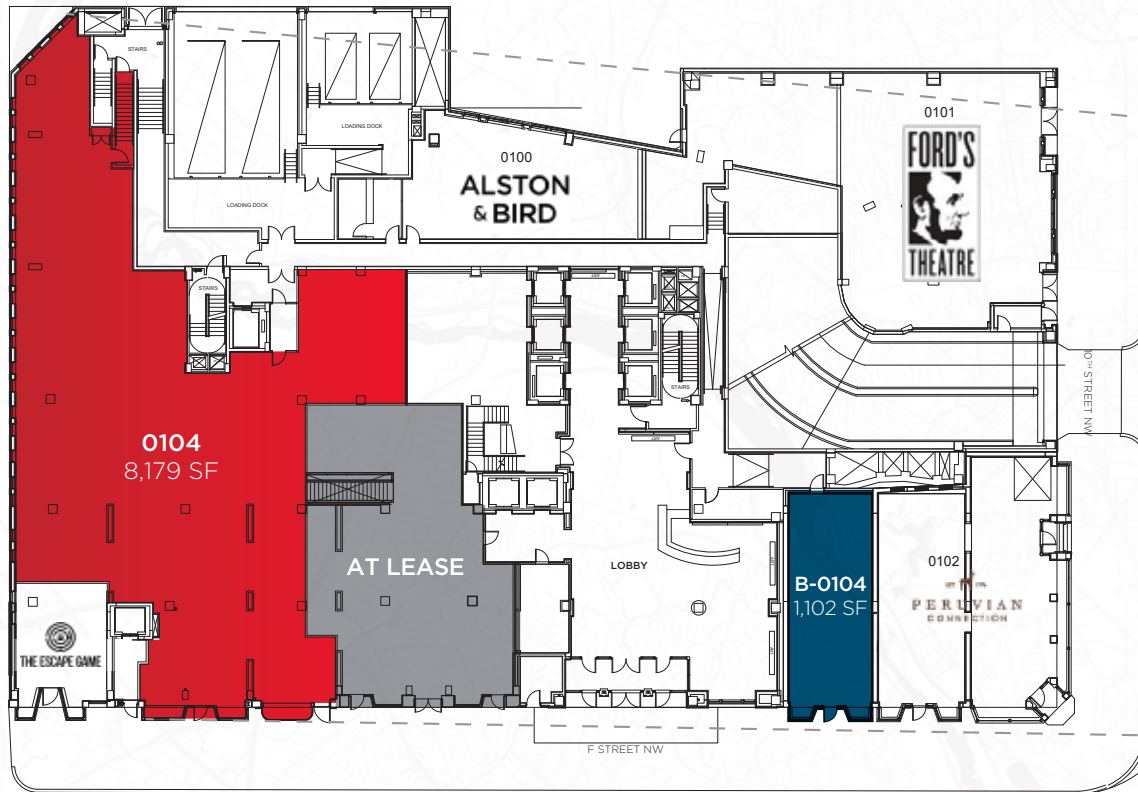


950 F Street NW
Washington, DC



Demographics*	1 Mile	3 Mile	5 Mile
Population	39,938	386,417	848,872
Average Household Income	\$169,153	\$175,601	\$161,299
Bachelors Degree +	75%	75%	65%
Daytime Population	279,045	808,462	1,254,598
*2022 Data			

GROUND FLOOR



OPTIONAL LOWER LEVEL



SPECS

SPACE 0104 + B-103

Square Footage | 8,179 - 10,257 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

[EXPLORE SPACE 0104 + B-103](#)

SPACE B-0104

Square Footage | 1,102 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

[EXPLORE SPACE B-0104](#)

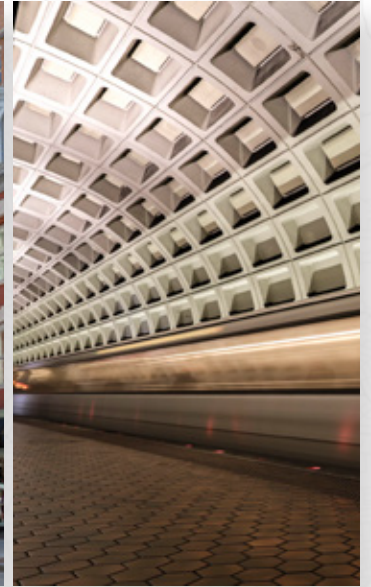
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[DOCHALEX.COM](https://dochalex.com)



OFFICE SF
WITHIN A HALF MILE

42.4M SF

RESIDENTIAL UNITS
WITHIN A MILE

25,531

AVERAGE METRO RIDERS
AT METRO CENTER & GALLERY PLACE IN 2019

24,794 WKDY EXITS **22,773** WKDY EXITS
METRO CENTER GALLERY PLACE

ANNUAL THEATER PATRONS
AT 7 VENUES WITHIN DOWNTOWN DC

725,000

DEMOGRAPHICS*

	1 Mile	3 Miles	5 Miles
POPULATION	39,938	384,417	848,872
AVERAGE HOUSEHOLD INCOME	\$169,153	\$175,601	\$161,299
EDUCATION: BACHELOR'S+	74.9%	74.7%	64.9%
DAYTIME POPULATION	279,045	808,462	1,254,598

**2022 Data*