



DOCHTER & ALEXANDER
RETAIL ADVISORS

CARROLL SQUARE WASHINGTON, DC | EAST END

Square Footage | 4,730 SF

Timing | Immediate

Rent/Nets | Negotiable

F STREET RETAIL SPACE

CONTACT

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HIGHLIGHTS

- Excellent 2nd gen restaurant opportunity for prominent chef or restaurant group - surrounded by 2021 **Michelin Star** recipients **Cranes**, **Fiola**, and **Sushi Nakazawa**
- Strong co-tenancy along F Street Corridor with retailers **Lululemon**, **Zara**, and **Sephora**, and restaurants **Succotash** and **The Smith** nearby
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater** & **Warner Theater**

NEARBY TENANTS



lululemon athletica

SEPHORA



NORDSTROM
rack



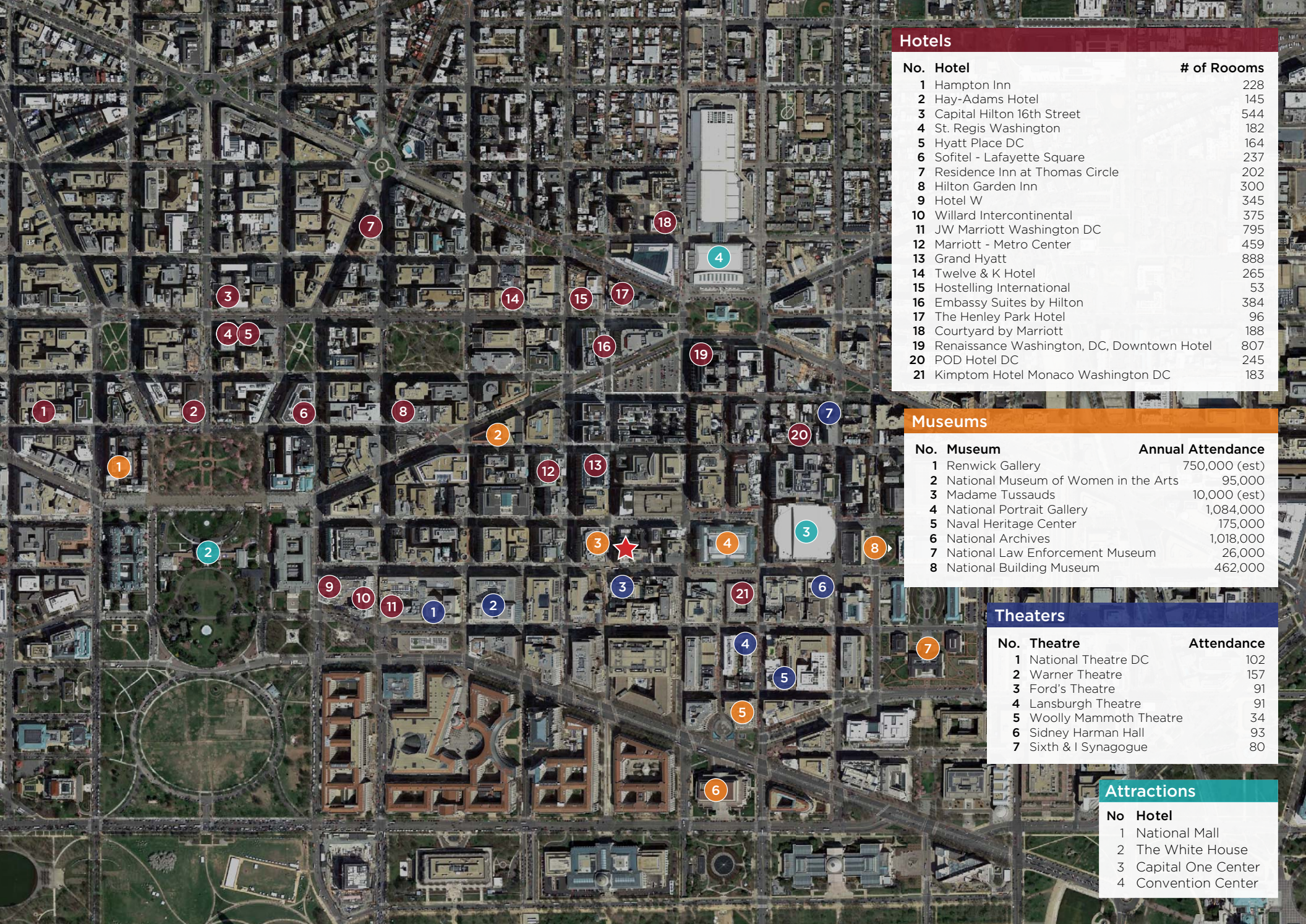
National
Portrait
Gallery
 Smithsonian

F STREET RETAIL MAP



Carroll Square
Washington, DC

Demos	1 Mile	2 Mile	3 Mile
Population	43,334	221,788	391,080
Average Household Income	\$149,283	\$160,674	\$153,879
Bachelors Degree +	72%	79%	73%
Daytime Population	193,800	448,881	648,425



Hotels

No.	Hotel	# of Rooms
1	Hampton Inn	228
2	Hay-Adams Hotel	145
3	Capital Hilton 16th Street	544
4	St. Regis Washington	182
5	Hyatt Place DC	164
6	Sofitel - Lafayette Square	237
7	Residence Inn at Thomas Circle	202
8	Hilton Garden Inn	300
9	Hotel W	345
10	Willard Intercontinental	375
11	JW Marriott Washington DC	795
12	Marriott - Metro Center	459
13	Grand Hyatt	888
14	Twelve & K Hotel	265
15	Hostelling International	53
16	Embassy Suites by Hilton	384
17	The Henley Park Hotel	96
18	Courtyard by Marriott	188
19	Renaissance Washington, DC, Downtown Hotel	807
20	POD Hotel DC	245
21	Kimpton Hotel Monaco Washington DC	183

Museums

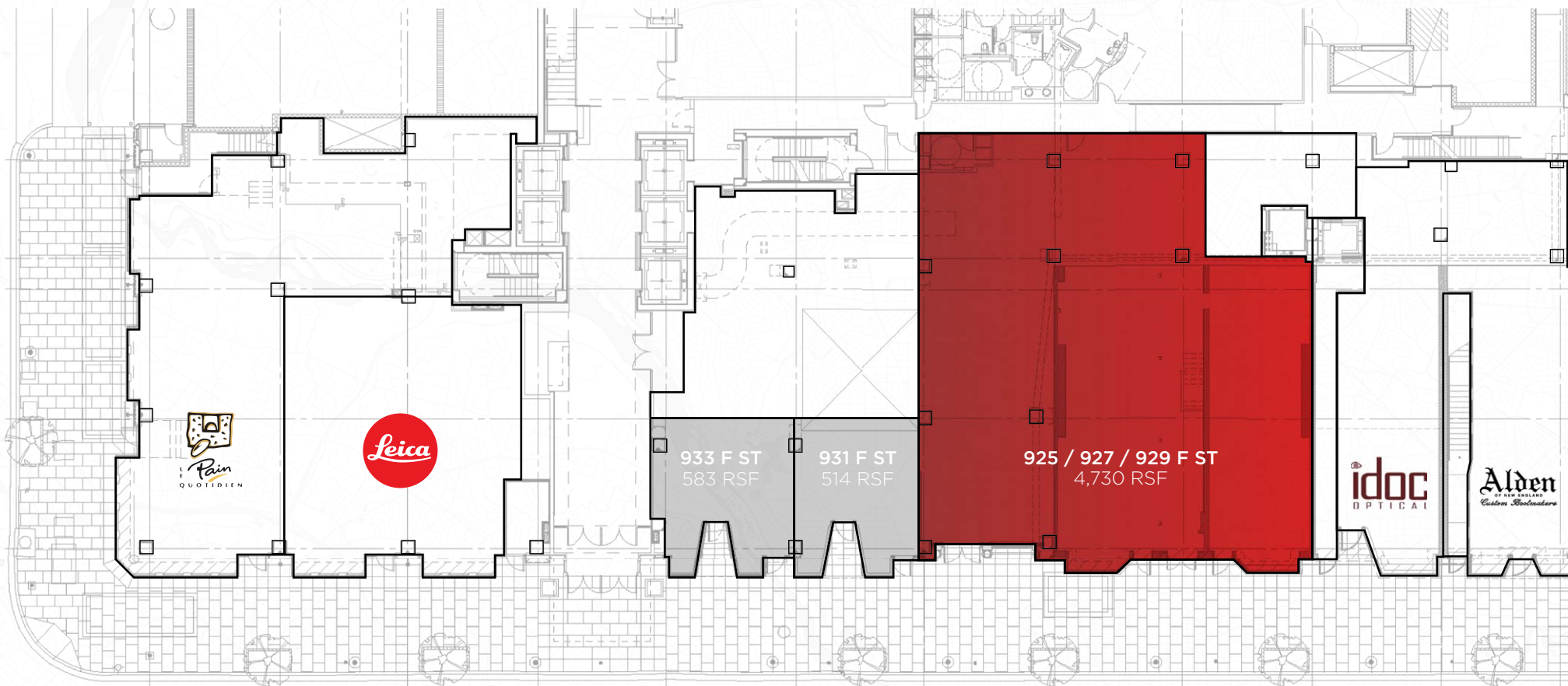
No.	Museum	Annual Attendance
1	Renwick Gallery	750,000 (est)
2	National Museum of Women in the Arts	95,000
3	Madame Tussauds	10,000 (est)
4	National Portrait Gallery	1,084,000
5	Naval Heritage Center	175,000
6	National Archives	1,018,000
7	National Law Enforcement Museum	26,000
8	National Building Museum	462,000

Theaters

No.	Theatre	Attendance
1	National Theatre DC	102
2	Warner Theatre	157
3	Ford's Theatre	91
4	Lansburgh Theatre	91
5	Woolly Mammoth Theatre	34
6	Sidney Harman Hall	93
7	Sixth & I Synagogue	80

Attractions

No	Hotel
1	National Mall
2	The White House
3	Capital One Center
4	Convention Center



SPECS

925 / 927 / 929 F STREET

Square Footage | 4,730 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

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DOCHALEX.COM

INTERIOR | 925 F STREET



INTERIOR | 927 F STREET



INTERIOR | 929 F STREET





OFFICE SF

WITHIN A HALF MILE

43M SF

RESIDENTIAL UNITS

WITHIN A HALF MILE

2,842

AVERAGE METRO RIDERS

AT METRO CENTER & GALLERY PLACE

24,810 WKDY EXITS
METRO CENTER

22,570 WKDY EXITS
GALLERY PLACE

STUDENTS & FACULTY

ENROLLED AT GEORGE WASHINGTON UNIVERSITY

27,486

DEMOGRAPHICS

	.25 Miles	.5 Miles	1 Mile
POPULATION	1,642	6,639	43,334
AVERAGE HOUSEHOLD INCOME	\$231,925	\$183,051	\$149,283
EDUCATION: BACHELOR'S+	89.5%	78.9%	72.4%
DAYTIME POPULATION	19,641	72,453	193,800