



DOCHTER & ALEXANDER
RETAIL ADVISORS



728 7TH STREET NW
WASHINGTON, D.C. | EAST END

Square Footage | 1,912 - 3,361 SF

Timing | Immediate

Rent/Nets | Negotiable

CONTACT

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HIGHLIGHTS

- ▶ Located along the 7th Street corridor in **DC's East End** - a major destination for **entertainment** and **dining**
- ▶ Across from the Capital One Arena at **DC's busiest intersection**, 7th & H Street NW
- ▶ Surrounded by **high volume** quick service and full service restaurants including Chopt, Chick-Fil-A, and Clyde's

NEARBY TENANTS



STRONG EAST END DEMOGRAPHICS

- MUSEUM
- HOTEL
- THEATRE
- OFFICE



CONVENTION CENTER

MT VERNON TRIANGLE

4.1M SF Office Existing/UC
6,519 Residential Units Existing/UC
\$3.33 PSF apt rent

EQUINOX

CONRAD 900
GUCCI CAUDALIE BURBERRY
momofuku HERMÈS Paul Stuart
ARCTERYX CH FINEAS Dior

CHINATOWN

H STREET NW

CITY CENTER

GALLERY PLACE

UNION SQUARE
HOSPITALITY GROUP

Smithsonian

NHL NBA

PORTRAIT GALLERY

CAPITAL ONE CENTER

1 Mile Demos

🏢 Office Inventory	82.7M SF, 15% vacancy
👤 Daytime Employees	243,245
👤 Population	51,465
💰 Avg. HH Income	\$167,734
🚇 Metro Exits	23,205 wkday / 21,404 wknd
🏨 Hotel Keys	17,013

VAST_CO-TENANCY

APPLE
GLOBAL FLAGSHIP

TRULUCKS STEAK &
SEAFOOD
WEWORK

EQUINOX FITNESS

HOWL AT THE MOON

FOXTROT
FEDEX
DELIZIQUE
MY EYE DR
TD BANK
BAKER'S DAUGHTER

FARMERS & DISTILLERS
LA COLOMBE
KARMA MODERN INDIAN

PNC BANK
NANDO'S PERI PERI
REREN RAMEN BAR
WALGREENS CRIMSON MOTTO HOTEL

YARDHOUSE
BREWERY
CVS
BULLDOG
SMASHBURGER
POTBELLY
CAVA CITIZENS BANK

CITY CENTER DC

ALLEN EDMONDS
ARCTERYX
BOSS
BVLGARI
BURBERRY
CANALI
CANDALIE BOUTIQUE SPA
CENTROLINA
CH CAROLINA HERRERA
CHRISTOPLE
CORPOWER YOGA
DAVID YURMAN
DEGB KITCHEN AND BAR
DEL FRISCO'S
DIOR
DOLCEZZA
FIG & OLIVE
FLYWHEEL
FRUITIVE
THE GREAT REPUBLIC
GUCCI
HERMES
JO MALONE LONDON
KATE SPADE NY
LONG CHAMP
LORO PIANA
LOUIS VUITTON
MILK BAR
MONCLER
MOMOFUKU
MORGENTHAU FREDERICS
PAUL STUART
RARESWETS
SALVATORE FERRAGAMO
SKY VALET CHOES
TESLA
VINCE
ZADIG & VOLTAIR

H STREET NW

CAPITAL ONE CAFE
CHOP'T
T-MOBILE
HIP CITY VEG
CHIPOTLE
EAT BRGZ
CHICKFILA
DOS TOROS

AT&T
TOM'S WATCH BAR
STUDIO XFINITY
DISTRICT FRIED CHICKEN
CLYDES
KURA SUSHI
REGAL CINEMAS
DISTRICT E ESPORTS
HAAGEN DAZS

SUSHI CAPITOL
CHINATOWN EXPRESS
LITTLE SESAME
TAFER'S TAVERN

FAIRFIELD INN & SUITES
FLIGHT WINE BAR
IRISH CHANNEL
ABSOLUTE NOODLE

BAR DECO
TONARI
DAIKAYA RAMEN
BANTAM KING
FREE STATE
ABSOLUTE THAI
FAMILY DINETTE

MCDONALDS
DUNKIN DONUTS



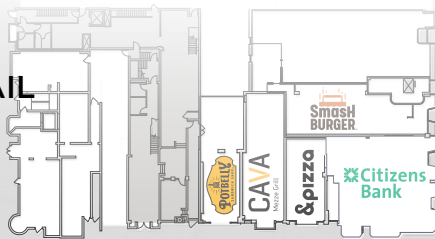
VIDA FITNESS
BANG SALON

METRO HEADQUARTERS



NATIONAL PORTRAIT
GALLERY

CENTRALLY LOCATED RETAIL



Walgreens



Gallery Place consistently ranks as the **top 3 busiest** Metro stations from **2010 to 2022**
 Weekday Entries | 22,773
 Weekend Entries | 11,453

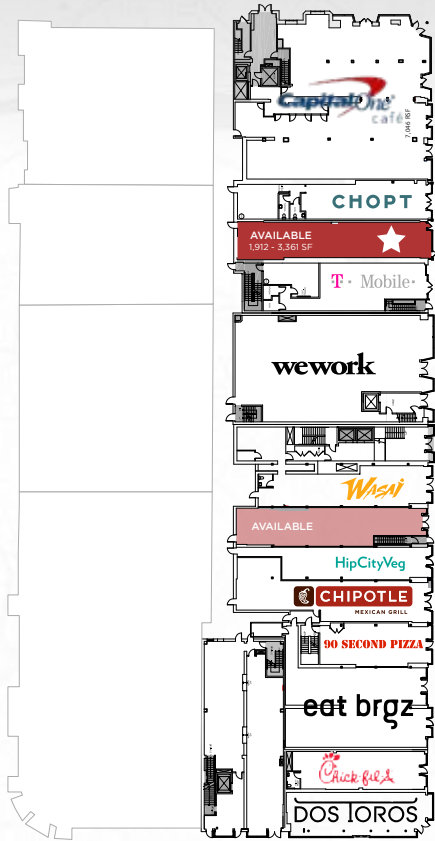
H STREET NW

FIVE GUYS
BURGERS and FRIES

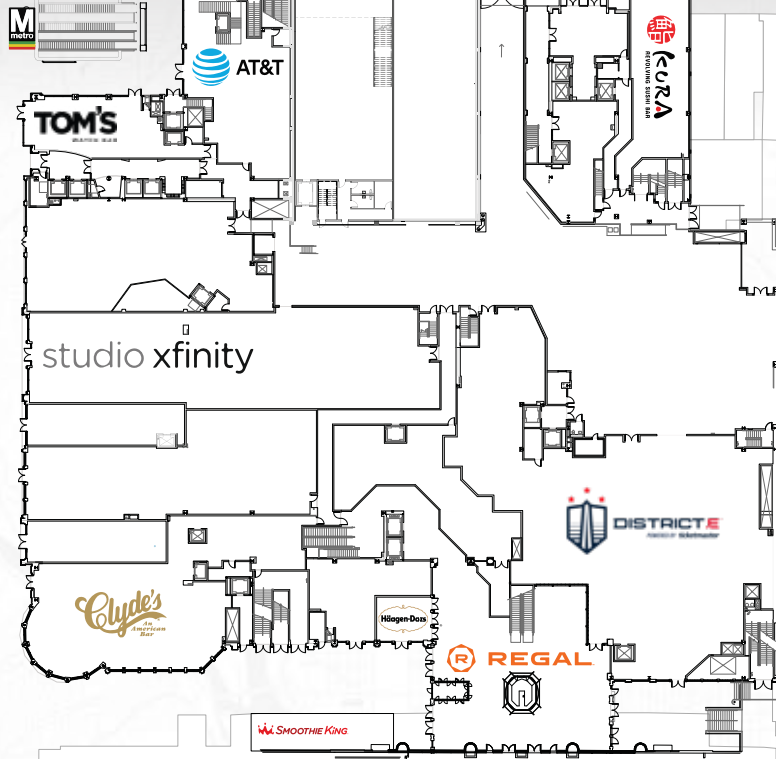
POKE PAPA

BOQUERIA
MEXICAN & MEDITERRANEAN

8TH STREET NW



7TH STREET NW



G STREET NW



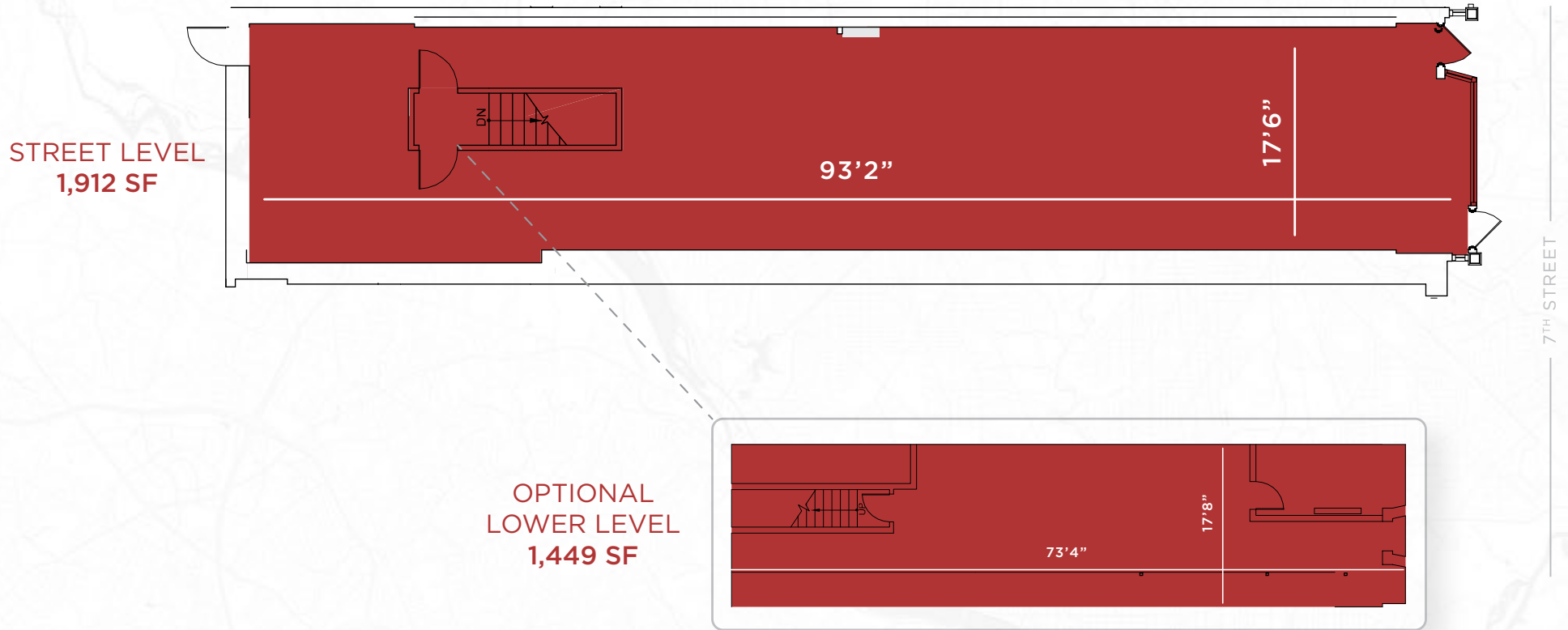
DUNKIN'

Capital One
Arena

220 EVENTS PER YEAR



728 7TH STREET NW



SPECS

Square Footage | 1,912 - 3,361 SF

Timing | Immediately

Rent/Nets | Available Upon Request

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TOTAL OFFICE SF
WITHIN A MILE

82.7M SF

CONVENTION CENTER
AVERAGE ANNUAL ATTENDEES
FROM 2003 TO 2021

1.5M

AVERAGE METRO RIDERS
AT GALLERY PLACE METRO IN 2019

22,773 WKDY EXITS **11,453** WKND EXITS

CAPITAL ONE ARENA
SEATING CAPACITY

20,356

DEMOGRAPHICS*

	1 Miles	2 Miles	3 Miles
DAYTIME POPULATION	258,586	591,972	807,045
TOTAL OFFICE SF	82,675,507	152,836,513	172,212,891
ENTERTAINMENT SPENDING	\$163,519,989	\$729,004,256	\$1,100,623,707

**Data pulled from 2022*