



DOCHTER & ALEXANDER  
RETAIL ADVISORS



## GALLERY PLACE - RETAIL A

WASHINGTON, DC | EAST END

Square Footage | 12,370 SF

Timing | January 2020

Rent/Nets | Negotiable

A GALLERY PLACE PROPERTY

### CONTACT

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### HIGHLIGHTS

- High profile retail spaces connected to Gallery Place development
- Sightlines from **DC's busiest intersection** at 7<sup>th</sup> & H with frontage opportunities on H Street and 7<sup>th</sup> Street
- On the same block as **Capital One Arena**, which brings in **2.7 million people annually**

### NEARBY TENANTS





Centrally Located Retail

GEORGETOWN

SHAW

MT VERNON TRIANGLE

CITY CENTER

GALLERY PLACE

EAST END

NATIONALS BASEBALL PARK

### Central Location, Regional Pull

Gallery Place is the central entertainment district in Washington, DC, at the intersection of large format East End retail, the luxury City Center stores, and the neighborhood dining of Mt Vernon Triangle and Shaw. Year round events at adjacent Capital One Center Arena bring 2.7 million people annually which presents a huge branding opportunity at Gallery Place. This established area remains a destination in the Nation's Capital.

Gallery Place  
Washington, DC



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Strong Demographics

- MUSEUM
- HOTEL
- THEATRE

CONVENTION CENTER

MT VERNON TRIANGLE

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

EQUINOX

CITY CENTER

GALLERY PLACE

Smithsonian  
PORTRAIT GALLERY

CAPITAL ONE CENTER

1 Mile Demos

Office Inventory	65M SF, 12% vacancy
Daytime Employees	227,628
Population	49,575
Avg. HH Income	\$123,930
Metro Exits	23,205 wkday / 21,404 wknd
Hotel Keys	15,401



Vast Co Tenancy

APPLE  
GLOBAL FLAGSHIP

TRULUCKS STEAK &  
SEAFOOD  
EQUINOX FITNESS  
TACO BAMBA

MAISON KAYSER  
FEDEX  
DELIZIQUE  
MY EYE DR  
TD BANK

FARMERS & DISTILLERS  
LA COLOMBE  
COVE

CITY CENTER DC

ALLEN EDMONDS  
ARCTERYX  
BOSS  
BVLGARI  
BURBERRY  
CANALI  
CAUDALIE BOUTIQUE SPA  
CENTROLINA  
CH CAROLINA HERRERA  
CHRISTOPLE  
CORREPOWER YOGA  
DAVID YURMAN  
DEGB KITCHEN AND BAR  
DEL PRISCO 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

YARDHOUSE  
BREWERY  
FADO IRISH PUB  
MATCH BOX & PIZZA  
CAVA STARBUCKS

PNC BANK  
NANDOS PERI PERI  
REREN RAMEN BAR  
WALGREENS PANERA  
CRIMSON AT THE POD  
VAPIANO

H STREET NW

CAPITAL ONE CAFE  
CHOP'T  
T-MOBILE  
WEWORK  
HONEY GROW  
HIP CITY VEG  
BIBIBOP ASIAN  
LEGAL SEAFOODS  
EAGLE BANK

AT&T  
CIRCA  
URBAN OUTFITTERS  
STUDIO XFINITY  
REGAL CINEMAS  
BAR LOUIE  
LUCKY STRIKE  
AVEDA  
LOFT  
CLYDES  
AROSTO PIZZA

BEEF N BREAD  
CHINATOWN EXPRESS  
PENN COMMONS

CORNER BAKERY  
FLIGHT WINE BAR  
WEWORK

BAR DECO  
GRAFFIATO  
DAIKAYA RAMEN  
BANTAM KING  
FREE STATE

CHIPOTLE  
MCDONALDS  
DUNKIN DONUTS



VIDA FITNESS  
BANG SALON

METRO HEADQUARTERS

NATIONAL PORTRAIT  
GALLERY

Gallery Place  
Washington, DC

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**17' Ceiling Heights**







**OFFICE SF**  
WITHIN A MILE

**65M SF**

**CONVENTION CENTER**  
ANNUAL ATTENDEES

**1.2M**

**AVERAGE METRO RIDERS**  
AT GALLERY PLACE METRO

**23,205** WKD EXITS **21,404** WKND EXITS

**CAPITAL ONE ARENA TICKETS**  
SOLD ANNUALLY

**2.7M**

## DEMOGRAPHICS

	1 Miles	2 Miles	3 Mile
POPULATION	51,601	220,665	370,476
AVERAGE HOUSEHOLD INCOME	\$127,146	\$135,068	\$127,956
EDUCATION: BACHELOR'S+	69%	75%	69%
EMPLOYEES	221,655	489,273	595,935