



DOCHTER & ALEXANDER  
RETAIL ADVISORS

## REVERB

2133 9TH STREET NW  
WASHINGTON, DC | SHAW



**Square Footage** | +/- 1,674 - 4,656 SF

**Frontage** | +/- 137'

**Ceiling Height** | 17' 8"

**Rent** | \$50.00 - \$55.00 PSF NNN

**Timing** | Immediate

### CONTACT

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### HIGHLIGHTS

- ▶ **New development** with 312 residential units in the heart of the **Duke District**
- ▶ Located in the trendy **Shaw** neighborhood - directly north of the popular **9:30 Club** and walking distance from **Howard University**
- ▶ Potential for **fully vented restaurant** with **outdoor patio opportunity** on the corner of 9<sup>th</sup> and W Streets

### NEARBY TENANTS

corepower  
YOGA

LANDMARK  
THEATRES

Roy Boys

HAIKAN'

UNIDO  
PANAMA  
COFFEE ROASTERS

WARBY PARKER  
OPTICAL






9:30

WHOLE  
FOODS  
MARKET



## ACCESSIBLE DESTINATION

### 10 MIN UBER DEMOS

	Population	237,311
	Average Household Income	\$168,994
	Bachelors Degree+	76%
	Employees	390,615
	Residential Units	139,197

TAKOMA

10 MIN  
UBER

UPPER NW

COLUMBIA HEIGHTS

BROOKLAND

DUPONT

UNION MARKET

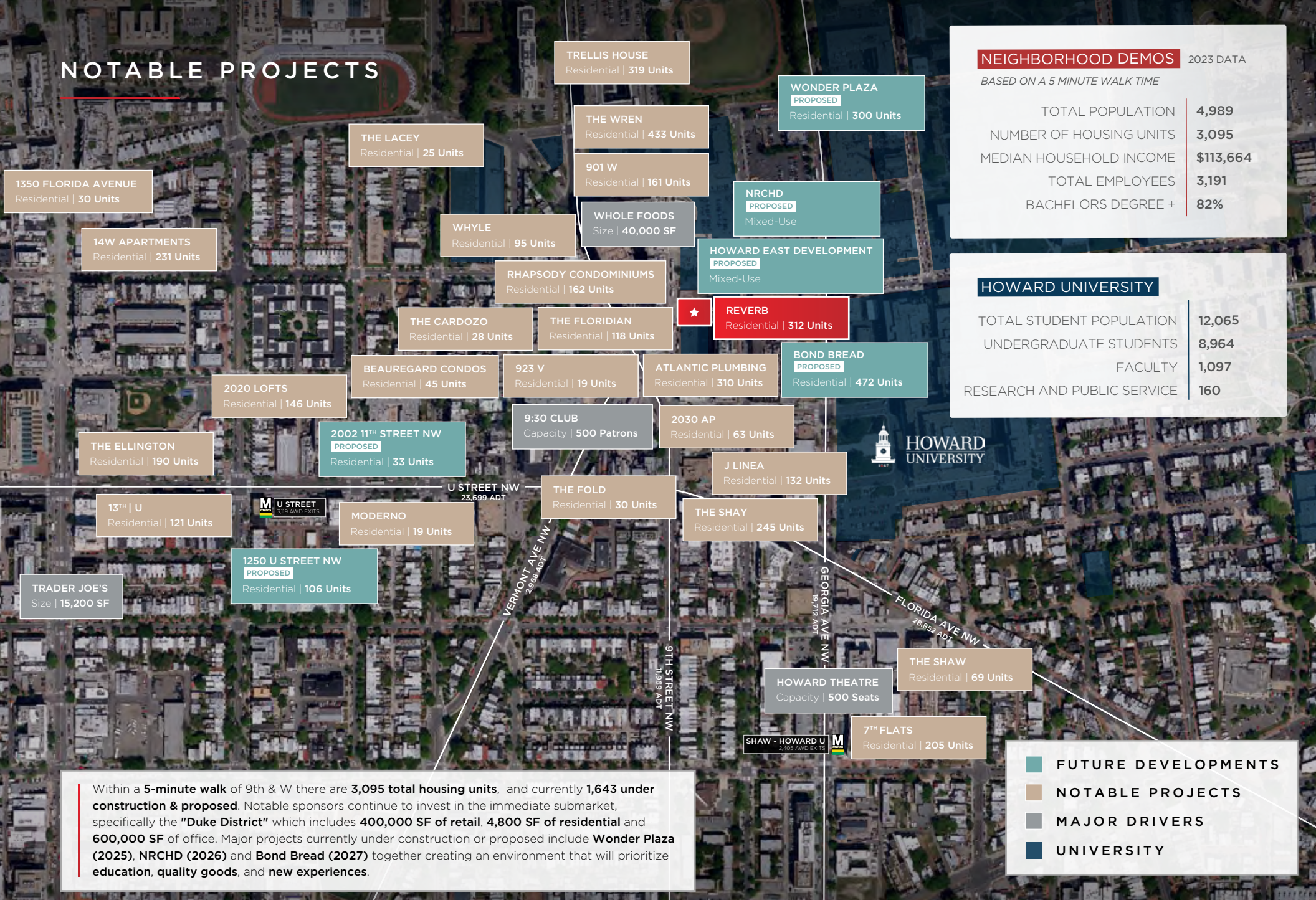
WEST END

EAST END

9th & W Street NW  
Washington, DC



# NOTABLE PROJECTS



## NEIGHBORHOOD DEMOS 2023 DATA

BASED ON A 5 MINUTE WALK TIME

TOTAL POPULATION	4,989
NUMBER OF HOUSING UNITS	3,095
MEDIAN HOUSEHOLD INCOME	\$113,664
TOTAL EMPLOYEES	3,191
BACHELORS DEGREE +	82%

## HOWARD UNIVERSITY

TOTAL STUDENT POPULATION	12,065
UNDERGRADUATE STUDENTS	8,964
FACULTY	1,097
RESEARCH AND PUBLIC SERVICE	160



- FUTURE DEVELOPMENTS
- NOTABLE PROJECTS
- MAJOR DRIVERS
- UNIVERSITY



# SHAW CO-TENANCY

W STREET NW  
3,237 ADT

FLORIDA AVE NW  
28,852 ADT

9TH STREET NW  
11,969 ADT

HOWARD EAST  
MIXED-USE FUTURE  
DEVELOPMENT

NRCHD  
MIXED-USE FUTURE  
DEVELOPMENT

W STREET CONNECTION

9TH & W APARTMENTS

BOND BREAD BUILDING  
MIXED-USE FUTURE  
DEVELOPMENT



HOWARD  
UNIVERSITY

J LINEA AT 2009 8TH STREET

U STREET NW  
23,699 ADT

SERVICEBAR

Nellie's

UNITY  
LOUNGE

MK

APPROD AFRICAN BAR & GRILL

M

1914

WARBY PARKER

REWILD LE LABO

Aesop

BONOBOS

Bank

GLO30

Emmy SQUARED

THE SHOP

Union KITCHEN

AMBASSADOR  
RESTAURANT & BAR

TAKODA

CRACKED

CAVA

COMPASS  
COFFEE

ALL SOULS BAR

CVS

Jerry's Carry Out

Johnnie's Florist

FLASH

Fish Social

WELLS FARGO

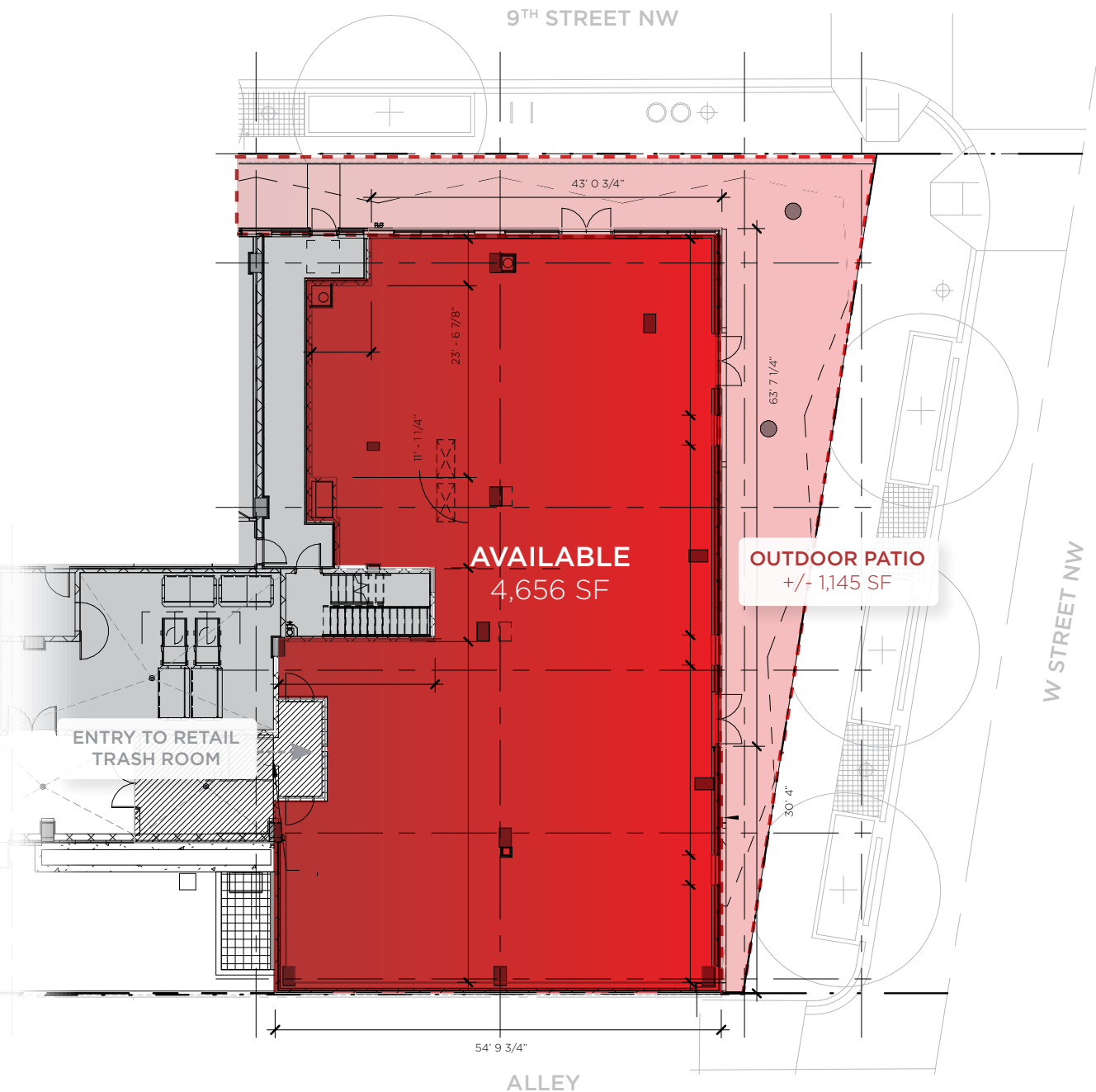
QUATTRO  
OSTERIA

GEORGIA AVE NW  
19,712 ADT

FLORIDA AVE NW  
28,852 ADT

9th & W Street NW  
Washington, DC

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## SPECS

Square Footage | 4,656 SF

Frontage | 137'

Ceiling Heights | 17' 8"

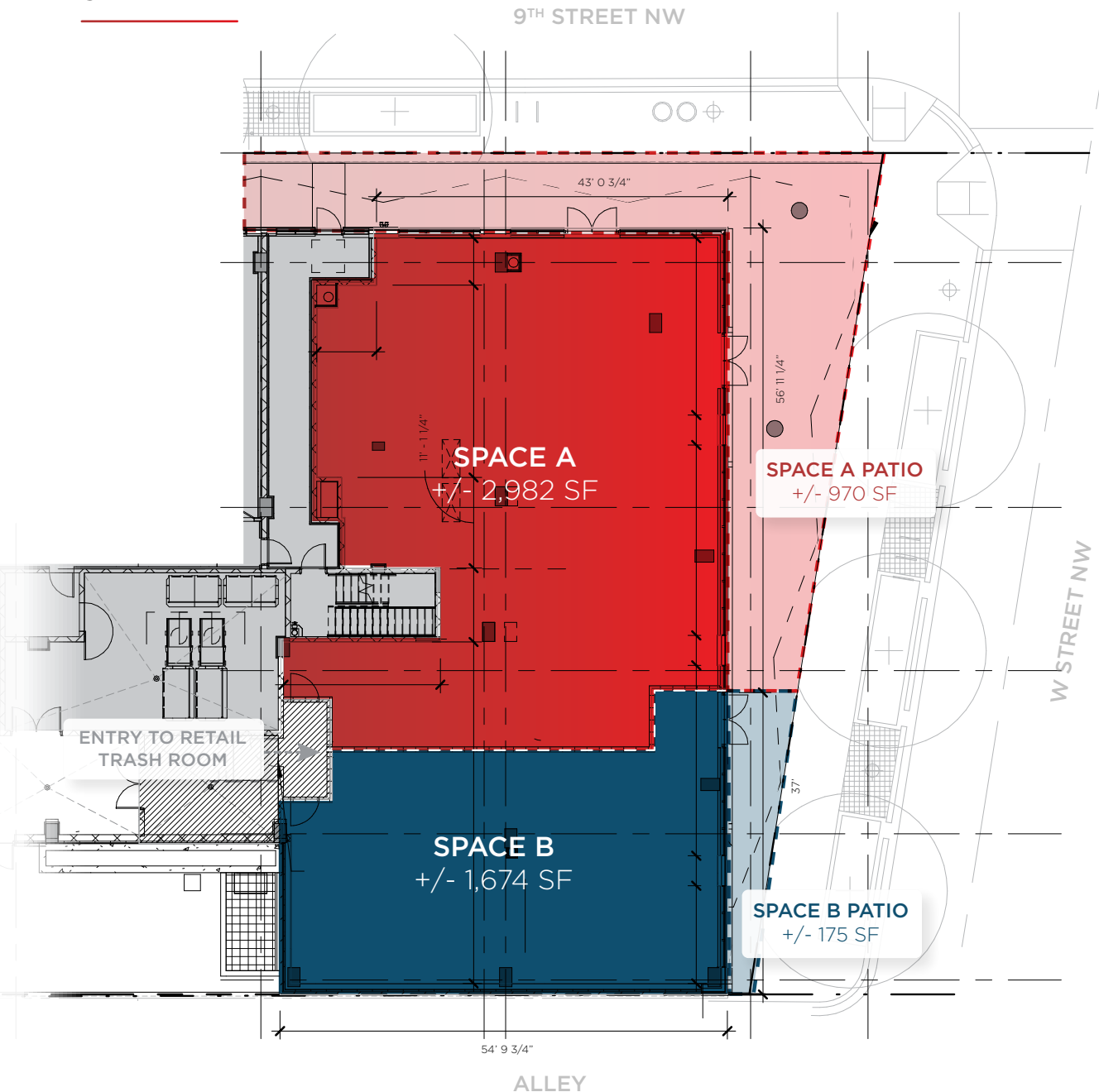
Timing | Immediate

Rent | \$50.00 - \$55.00 PSF NNN

[EXPLORE VIRTUAL SPACE](#)

9<sup>th</sup> & W Street NW  
Washington, DC

# SPLIT PLAN



## SPECS

### SPACE A

**Square Footage** | +/- 2,982 SF

**Frontage** | 100'

**Ceiling Heights** | 17' 8"

**Timing** | Immediate

**Rent** | \$50.00 - \$55.00 PSF NNN

### SPACE B

**Square Footage** | +/- 1,674 SF

**Frontage** | 37'

**Ceiling Heights** | 17' 8"

**Timing** | Immediate

**Rent** | \$50.00 - \$55.00 PSF NNN

## CONTACT

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# RENDERINGS



COWORKING LOUNGE



LOBBY



ENTERTAINMENT KITCHEN



FITNESS ROOM



FITNESS ROOM

9<sup>th</sup> & W Street NW  
Washington, DC





**RESIDENTIAL UNITS**  
IN BUILDING

312

**NEARBY OFFICE TENANTS**  
WITHIN ONE BLOCK



**AVERAGE DAILY METRO RIDERS**  
AT U STREET AND SHAW STATIONS

2,948      2,090  
U STREET STATION      SHAW STATION

**NEARBY STUDENT POPULATION**  
ENROLLED AT HOWARD UNIVERSITY

12,065

**DEMOGRAPHICS\***

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$212,819	\$196,516	\$178,856
ANNUAL FOOD AWAY FROM HOME AVG	\$7,707	\$7,200	\$6,587
DAYTIME POPULATION	7,289	20,513	104,785
BACHELOR'S DEGREE+	84%	77%	78%

*\*2023 Data*