



DOCHTER & ALEXANDER  
RETAIL ADVISORS

1919 PENNSYLVANIA AVE NW  
WASHINGTON, DC | CENTRAL BUSINESS DISTRICT



Square Footage | +/- 1,285 - 8,349 SF

Ceiling Height | 14' 8"

Rent/Nets | Negotiable

Timing | Immediate/Arranged

## CONTACT

### Laura Bellantoni

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### Matthew Alexander

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### David Dochter

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## HIGHLIGHTS

- Prime corners and second generation QSR space centrally located along the Pennsylvania Avenue corridor, adjacent to George Washington University, The World Bank, and blocks from the White House
- Great frontage opportunity with access to West End residential, dense office population and George Washington University

## NEARBY TENANTS

THE FOUNDING FARMERS

DUKES  
Grocery

bindaas  
Indian Street Food

JETTIES

KAZ  
Sushi Bistro

WHOLE  
FOODS  
MARKET

THE PRIME RIB

POTBELLY  
SANDWICH SHOP



#### 7 MINUTE WALK TIME DEMOS

TOTAL POPULATION	6,606
DAYTIME POPULATION	54,107
TOTAL HOUSING UNITS	1,638
AVERAGE HH INCOME	\$52,663
BACHELOR'S DEGREE +	82%

- OFFICE
- RESTAURANT/GROCERY
- HOTEL

#### WEST END LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- 5,539 Residents
- \$167,663 Avg Household Income
- 3.5 Million Square Feet of Office
- 18,046 Daytime Population
- \$7,457 Avg Spend Food Away from Home

#### CENTRAL BUSINESS DISTRICT PRIVATE SECTOR OFFICE HUB

- 115,811 Workers in Dense Office
- 32,000,000 Square Feet of Office
- \$105,000 Avg Worker Salary
- 31 Top 100 Law Firms

WASHINGTON  
CIRCLE

**THE GEORGE  
WASHINGTON  
UNIVERSITY**  
WASHINGTON, DC  
UNDERGRAD | 11,504  
FULL ENROLLMENT | 27,159  
FACULTY | 1,258

#### FOGGY BOTTOM GW UNIVERSITY & STATE DEPT

- 11,139 Housing Units
- \$978,509 Average Home Value
- 20,636 Daytime Population
- 12,546 GW University undergrads

7 MINUTE WALK

1919 Pennsylvania Ave NW  
Washington, DC



EYE STREET NW

Farragut West  
19,790 AWD EXITS  
1 BLOCK



## SPECS

### SPACE A

**Square Footage** | 4,824 SF

**Ceiling Heights** | 14' 10"  
slab to slab

**Timing** | Immediate

**Rent/Nets** | Pricing Upon  
Request

### SPACE A + B

**Square Footage** | 8,349 SF

**Ceiling Heights** | 14' 10" - 15' 12"  
slab to slab

### SPACE B

**Square Footage** | 3,525 SF

**Ceiling Heights** | 15' 12"  
slab to slab

**Timing** | Immediate

**Rent/Nets** | Pricing Upon  
Request

### SPACE C

**Square Footage** | 1,285 SF

**Ceiling Heights** | 10' 6"  
slab to slab

**Timing** | Immediate

**Rent/Nets** | Pricing Upon  
Request

### SPACE D

**Square Footage** | 4,940 SF

**Ceiling Heights** | 10' 6"  
slab to slab

**Timing** | Immediate

**Rent/Nets** | Pricing Upon  
Request

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## STUDENTS & FACULTY

ENROLLED AT GWU

33,278

## NEARBY EMPLOYERS

OFFICE TENANTS



## AVERAGE METRO RIDERS

AT FARRAGUT WEST

19,950

AWD EXITS

## EMPLOYEES

WITHIN A HALF MILE

148,362

## DEMOGRAPHICS\*

\*Data pulled from 2021

	.25 Miles	.5 Miles	1 Mile
POPULATION	1,373	16,273	51,531
DAYTIME POPULATION	31,483	88,910	196,665
AVERAGE HOUSEHOLD INCOME	\$90,226	\$115,067	\$150,651
BACHELOR'S DEGREE +	77.27%	85.2%	86.52%