



**DOCHTER & ALEXANDER**  
RETAIL ADVISORS



**1333 NEW HAMPSHIRE NW**

WASHINGTON, DC | DUPONT CIRCLE

**Square Footage** | 2,500 - 4,830 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

**PROMINENT RESTAURANT/RETAIL SPACE**

## CONTACT

**David Dochter**

202.971.8989 | david@dochalex.com

**Matthew Alexander**

202.971.8788 | matthew@dochalex.com

**Elena Kozak**

301.300.7690 | elena@dochalex.com

## HIGHLIGHTS

- ▶ **Large patio opportunity** for full service restaurant operators
- ▶ **Great branding potential** on a new contemporary facade just **south of Dupont Circle**
- ▶ Centered between both a heavy **office density** and **established residential** neighborhoods

## NEARBY TENANTS

DOS TOROS  
TAQUERIA

Boogy  
& PEEL

BARRY'S  
BOOTCAMP

Swingers  
THE CRAZY GOLF CLUB

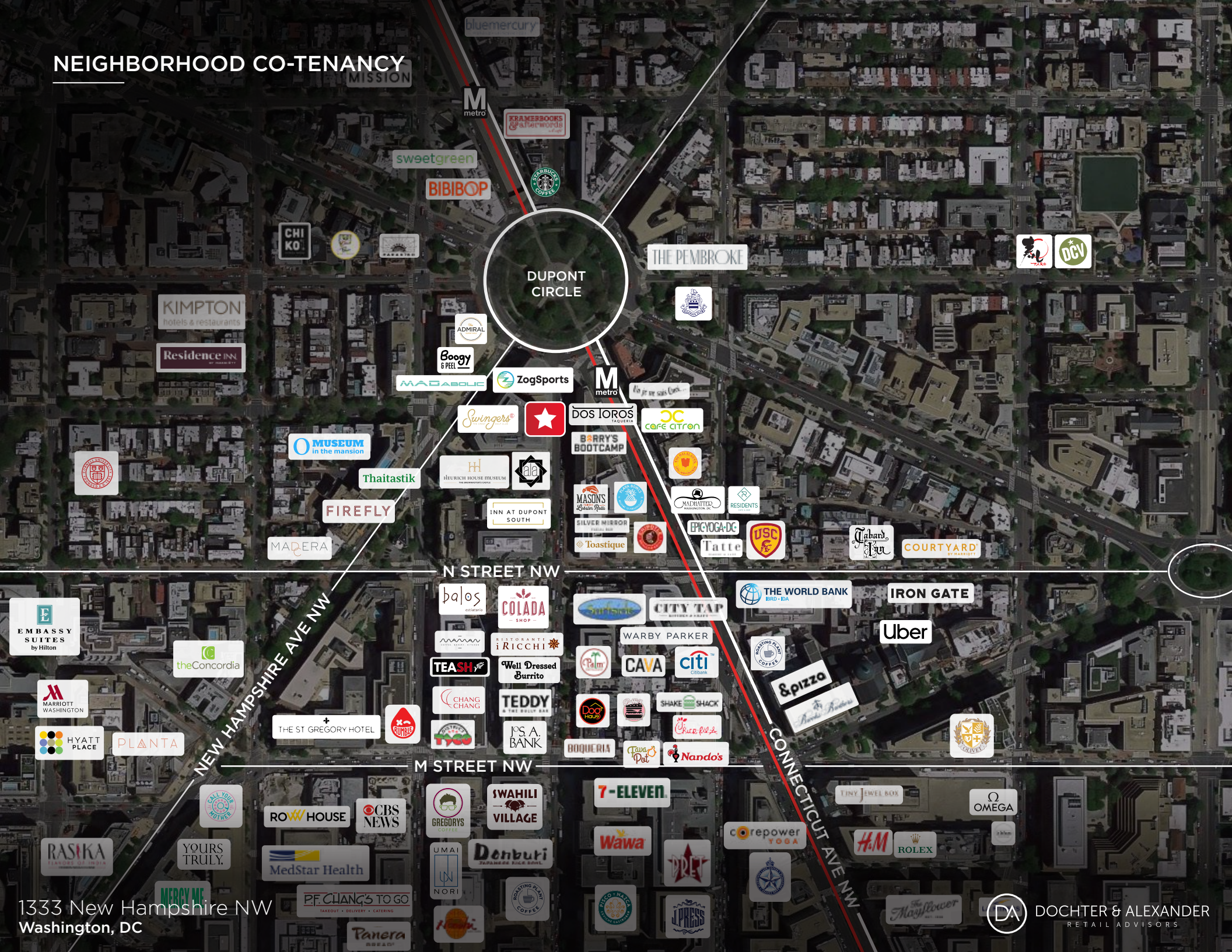
Tatte  
BAKERY & CAFE

MACARONIC

balos  
estiatorio

THE WORLD BANK

# NEIGHBORHOOD CO-TENANCY



DUPONT  
CIRCLE

THE PEMBROKE

KIMPTON  
hotels & restaurants

Residence INN  
by IHG

MUSEUM  
in the mansion

FIREFLY

MADERA

N STREET NW

M STREET NW

CONNECTICUT AVE NW

EMBASSY  
SUITES  
by Hilton

theConcordia

MARRIOTT  
WASHINGTON

HYATT  
PLACE

PLANTA

THE ST GREGORY HOTEL

RASIKA  
LEARNERS OF INDIA

YOURS  
TRULY.

ROV HOUSE

CBS NEWS

MedStar Health

P.F. CHANG'S TO GO

Panera  
BREAD

GREGORY'S  
FRISBEE

UMAI

NORI

MAKING BEAT  
COFFEE

SWAHILI  
VILLAGE

Donburi  
JAPANESE RICE SOUL

MAKING BEAT  
COFFEE

MAKING BEAT  
COFFEE

balos  
estaterio

COLADA  
SHOP

WATERBURY

RESTORANTE  
i RICCHI

WARBY PARKER

TEASH

Well Dressed  
Burrito

CAVA

CHANG CHANG

TEDDY  
IN THE BULLY BAR

BOQUERIA

J.S.A. BANK

SHAKE SHACK

BOQUERIA

SHAKE SHACK

SHAKE SHACK

CITY TAP

WARBY PARKER

CAVA

SHAKE SHACK

SHAKE SHACK

SHAKE SHACK

SHAKE SHACK

SHAKE SHACK

SHAKE SHACK

THE WORLD BANK  
BRD - IDA

IRON GATE

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

Uber

THE WORLD BANK  
BRD - IDA

Uber

# FLOORPLAN



## RETAIL A

- Square Footage** | 2,500 SF
- Frontage** | 56'8"
- Ceiling** | 13'9" to slab above
- Timing** | Immediate
- Rent** | Available upon request

## RETAIL B

- Square Footage** | 4,830 SF
- Frontage** | 60'4" on New Hampshire Ave
- Ceiling** | 14'3" to slab above
- Timing** | Immediate
- Rent** | Available upon request



RETAIL SPACE A  
NEW HAMPSHIRE AVE



RETAIL SPACE A  
NEW HAMPSHIRE AVE





## DEMOGRAPHICS\*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	22,979	109,326	271,340
AVG HOUSEHOLD INCOME	\$156,967	\$169,022	\$181,955
TOTAL BUSINESSES	1,549	6,756	14,545
BACHELOR'S DEGREE+	92.22%	93.16%	90.32%

*\*2024 Data*

**CONTACT**

**David Dochter**  
202.971.8989  
david@dochalex.com

**Matthew Alexander**  
202.971.8788  
matthew@dochalex.com

**Elena Kozak**  
301.300.7690  
elena@dochalex.com

**DOCHALEX.COM**

1333 New Hampshire NW  
Washington, DC