



DOCHTER & ALEXANDER
RETAIL ADVISORS



REVERB
2133 9TH STREET NW
WASHINGTON, DC | SHAW

Square Footage | Up to 4,656 SF

Frontage | +/- 137'

Ceiling Height | 17' 8"

Rent/Nets | Available Upon Request

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 9th and W Streets

NEARBY TENANTS

corepower
YOGA

LANDMARK
THEATRES

Roy Boys
— Hot Sausages & More —

HAIKAN'

UNIDO
— PANAMA COFFEE ROASTERS —






WARBY PARKER
OPTICAL

9:30

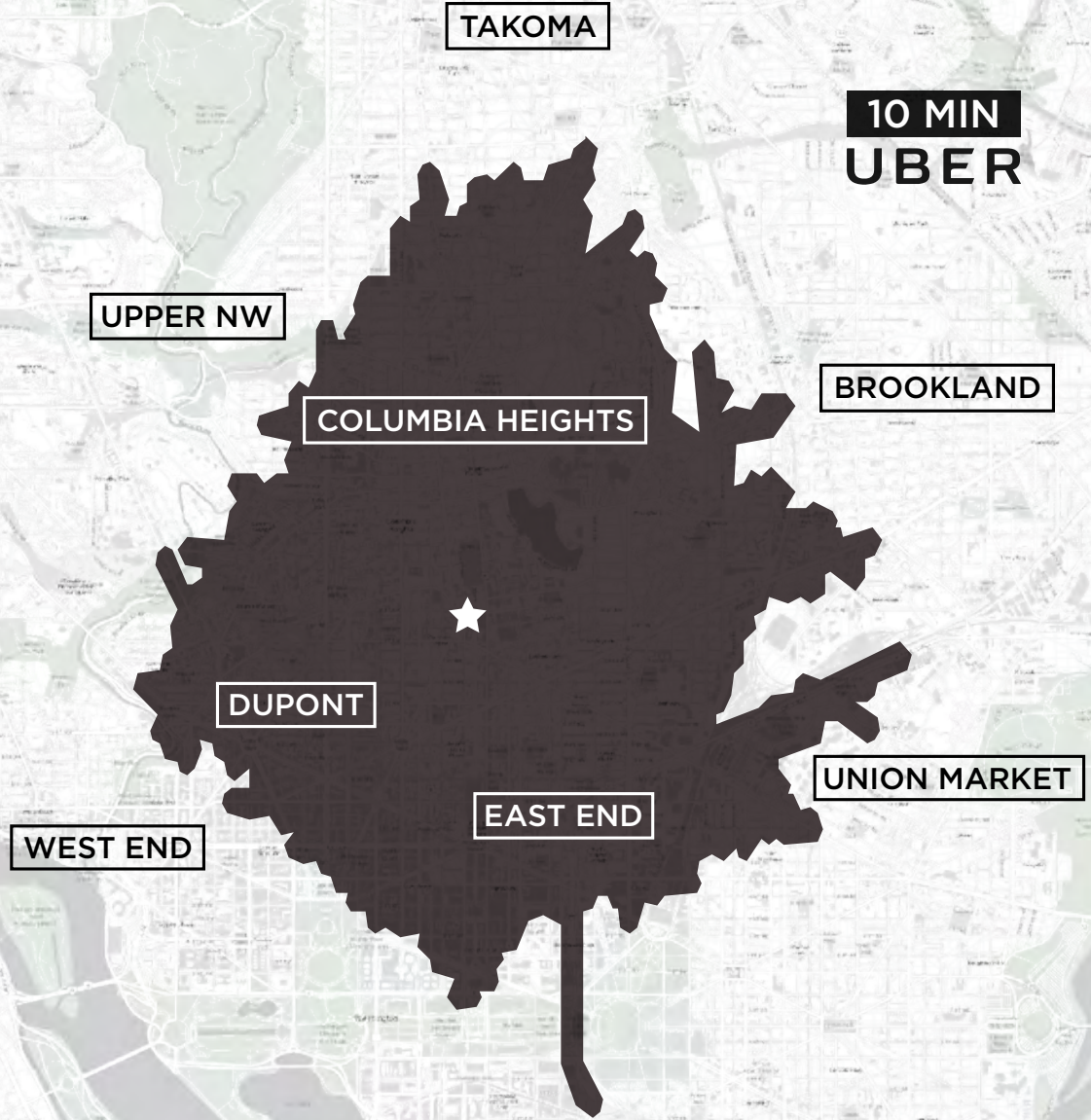
WHOLE
FOODS
MARKET

ACCESSIBLE DESTINATION

10 MIN UBER DEMOS

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

**10 MIN
UBER**



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



Within a 5-minute walk of 9th & W there are **3,095 total housing units**, and currently **1,643 under construction & proposed**. Notable sponsors continue to invest in the immediate submarket, specifically the "Duke District" which includes **400,000 SF of retail**, **4,800 SF of residential** and **600,000 SF of office**. Major projects currently under construction or proposed include **Wonder Plaza (2025)**, **NRCHD (2026)** and **Bond Bread (2027)** together creating an environment that will prioritize **education, quality goods, and new experiences**.

- 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

U STREET NW
23,699 ADT

GEORGIA AVE NW
19,712 ADT

FLORIDA AVE NW
28,852 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

J LINEA AT 2009 8TH STREET



HOWARD UNIVERSITY



ROW HOUSE
THE NAIL BAR DC

repower
YOGA
PEACHY

UNIDO
COFFEE ROASTERS

POP
PIZZERIA

AMERICAN ICE CO.
117 W ST. NW WASH, DC 20005



ALIGN

DISTRICT



GHION RESTAURANT

Colby's
Abby's
DAILY RESTAURANT

BRITTON

SERVICEBAR

Nellie's

UNITY
LOUNGE

MK

APPOO AFRICAN BAR & GRILL

M

1914

WARBY PARKER
REWILD LE LABO

Aesop

BONOBOS

GLO30

Emery SQUARED

THE SHOP

UNION KITCHEN

AMBASSADOR
RESTAURANT & BAR

TAKODA

CRACKED
EGGERY

CAVA

COMPASS
COFFEE

ALL SOULS BAR

WELLS FARGO

QUATTRO
CATERIA

CVS

Jerry's Carry Out

CVS

CVS

CVS

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CVS

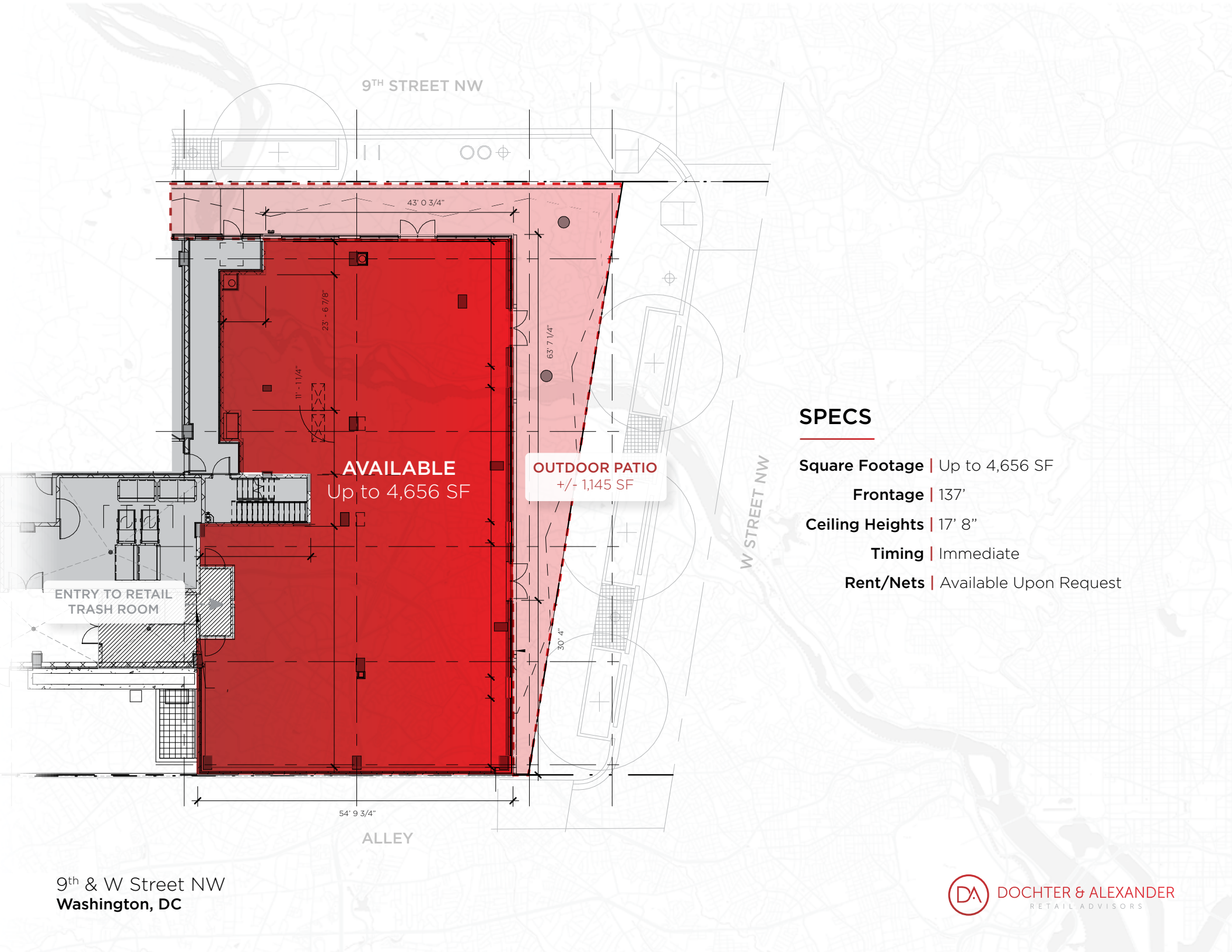
CVS

CVS

CVS

9th & W Street NW
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS



AVAILABLE
Up to 4,656 SF

OUTDOOR PATIO
+/- 1,145 SF

SPECS

Square Footage | Up to 4,656 SF

Frontage | 137'

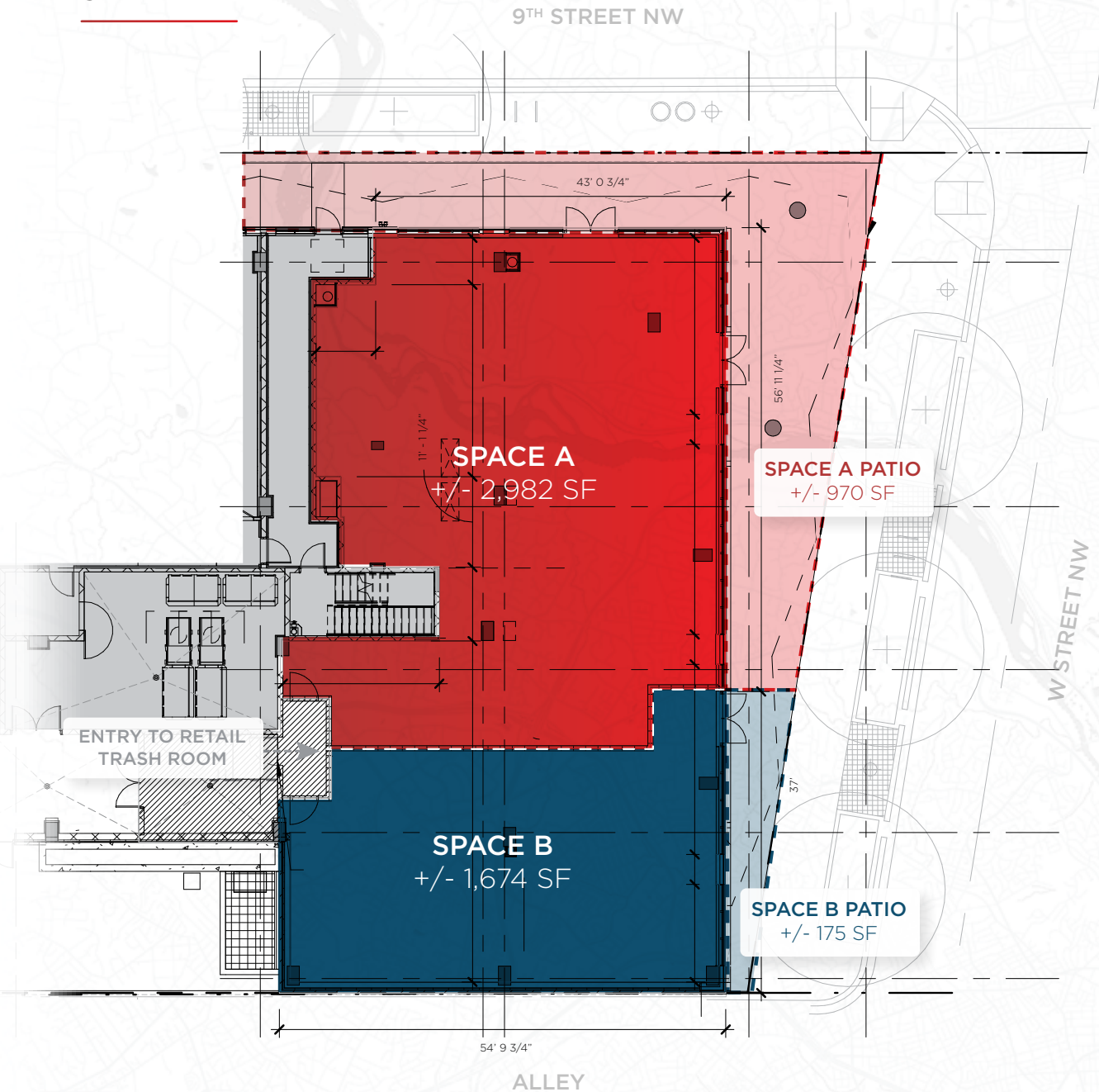
Ceiling Heights | 17' 8"

Timing | Immediate

Rent/Nets | Available Upon Request

9th & W Street NW
Washington, DC

SPLIT PLAN



SPECS

SPACE A

Square Footage | +/- 2,982 SF

Frontage | 100'

Ceiling Heights | 17' 8"

Timing | Immediate

Rent/Nets | Available Upon Request

SPACE B

Square Footage | +/- 1,674 SF

Frontage | 37'

Ceiling Heights | 17' 8"

Timing | Immediate

Rent/Nets | Available Upon Request

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RENDERINGS



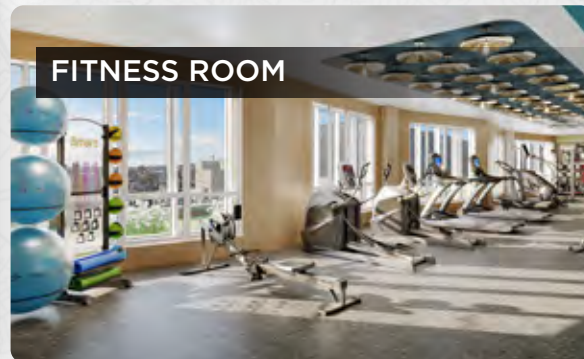
COWORKING LOUNGE



LOBBY



ENTERTAINMENT KITCHEN



FITNESS ROOM



FITNESS ROOM

9th & 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
U STREET STATION

2,090
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*

9th & W Street NW
Washington, DC

