



DOCHTER & ALEXANDER
RETAIL ADVISORS

2009 8TH STREET NW
WASHINGTON, DC | SHAW

Square Footage | Up to 4,987 SF

Timing | Immediate

Rent | \$45.00 PSF NNN

PRIME SHAW PROPERTY

CONTACT

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HIGHLIGHTS

- Sits below the **J Linea**, a mixed use retail and residential building with **132 market rate residential units** in the heart of the “**Duke District**”
- Located in trendy **Shaw neighborhood**, between shopping at The Shay and entertainment retail at Atlantic Plumbing
- Retail boasts **high, 21' ceilings** at the front of the space and a distinguished facade

NEARBY TENANTS



TAKODA



WARBY PARKER
OPTOMET



9:30

HAIKAN'



SHAW

Shaw is a NW DC neighborhood that is connected to Downtown DC and U Street. Flagship fashion stores and new restauranteurs have all chosen Shaw to make their mark. Famed music concert hall the 9:30 club, Landmark Theatres, Warby Parker, LeLabo, Bonobos, and a Michelin Bib Gourmand restaurant flank the 2009 8th Street development which serves as the pathway between the flagship fashion stores, restaurants, and entertainment venues. Crowds of millennials and DC's creative class live in, and frequent the Shaw neighborhood making for a lively place to gather and shop.



CURRENT STOREFRONT



NOTABLE PROJECTS

VIEW 14
Residential | 178 Units

1350 FLORIDA AVENUE
Residential | 30 Units

14W APARTMENTS
Residential | 231 Units

THE LACEY
Residential | 25 Units

TRELLIS HOUSE
Residential | 319 Units

THE WREN
Residential | 433 Units

WONDER PLAZA
PROPOSED
Residential | 300 Units

901 W
Residential | 161 Units

WHOLE FOODS
Size | 40,000 SF

NRCHD
PROPOSED
Mixed-Use

WHYLE
Residential | 95 Units

HOWARD EAST DEVELOPMENT
PROPOSED
Mixed-Use

RHAPSODY CONDOMINIUMS
Residential | 162 Units

THE CARDOZO
Residential | 28 Units

THE FLORIDIAN
Residential | 118 Units

9TH & W
Residential | 312 Units

2020 LOFTS
Residential | 146 Units

BEAUREGARD CONDOS
Residential | 45 Units

923 V
Residential | 19 Units

ATLANTIC PLUMBING
Residential | 310 Units

BOND BREAD
PROPOSED
Residential | 472 Units

THE ELLINGTON
Residential | 190 Units

2002 11TH STREET NW
PROPOSED
Residential | 33 Units

9:30 CLUB
Capacity | 500 Patrons

2030 AP
Residential | 63 Units

13TH | U
Residential | 121 Units

M U STREET
CLUB AND EXITS

MODERNO
Residential | 19 Units

U STREET NW
23,699 ADT

THE FOLD
Residential | 30 Units

2009 8TH STREET NW
Residential | 132 Units

TRADER JOE'S
Size | 15,200 SF

1250 U STREET NW
PROPOSED
Residential | 106 Units

THE SHAY
Residential | 245 Units

9TH STREET NW
11,669 ADT

HOWARD THEATRE
Capacity | 500 Seats

FLORIDA AVE NW
20,852 ADT

THE SHAW
Residential | 69 Units

7TH FLATS
Residential | 205 Units

SHAW - HOWARD U
2,405 AWD EXITS

GEORGIA AVE NW
19,712 ADT



NEIGHBORHOOD DEMOS 2022 DATA BASED ON A 5 MINUTE WALK TIME

TOTAL POPULATION	4,750
NUMBER OF HOUSING UNITS	3,746
MEDIAN HOUSEHOLD INCOME	\$148,672
TOTAL EMPLOYEES	4,174
BACHELORS DEGREE +	74.49%

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

Within a 5-minute walk of 2009 8th Street there are **3,312 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.

2009 8th Street NW
Washington, DC

SHAW CO-TENANCY

W STREET NW
3,237 ADT

U STREET NW
23,699 ADT

FLORIDA AVE NW
28,852 ADT

9TH STREET NW
11,969 ADT

GEORGIA AVE NW
19,712 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

AMERICAN ICE CO.
107 W ST. NW WASH, DC 20001



ALIGN

DISTRICT



GHION RESTAURANT

Bobbi's Apple's
SOUL FOOD RESTAURANT

BRITTON

SERVICEBAR

Nellie's

UNITY LOUNGE



APIPOO AFRICAN BAR & GRILL

1914

WARBY PARKER

REWILD LE LABO

Aesop



BONOBOS

D Bank

GLO 30

Emmy SQUARED PIZZA

THE SHOP

UNION KITCHEN

AMBASSADOR RESTAURANT & BAR



Jerry's Carry Out

TAKODA



Johnnie's Florist

CRACKED

CAVA

COMPASS COFFEE

CVS

ALL SOULS BAR

WELLS FARGO

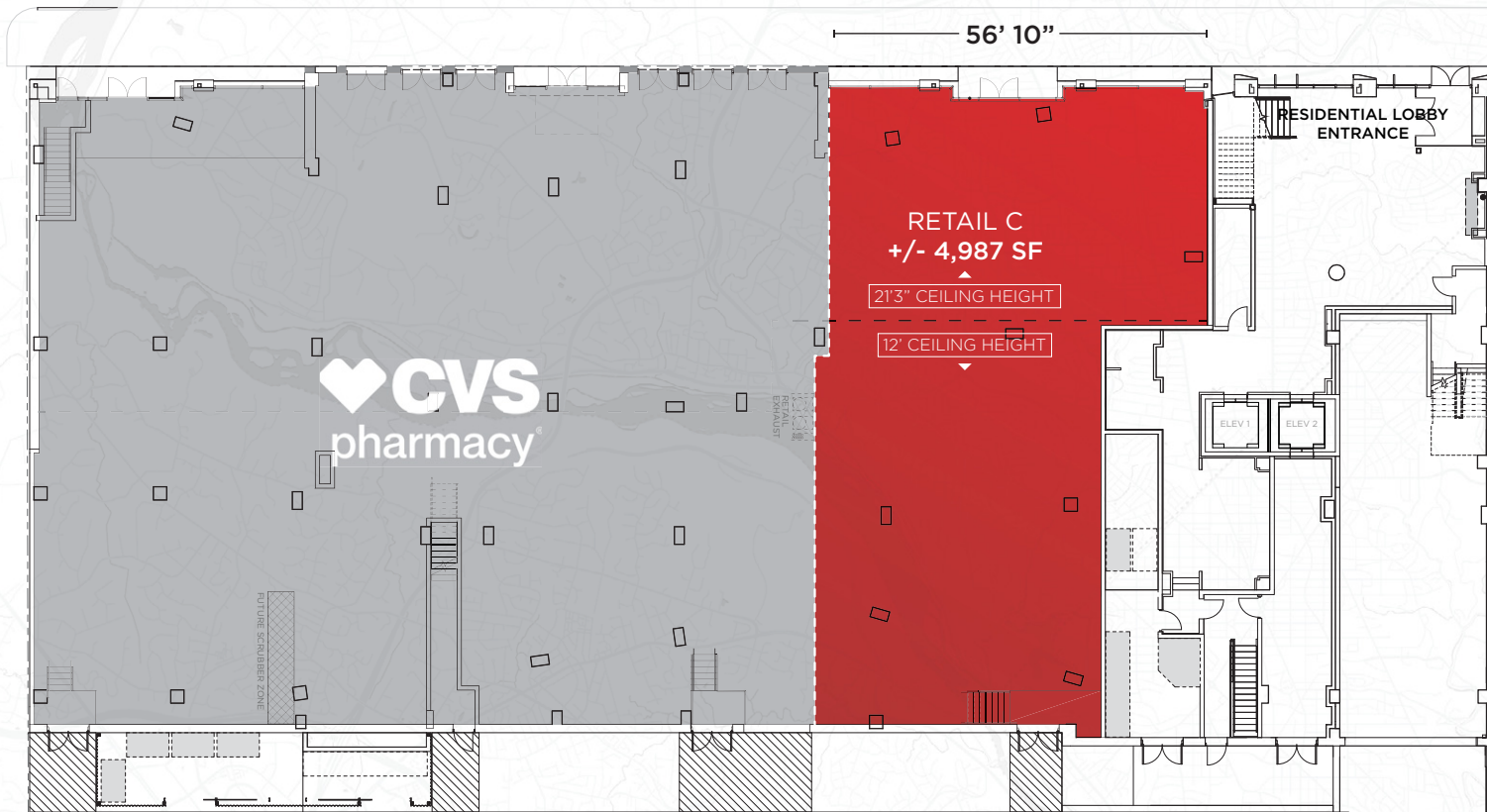


FLORIDA AVE NW
28,852 ADT

FULL FLOORPLAN

FLORIDA STREET NW

8TH STREET NW



SPECS

Square Footage | +/- 4,987 SF

Rent | \$45 PSF NNN

Frontage | 56' 10"

Timing | Immediate

[EXPLORE VIRTUAL SPACE](#)

CONTACT

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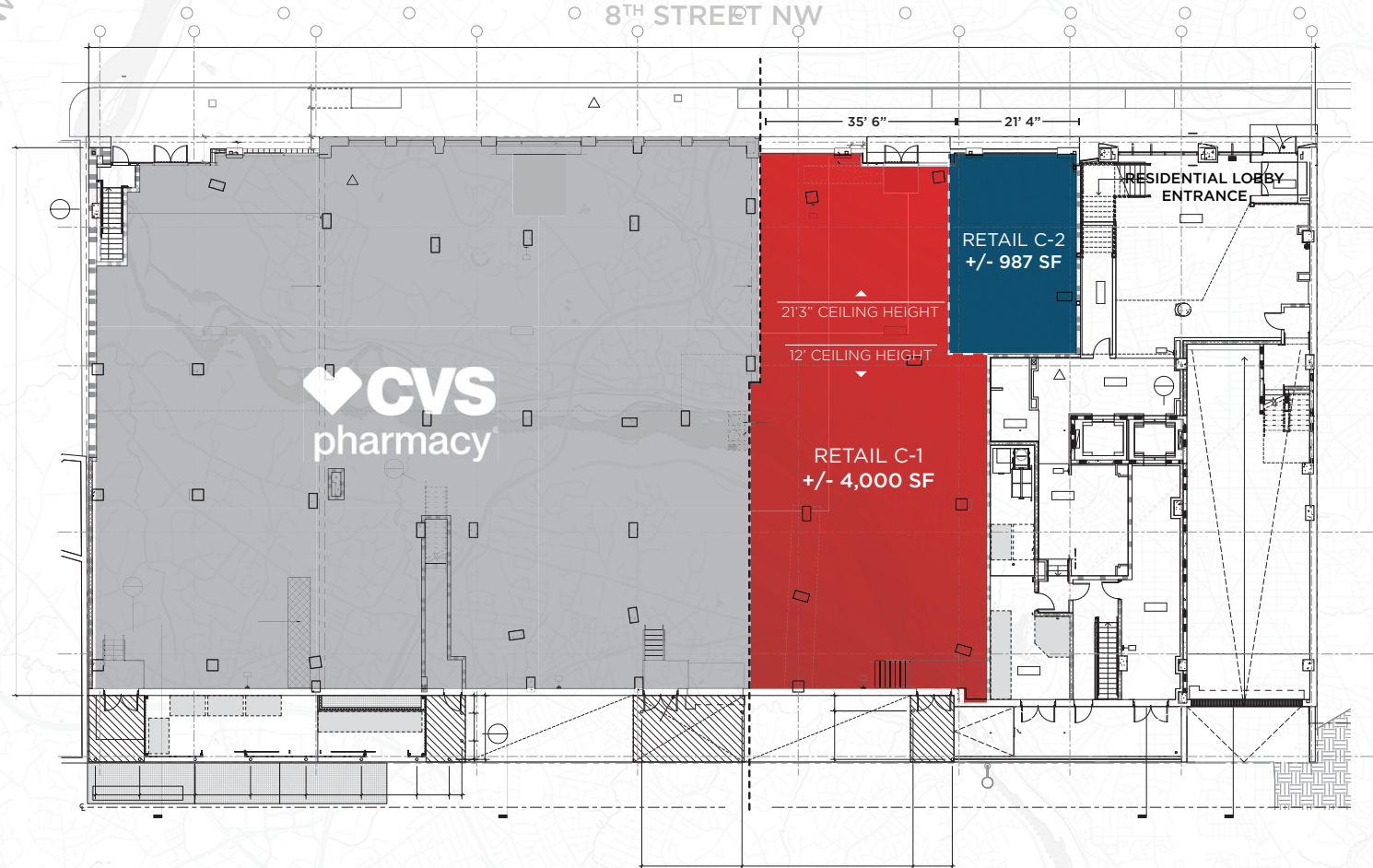
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[DOCHALEX.COM](https://www.dochalex.com)

2009 8th Street NW
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SPLIT PLAN

FLORIDA STREET NW



SPECS

RETAIL C-1

Square Footage | +/- 4,000 SF

Rent | \$45.00 PSF NNN

Frontage | 35' 6"

Timing | Immediate

RETAIL C-2

Square Footage | +/- 987 SF

Rent | \$45.00 PSF NNN

Frontage | 21' 4"

Timing | Immediate

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RESIDENTIAL UNITS

IN BUILDING

132

NEARBY OFFICE TENANTS

W/IN ONE BLOCK



AVERAGE DAILY METRO RIDERS

AT U STREET AND SHAW STATIONS

2,948 6,848

NEARBY STUDENT POPULATION

ENROLLED AT HOWARD UNIVERSITY

12,065

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$212,306	\$216,583	\$180,462
DAYTIME POPULATION	8,914	22,797	116,194
BACHELOR'S DEGREE+	76%	77%	76%
FOOD AWAY FROM HOME (AVG)	\$9,232	\$9,362	\$7,922

*2022 Data