



DOCHTER & ALEXANDER  
RETAIL ADVISORS

**950 F STREET NW**  
WASHINGTON, DC | EAST END

**Square Footage** | 1,102 - 10,257 SF

**Timing** | Immediate

**Rent/Nets** | Negotiable

**F STREET RETAIL SPACE**

## CONTACT

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## HIGHLIGHTS

- Strong retail co-tenancy with **Mango, Lululemon, Sephora, H&M** and **Zara** nearby
- One block south of **Metro Center Station**, the second busiest station in the entire metro rail system
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater & Warner Theater**

## NEARBY TENANTS



lululemon 

SEPHORA



MANGO

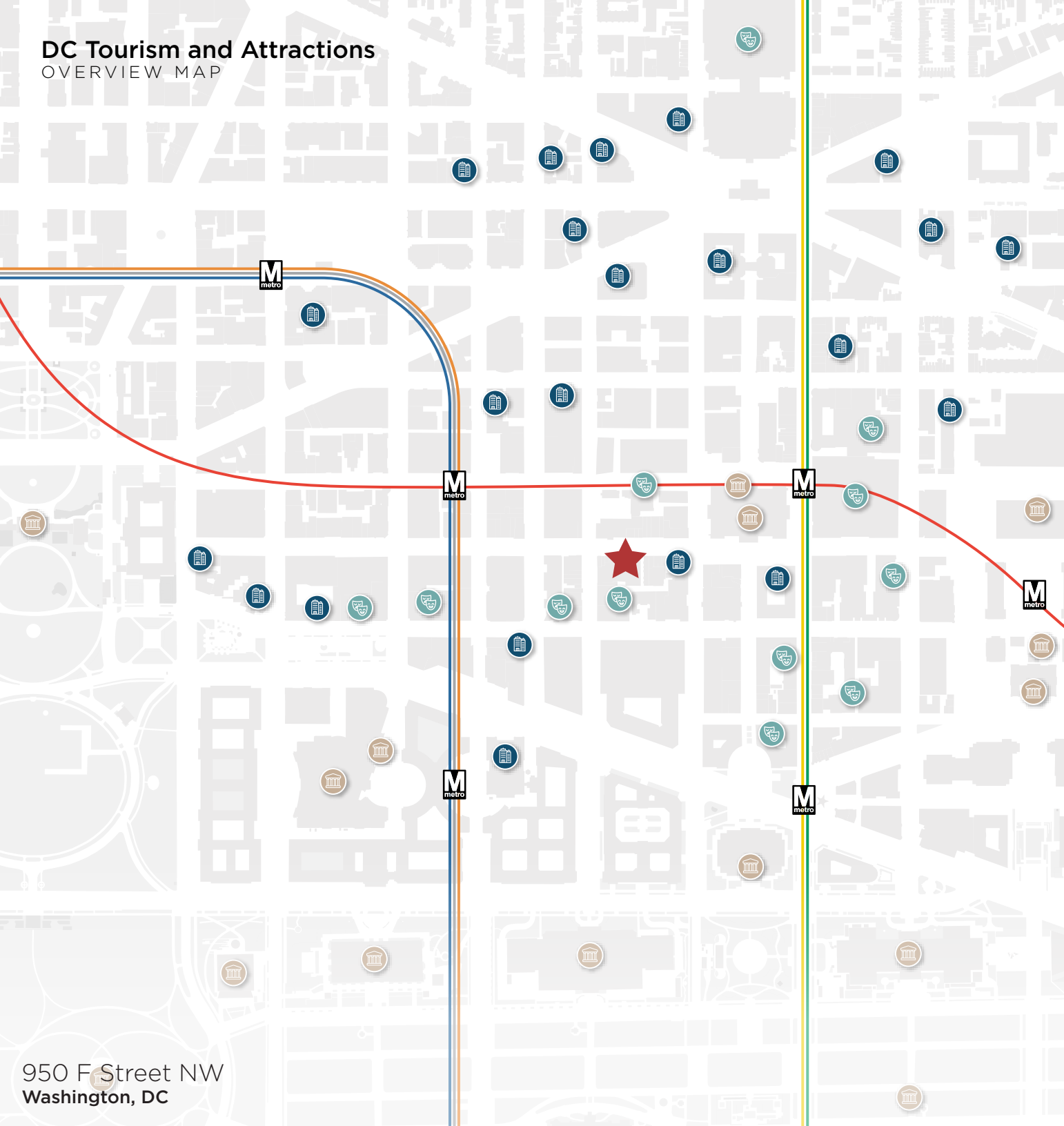


ZARA



# DC Tourism and Attractions

## OVERVIEW MAP



### HOTELS TOTAL ROOMS | 8,298

SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

### ENTERTAINMENT TOTAL CAPACITY | 72,915

Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

### MUSEUMS & LANDMARKS TOTAL VISITORS | 18.95M

The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

Visitor stats from 2019



# F STREET RETAIL MAP

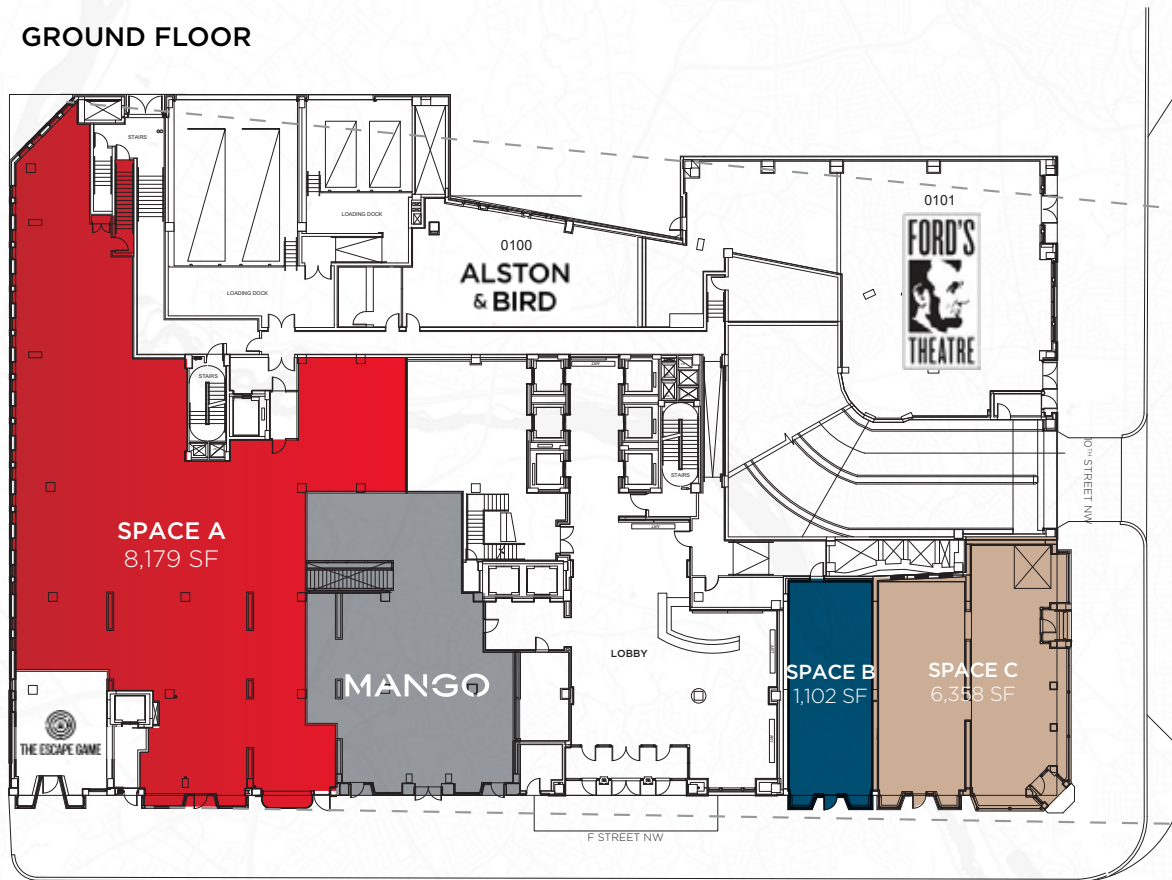


950 F Street NW  
Washington, DC

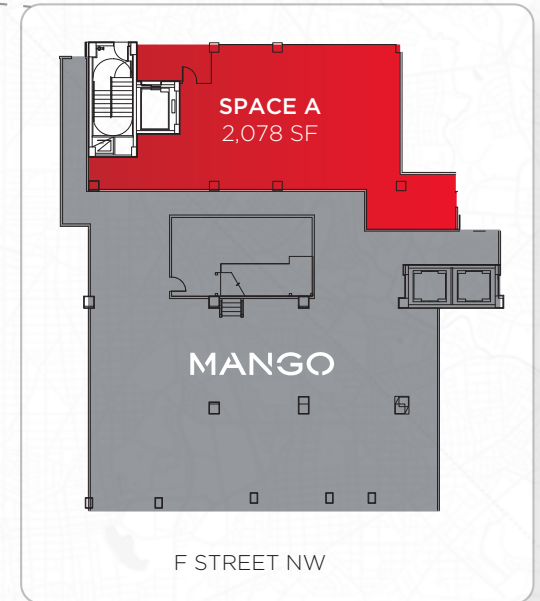
Demographics*	.25 Miles	.5 Miles	1 Mile
Average Household Income	\$250,929	\$197,420	\$167,488
Bachelors Degree +	88%	83%	78%
Daytime Population	42,256	137,621	354,954
*2023 Data			



## GROUND FLOOR



## OPTIONAL LOWER LEVEL



## SPECS

### SPACE A

**Square Footage** | 8,179 - 10,257 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

[VIEW VIRTUAL TOUR](#)

### SPACE B

**Square Footage** | 1,102 SF

**Timing** | Immediate

**Rent/Nets** | Pricing Upon Request

[VIEW VIRTUAL TOUR](#)

### SPACE C

**Square Footage** | 6,358 SF

**Timing** | Arranged

**Rent/Nets** | Pricing Upon Request

[VIEW BROCHURE](#)



### OFFICE SF

WITHIN A HALF MILE

42.4M SF

### HOTEL ROOMS

WITHIN A MILE

18,655

### AVERAGE METRO RIDERS

AT METRO CENTER & GALLERY PLACE IN 2023

13,690 WKDY EXITS  
METRO CENTER

12,235 WKDY EXITS  
GALLERY PLACE

### ANNUAL THEATER PATRONS

AT 7 VENUES WITHIN DOWNTOWN DC

725,000

### DEMOGRAPHICS\*

.25 Miles

.5 Miles

1 Mile

AVERAGE HOUSEHOLD INCOME

\$169,153

\$175,601

\$161,299

EDUCATION: BACHELOR'S+

74.9%

74.7%

64.9%

DAYTIME POPULATION

279,045

808,462

1,254,598

\*2023 Data