



DOCHTER & ALEXANDER  
RETAIL ADVISORS

704 7<sup>TH</sup> STREET NW

WASHINGTON, DC | EAST END



Square Footage | +/- 3,338 SF

Frontage | 60' 1"

Ceiling Heights | 11' 2" - 13' 9"

Rent/Nets | Negotiable

Timing | Immediate

## 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

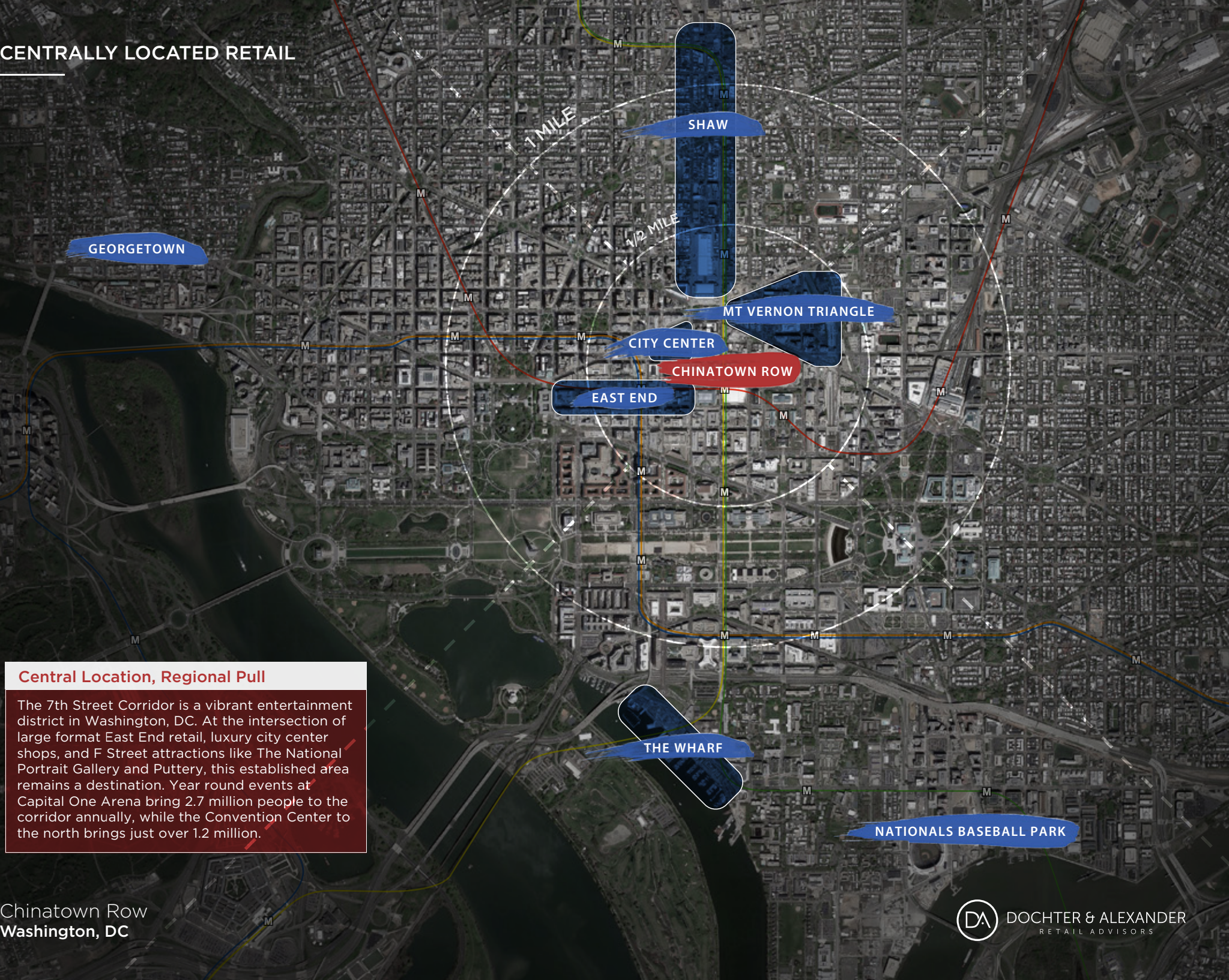
- Second generation quick service restaurant along the 7<sup>TH</sup> Street corridor in DC's East End - a major destination for entertainment and dining
- Across from the Capital One Arena at DC's busiest intersection, 7<sup>TH</sup> & H Street NW
- Surrounded by high volume quick service and full service restaurants including Chopt, Chick-Fil-A, and Clyde's

## NEARBY TENANTS





## CENTRALLY LOCATED RETAIL



### Central Location, Regional Pull

The 7th Street Corridor is a vibrant entertainment district in Washington, DC. At the intersection of large format East End retail, luxury city center shops, and F Street attractions like The National Portrait Gallery and Puttery, this established area remains a destination. Year round events at Capital One Arena bring 2.7 million people to the corridor annually, while the Convention Center to the north brings just over 1.2 million.



## STRONG EAST END DEMOGRAPHICS





## VAST CO-TENANCY

APPLE  
GLOBAL FLAGSHIP

TRULUCKS STEAK &  
SEAFOOD  
WEWORK

EQUINOX FITNESS

HOWL AT THE MOON

YARDHOUSE  
BREWERY  
CVS  
BULLDOG  
SMASHBURGER  
POTBELLY  
CAVA CITIZENS BANK

H STREET NW

CAPITAL ONE CAFE  
CHOP'T  
T-MOBILE  
HIP CITY VEG  
CHIPOTLE  
90 SECOND PIZZA  
★  
CHICKFILA  
DOS TOROS

NATIONAL PORTRAIT  
GALLERY

Chinatown Row  
Washington, DC

## 1 Mile Demos

Office Inventory	83.1M SF
Daytime Employees	301,298
Daytime Population	314,556
Avg. HH Income	\$164,016
Metro Exits	22,773 wkday / 11,453 wknd
Hotel Keys	16,728

SOUL CYCLE  
SWEETGREEN  
RPM ITALIAN

FOXTROT  
FEDEX  
DELIZIQUE  
MY EYE DR  
TD BANK  
BAKER'S DAUGHTER

FARMERS & DISTILLERS  
LA COLOMBE  
KARMA MODERN INDIAN

PNC BANK  
NANDO'S PERI PERI  
REREN RAMEN BAR  
WALGREENS CRIMSON MOTTO HOTEL

AT&T  
TOM'S WATCH BAR  
STUDIO XFINITY  
PLANET FITNESS  
CLYDES  
KURA SUSHI  
REGAL CINEMAS  
DISTRICT E ESPORTS  
HAAGEN DAZS

SUSHI CAPITOL  
CHINATOWN  
EXPRESS  
TAFER'S TAVERN

FAIRFIELD INN & SUITES  
FLIGHT WINE BAR  
IRISH CHANNEL  
ABSOLUTE NOODLE

BAR DECO  
TONARI  
DAIKAYA RAMEN  
BANTAM KING  
FREE STATE  
ABSOLUTE THAI  
FAMILY DINETTE

MCDONALDS  
DUNKIN DONUTS



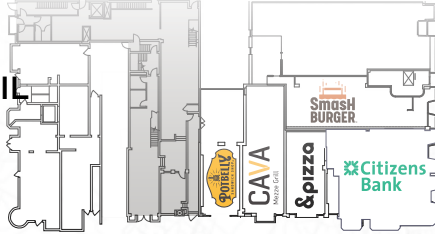
MI VIDA  
VIDA FITNESS  
BANG SALON

METRO  
HEADQUARTERS  
DEVELOPMENT

DOCHTER & ALEXANDER  
RETAIL ADVISORS



## CENTRALLY LOCATED RETAIL



Walgreens



H STREET NW

FIVE GUYS  
BURGERS and FRIES

POKE PAPA

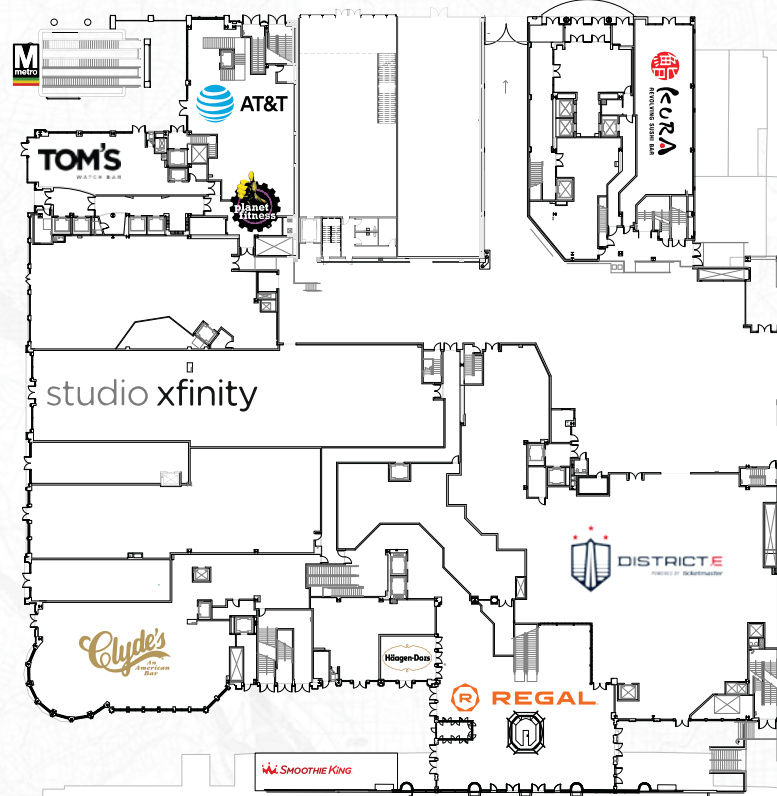
BOQUERIA

ZAXXINYA

8TH STREET NW



7TH STREET NW



DUNKIN'

Capital One  
Arena

220 EVENTS PER YEAR



### M GALLERY PLACE METRO STATION

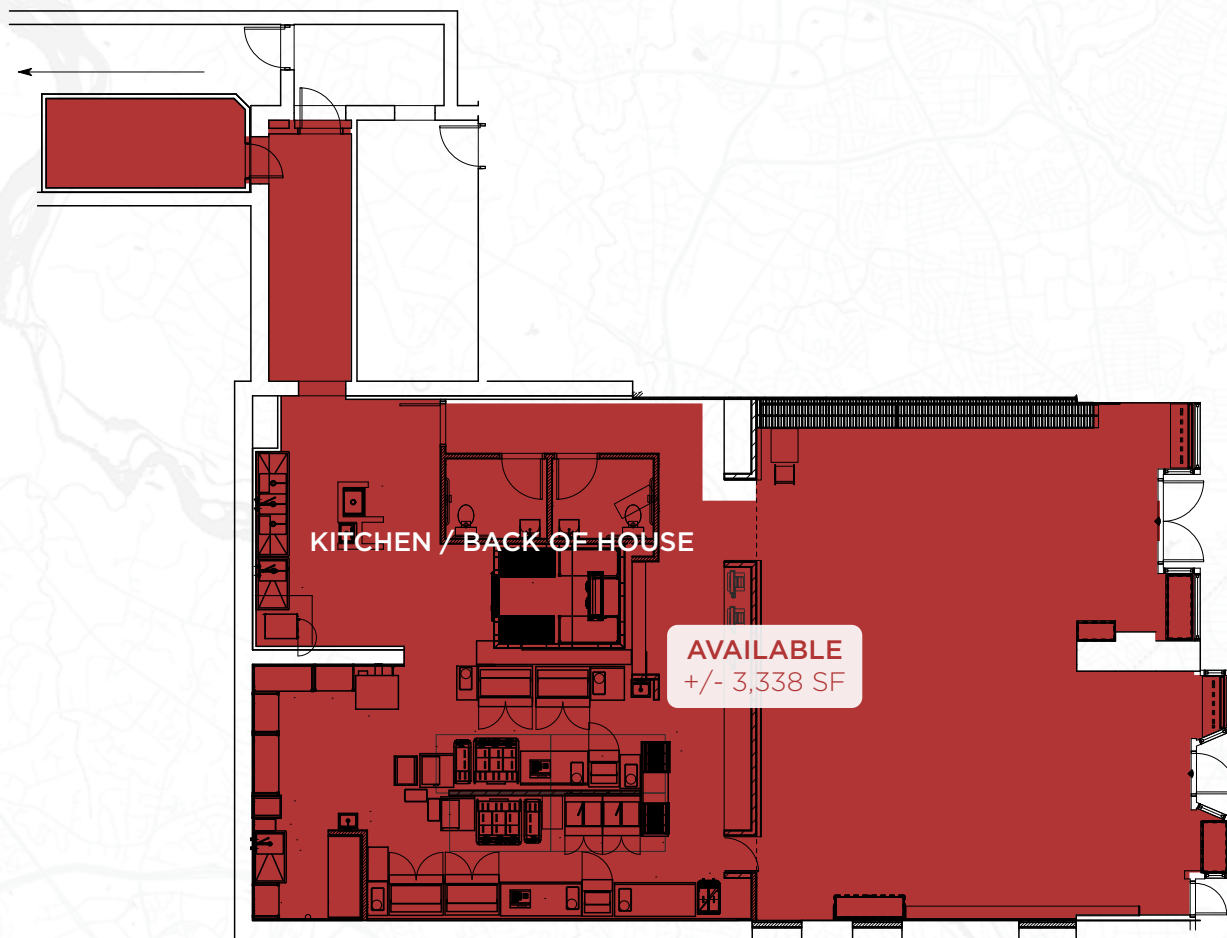
Gallery Place consistently ranks as the top 3 busiest  
Metro stations from 2010 to 2023

Weekday Entries | 22,773  
Weekend Entries | 11,453

G STREET NW

Chinatown Row  
Washington, DC

DA DOCHTER & ALEXANDER  
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## SPECS

**Square Footage** | +/- 3,338 SF

**Frontage** | 60' 1"

**Ceiling Heights** | 13' 9"  
11' 2" in kitchen area

**Timing** | Immediate

**Rent/Nets** | Negotiable

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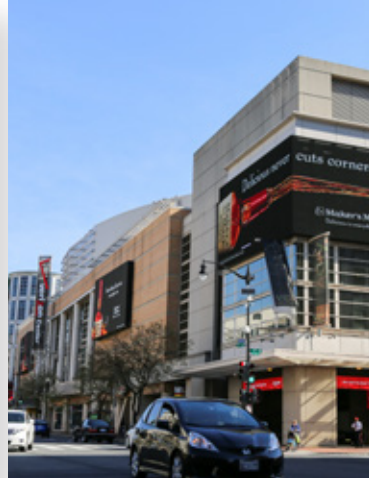
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## INTERIOR PHOTOS







**TOTAL OFFICE SF**  
WITHIN A MILE

**82.7M SF**

**CONVENTION CENTER**  
AVERAGE ANNUAL ATTENDEES

**1.5M**  
FROM 2003 TO 2021

**AVERAGE METRO RIDERS**  
AT GALLERY PLACE METRO IN 2019

**22,773** WKDY EXITS **11,453** WKND EXITS

**CAPITAL ONE ARENA**  
SEATING CAPACITY

**20,356**

**DEMOGRAPHICS\***

**.25 Miles**

**.5 Miles**

**1 Mile**

DAYTIME POPULATION

28,943

124,526

314,556

TOTAL OFFICE SF

11,994,855 SF

39,945,564

83,051,859

ENTERTAINMENT SPENDING (AVG)

\$7,224

\$5,817

\$5,424

FOOD AWAY FROM HOME SPENT (AVG)

\$7,937

\$6,649

\$6,191

*\*2023 Data*