



DOCHTER & ALEXANDER
RETAIL ADVISORS



1234 9TH STREET NW

WASHINGTON, DC | SHAW

Square Footage | 8,488 SF + roof

Ceiling Heights | 15'

Frontage | 58' 7"

Timing | Arranged

SHAW PROPERTY

CONTACT

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HIGHLIGHTS

- ▶ **Prime location** in Blagden Alley with visibility from 9TH Street
- ▶ **Nestled within Blagden Alley**, a revitalized & activated alley known for its approachable yet best in class operators such as **Causa Amazonia**, **Death & Co**, **The Dabney**, **Tiger Fork**, and **Calico**

NEARBY TENANTS



Death & Co

the dabney



Calico

SEYLOU
BAKERY & MILL

UNCONVENTIONAL
DINER

UNION
KITCHEN



La COLOMBE
COFFEE ROASTERS

CONCEPTUAL ROOFTOP RENDERING



1234 9TH Street NW
Washington, DC

14TH ST / LOGAN CIRCLE

SHAW NEIGHBORHOOD MAP



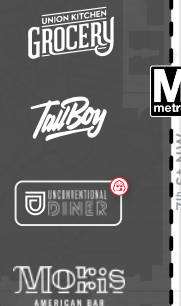
SOUTH SHAW



BLAGDEN ALLEY



CONVENTION CENTER



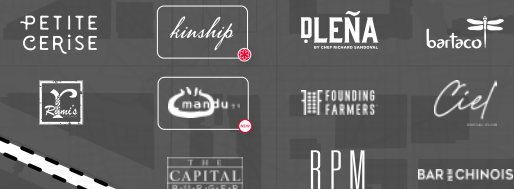
COURTYARD BY MARRIOTT



EAST END



MT VERNON TRIANGLE



APPLE FLAGSHIP

CityCenterDC

PENN QUARTER



Located at the intersection of Mount Vernon Triangle, The East End, Shaw, and Penn Quarter in Washington, D.C. 1234 9TH Street has prominent frontage on 9TH Street with access to DC's renowned Blagden Alley and the Walter E Washington Convention Center.

1234 9TH Street NW
Washington, DC

BLAGDEN ALLEY CO-TENANCY

N ST NW
3,004 ADT

SEYLOU

.25 MILE DEMOGRAPHICS

Daytime Population 6,375
Average Household Income \$163,369
Bachelor's Degree or Higher 71%
Food Away From Home (AVG) \$6,171
Total Households 4,843

GHOSTBURGER

ALL-PURPOSE
SHAW

BUTTERCREAM
BAKE & SHOP

LOST & FOUND



dogtopia

ESL
Shaw

Death & Co
the dabney

REFORMATION
FITNESS

MIMIRIEGER|YOGA

★★★
URBAN
ATHLETIC CLUB

UNION
KITCHEN



WALTER E WASHINGTON
CONVENTION CENTER

UNCONVENTIONAL
DINER

9TH ST NW
14,244 ADT

BLAGDEN ALLEY WALK PATH



La COLOMBE
COFFEE ROASTERS

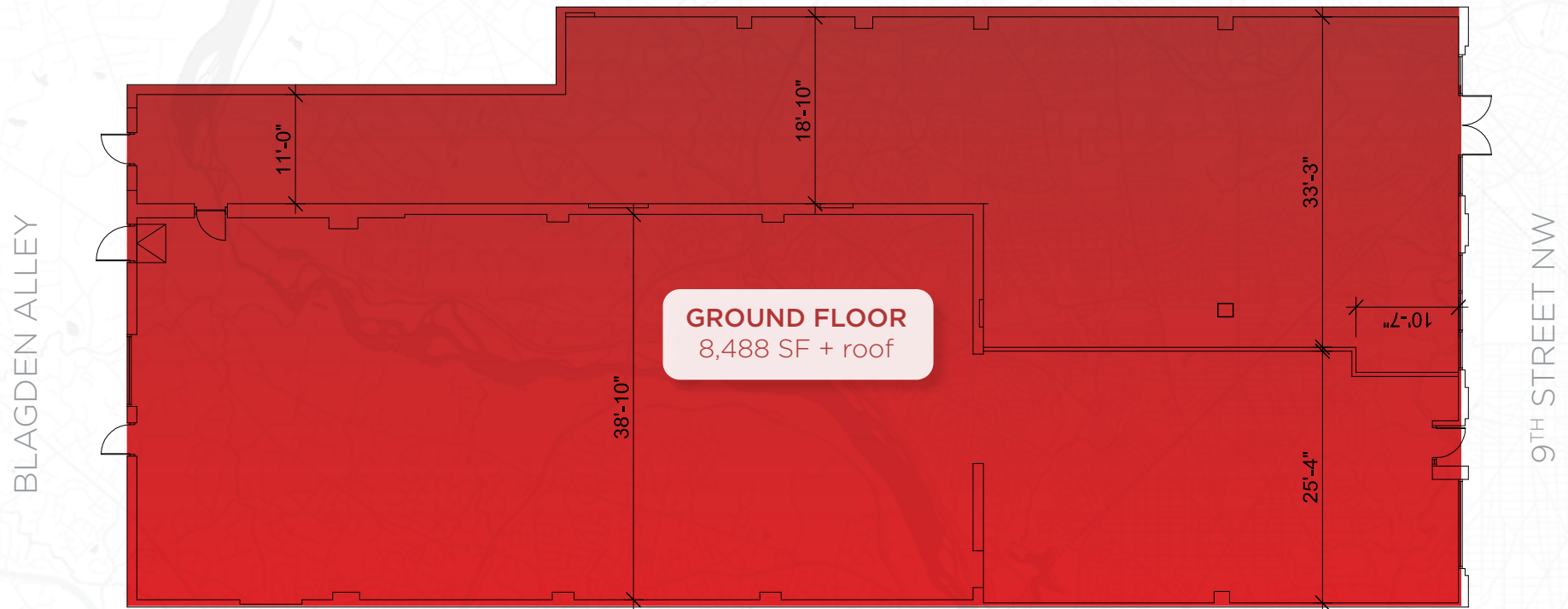


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Washington, DC



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FLOORPLAN



SPECS

Square Footage | 8,488 SF + roof

Ceiling Heights | 15'

Frontage | 58' 7"

Timing | Arranged

Rent/Nets | Negotiable

**Ability to lease rooftop to separate operator
with direct access via 9TH Street*

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DOCHALEX.COM

1234 9TH Street NW
Washington, DC



TOTAL HOUSEHOLDS

WITHIN .25 MILES

4,843

MICHELIN STARRED RESTAURANTS

WITHIN 1 MILE

11

AVERAGE DAILY METRO RIDERS

AT MOUNT VERNON SQUARE IN 2023

2,762
WEEKDAYS

2,498
WEEKENDS

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION

6,375

52,544

338,449

AVERAGE HOUSEHOLD INCOME

\$163,369

\$173,998

\$175,343

FOOD AWAY FROM HOME (AVG)

\$6,171

\$6,550

\$6,539

BACHELOR'S DEGREE +

71%

79%

80%

**2023 Data*