



DOCHTER & ALEXANDER
RETAIL ADVISORS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | 789 - 9,368 SF

Ceiling Heights | Up to 20'

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

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HIGHLIGHTS

- DC USA, the largest retail development in DC, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights
- There is a two-level underground parking facility containing 1,000 spaces in addition to 90 covered bicycle storage spots on site
- On a typical weekday, approximately 25,529 pedestrians pass the site between the hours of 7AM and 7PM - with the number being even higher on weekends

NEARBY TENANTS



CHASE

Marshalls



Burlington

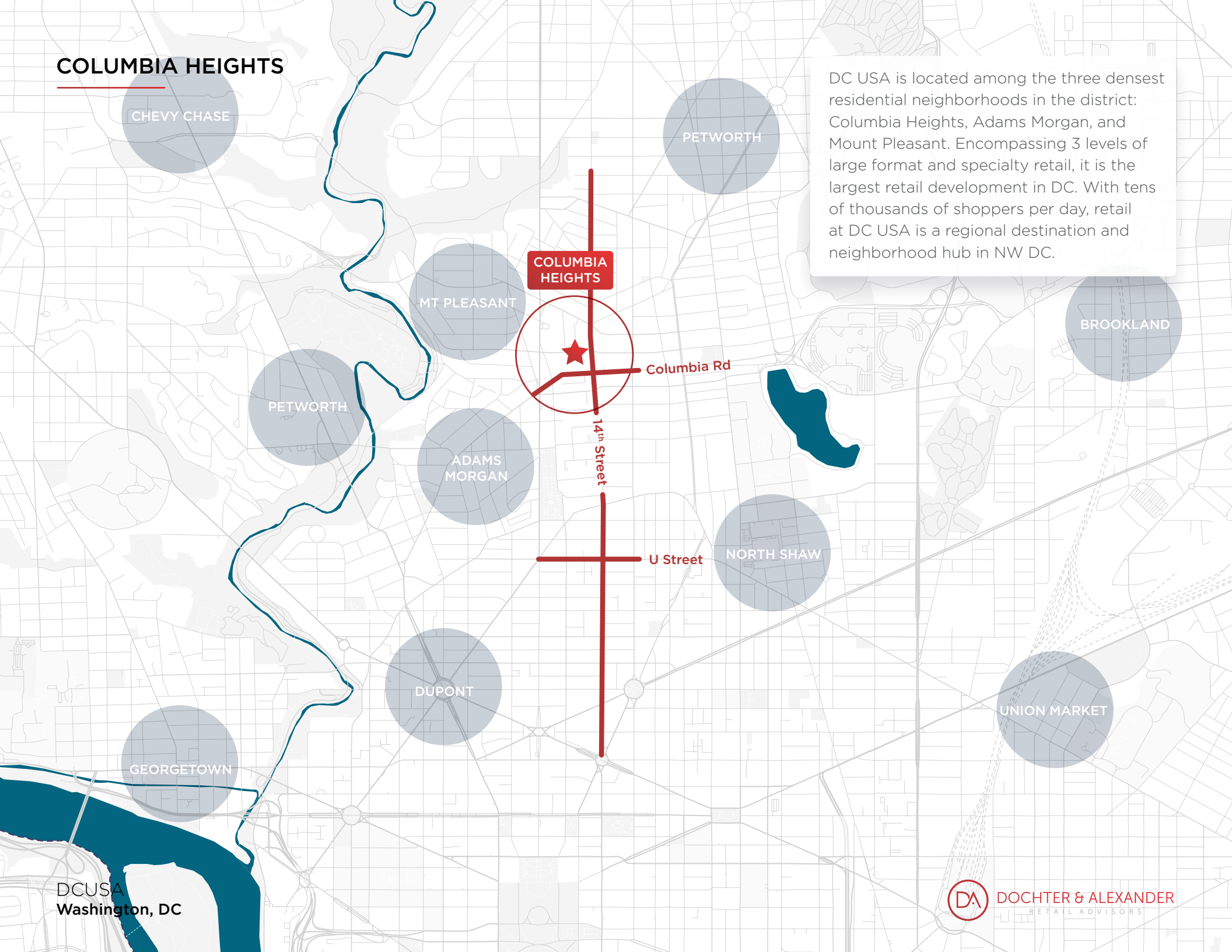


OLD NAVY



COLUMBIA HEIGHTS

DC USA is located among the three densest residential neighborhoods in the district: Columbia Heights, Adams Morgan, and Mount Pleasant. Encompassing 3 levels of large format and specialty retail, it is the largest retail development in DC. With tens of thousands of shoppers per day, retail at DC USA is a regional destination and neighborhood hub in NW DC.



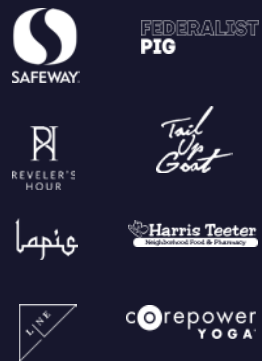
DCUSA
Washington, DC

CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC

IRVING ST
7,508 ADT

Logos within the polygon include: LETENA, MATTRESS FIRM, CHASE, OLD NAVY, TARGET, LIDL, Burlington, snipes, DSW, BEST BUY, WSC, Washington sports clubs, TACO BELL, Marshalls, petco, Pediatrics, IHOP, Bank of America, and a logo for a bank.

PARK RD
5,252 ADT

Logos include: Children's National, SUBWAY, and PNC.

14TH STREET
13,155 ADT

Logos include: UPS, IRON AGE, MATTRESS Warehouse, CREOLE ON 14TH, WELLS FARGO, and Giant.

Logos include: citibank, frozen.yo, CAMPERO, &pizza, and T Mobile.

Logos include: CHIPOTLE, FedEx Office, Starbucks, cava mezze, and TRUIST.

M metro
COLUMBIA HEIGHTS
9,840 WALKERS | 6,007 WHEELCHAIR
AVERAGE EXITS

Logos include: TYNAN and a logo for a coffee shop.

11TH STREET 6 MIN WALK

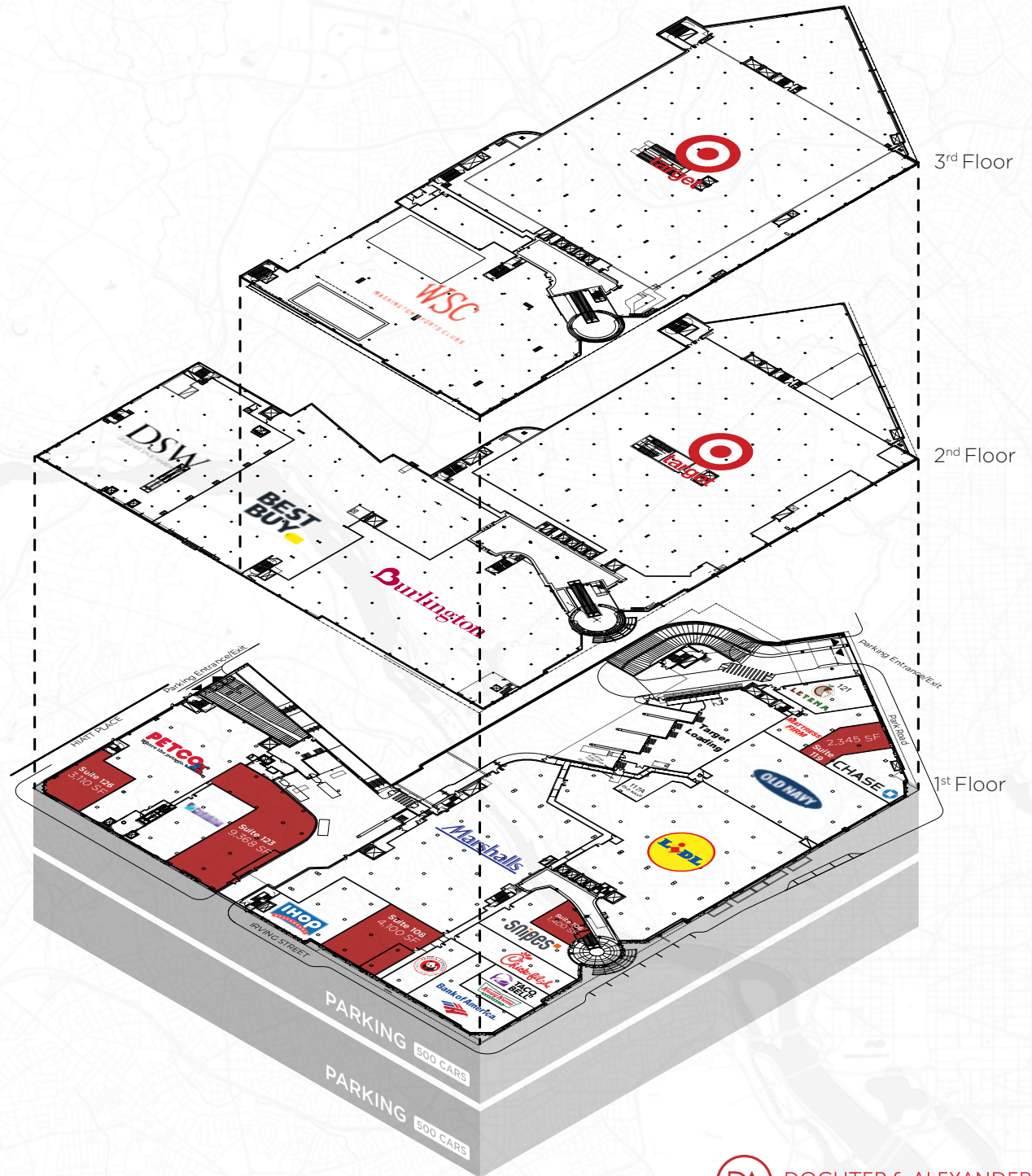


PROJECT STACK

TARGET
LIDL
WASHINGTON SPORTS CLUB
CHASE
OLD NAVY
PETCO
BEST BUY
BURLINGTON
DSW
PM PEDIATRICS
IHOP
PANDA EXPRESS
BANK OF AMERICA
CHICK-FIL-A
KRISPY KREME
TACO BELL
SNIPES
MARSHALLS
MATTRESS FIRM
LA TENA

NEARBY TENANTS

GIANT
GALA THEATRE
PNC
&PIZZA
POLLO CAMPERO
CHIPOTLE
STARBUCKS
CAVA
LOU'S CITY BAR
TYNAN COFFEE & TEA
THIP KHAO
ELLE
IRON AGE KOREAN BBQ
PHO 72
F45 TRAINING



LEASING OPPORTUNITIES

FIRST FLOOR



SPECS

SUITE 106

Square Footage | 1,400

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 107

Square Footage | +/- 789

Ceiling Heights | 19' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 108 DIVISIBLE

Square Footage | 4,100

Ceiling Heights | 19' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 119

Square Footage | 2,345

Ceiling Heights | 20' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 123

Square Footage | 9,368

Ceiling Heights | 17' 7" slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 126

Square Footage | 3,110

Ceiling Heights | 17' 8" slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request



AVERAGE DAILY PEDESTRIANS

PASSING DC USA ON 14TH, IRVING AND PARK

25,529

NEARBY BIG BOX RETAILERS



TARGET



Giant

Marshalls

Burlington

AVERAGE DAILY METRO RIDERS

AT COLUMBIA HEIGHTS

6,479

WEEKDAYS

4,431

WEEKENDS

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,633	24,011	62,898
AVERAGE HOUSEHOLD INCOME	\$131,938	\$150,475	\$170,116
TOTAL HOUSING UNITS	5,194	19,630	49,141
BACHELOR'S DEGREE+	60%	69%	74%

*2023 Data

DC USA

TAKING RETAIL TO NEW HEIGHTS

FOR INQUIRIES, CONTACT

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