



1250
CONNECTICUT
AVENUE

Square Footage | 2,038 RSF

Ceiling Heights | 14' 8"

Frontage | 20'

Timing | Arranged

DUPONT SOUTH | CBD

CONTACT

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HIGHLIGHTS

- ▶ One block south of **Dupont Circle Metro Station**
- ▶ Located alongside a dynamic lineup of neighbors including **Warby Parker, JAVAN, CAVA,** and **Blank Street Coffee**
- ▶ At the crossroads of **office** and **residential** neighborhoods, including **Dupont Circle, West End,** and **the CBD** — a true **24/7 market**

NEARBY TENANTS

Tatte
Bakery & Cafe

**WARBY
PARKER**

DOS TOROS
TAQUERIA



CAVA
Mezze Grill

**BLANK STREET
COFFEE**

**BARRY'S
BOOTCAMP**

JAVAN
ARTISANAL AND WELLNESS RESTAURANT

1250 CONNECTICUT AVE NEIGHBORHOOD DRIVERS*

*2023 Data

DUPONT ESTABLISHED RESIDENTIAL IN HISTORIC NEIGHBORHOOD

- ▶ 16,252 Residents
- ▶ \$179,839 Avg Household Income
- ▶ 93.26% Bachelors Degree +
- ▶ 24,827 Daytime Population
- ▶ \$6,675 Avg Food Away from Home Spend

10 MINUTE WALK

DUPONT CIRCLE

LOGAN CIRCLE

GEORGETOWN

WEST END LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- ▶ 5,697 Residents
- ▶ \$191,963 Avg Household Income
- ▶ 3.01 Million Square Feet of Office
- ▶ 15,591 Daytime Population
- ▶ \$7,159 Avg Spend Food Away from Home

N STREET NW



CONNECTICUT AVE NW

CENTRAL BUSINESS DISTRICT PRIVATE SECTOR OFFICE HUB

- ▶ 95,065 Total Employees
- ▶ 37.66 Million Square Feet of Office
- ▶ \$77,609 Per Capita Income
- ▶ 103,035 Daytime Population

GW HOSPITAL

GEORGE WASHINGTON UNIVERSITY

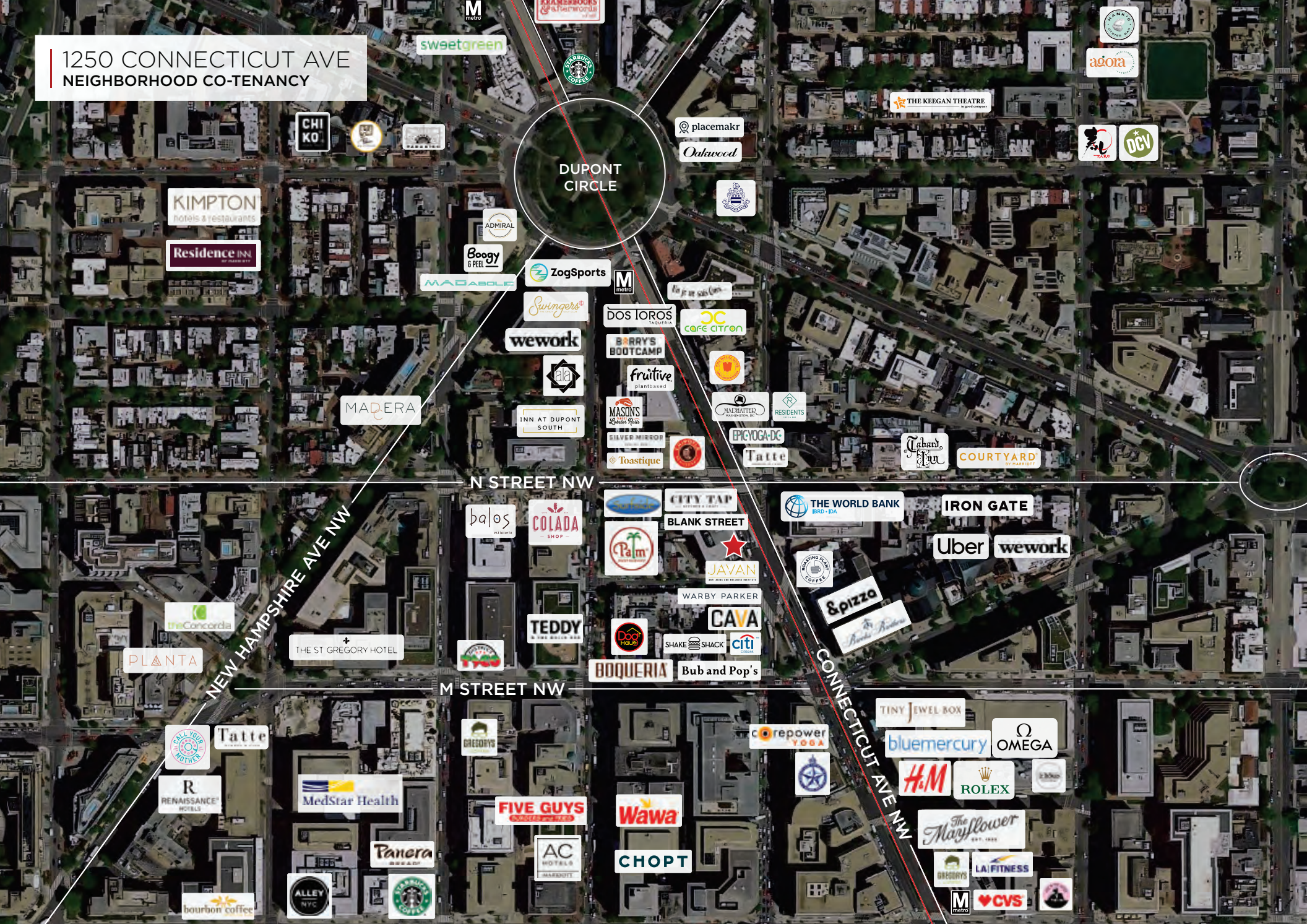
MIDTOWN URBAN OFFICE HUB

- ▶ 46,554 Daytime Population
- ▶ \$79,522 Median HH Income
- ▶ 2,027 Businesses
- ▶ 83.47% Bachelor Degree +

EAST END

THE WHITE HOUSE

1250 CONNECTICUT AVE
NEIGHBORHOOD CO-TENANCY



1250 CONN AVE
NEARBY CO-TENANCY

INN AT DUPONT
SOUTH

19TH Street NW 5,540 ADT

18TH Street NW 5,083 ADT

Connecticut Ave NW 11,800 ADT

- ▶ Situated **one block south of DuPont Circle**
- ▶ Located at the convergence of the **CBD** and **DuPont Circle** submarkets with proximity to the **West End** neighborhood
- ▶ Retailers at this location have exposure to **18,000+ residents** in **DuPont Circle** and the **West End** and over **116,000 daily workers** who visit the **CBD**

balos estiatorio

COLADA SHOP

RISTORANTE i RICCHI

wavan COFFEE BAKERY KITCHEN

TEDDY & THE BULLY BAR

CHANG CHANG

DISTRICT 1700

JOS. A. BANK

MASON'S FAMOUS Lobster Rolls

SILVER MIRROR FACIAL BAR

CHIPOTLE

MADHATTER WASHINGTON, DC

RESIDENTS CAFE & BAR

muncheez middle-eastern food

TAKYO PEARL

Toastique

mobydick HOUSE OF KABOB

WELLS FARGO

Tatte BAKERY & CAFE

N Street NW 2,895 ADT

Surfside

CITY TAP BOTTLED & READY

BLANK STREET

1250 CONNECTICUT AVENUE

JAVAN ANTI AGING AND WELLNESS INSTITUTE

WARBY PARKER

Giovanni's Trattú ITALIAN RESTAURANT VENETIAN CUISINE

citi Citibank

CAVA

Jefferson Place NW 1,432 ADT

SHAKE SHACK

Chick-fil&

SH

Door Haus

Dalton's

Nando's

BOQUERIA

Fava Pot

Bub and Pop's

Ozio

M Street NW 15,125 ADT

Tabard Bar

COURTYARD BY MARRIOTT

IRON * GATE

ROASTING PLAN COFFEE

MAYFLOWER

REWIND by decades

rosebar

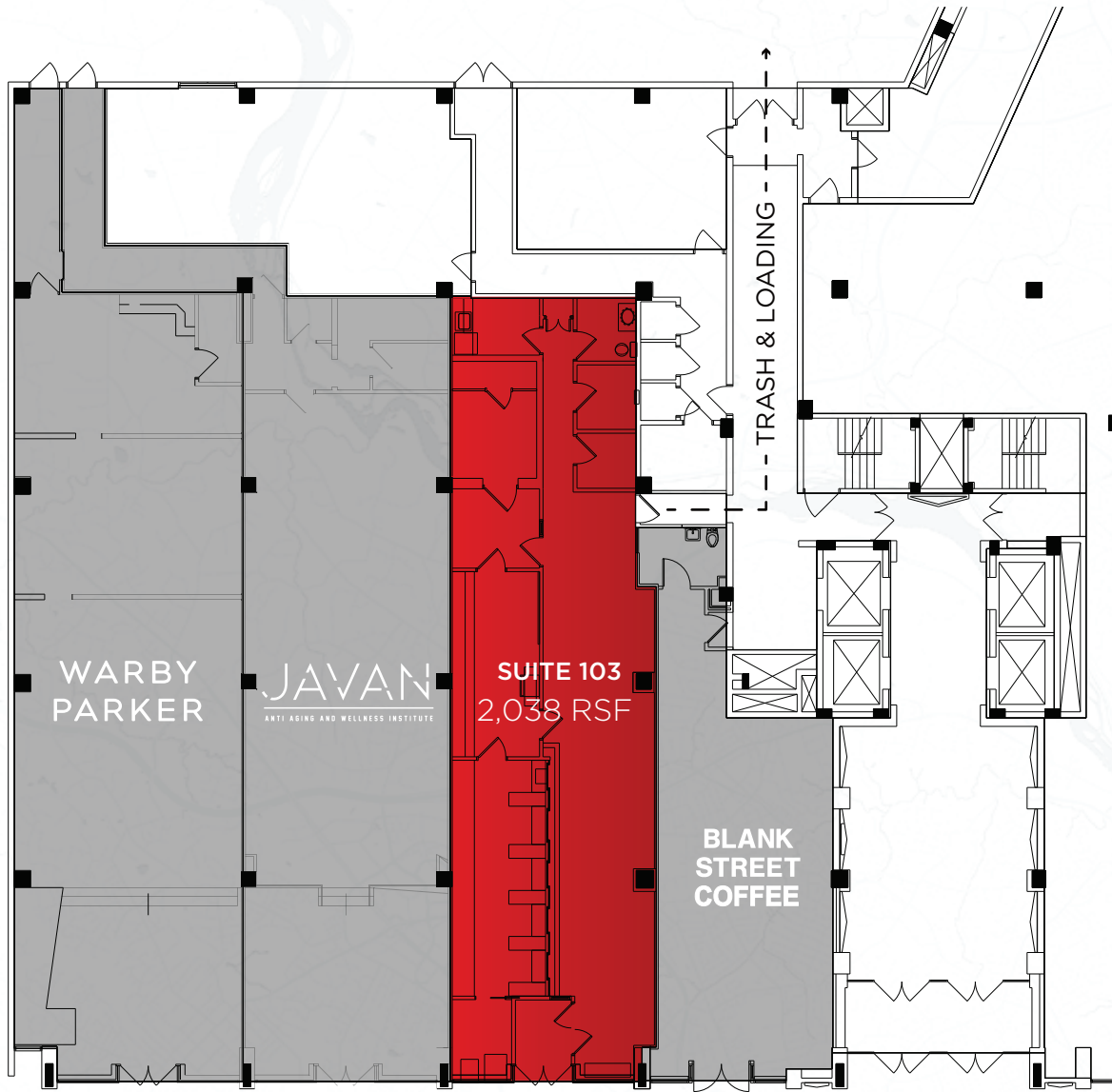
&pizza

Brooks Brothers

1250 Connecticut Avenue NW
Washington, DC

Brookfield Properties

DOCHTER & ALEXANDER
RETAIL ADVISORS



CONNECTICUT AVENUE NW

SPECS

SUITE 103

Square Footage | 2,038 RSF

Frontage | 20'

Ceiling Height | 14' 8"

Timing | Arranged

Rent/Nets | Available Upon Request

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DOCHALEX.COM



RETAIL CORRIDOR
CONNECTICUT AVENUE

813,773 SF

AVERAGE DAILY METRO RIDERS
AT DUPONT METRO STATION IN 2023

8,313 RIDERS

DAYTIME POPULATION
WITHIN A 5 MINUTE WALK

34,671

NEARBY EMBASSIES
WITHIN A 5 MINUTE WALK

10

DEMOGRAPHICS*

	5 Min Walk	10 Min Walk
AVERAGE HOUSEHOLD INCOME	\$139,740	\$150,880
FOOD AWAY FROM HOME (AVG)	\$5,390	\$5,730
TOTAL BUSINESSES	2,091	7,157
TOTAL EMPLOYEES	32,727	113,206
TOTAL HOUSING UNITS	1,555	10,327

**2023 Data*