



DOCHTER & ALEXANDER
RETAIL ADVISORS



950 F STREET NW
WASHINGTON, DC | EAST END

Square Footage | 2,611 - 4,473 RSF

Ceiling Heights | 10' 8" - 14' 10"

Timing | Immediate

Rent/Nets | Negotiable

F STREET RETAIL SPACE

CONTACT

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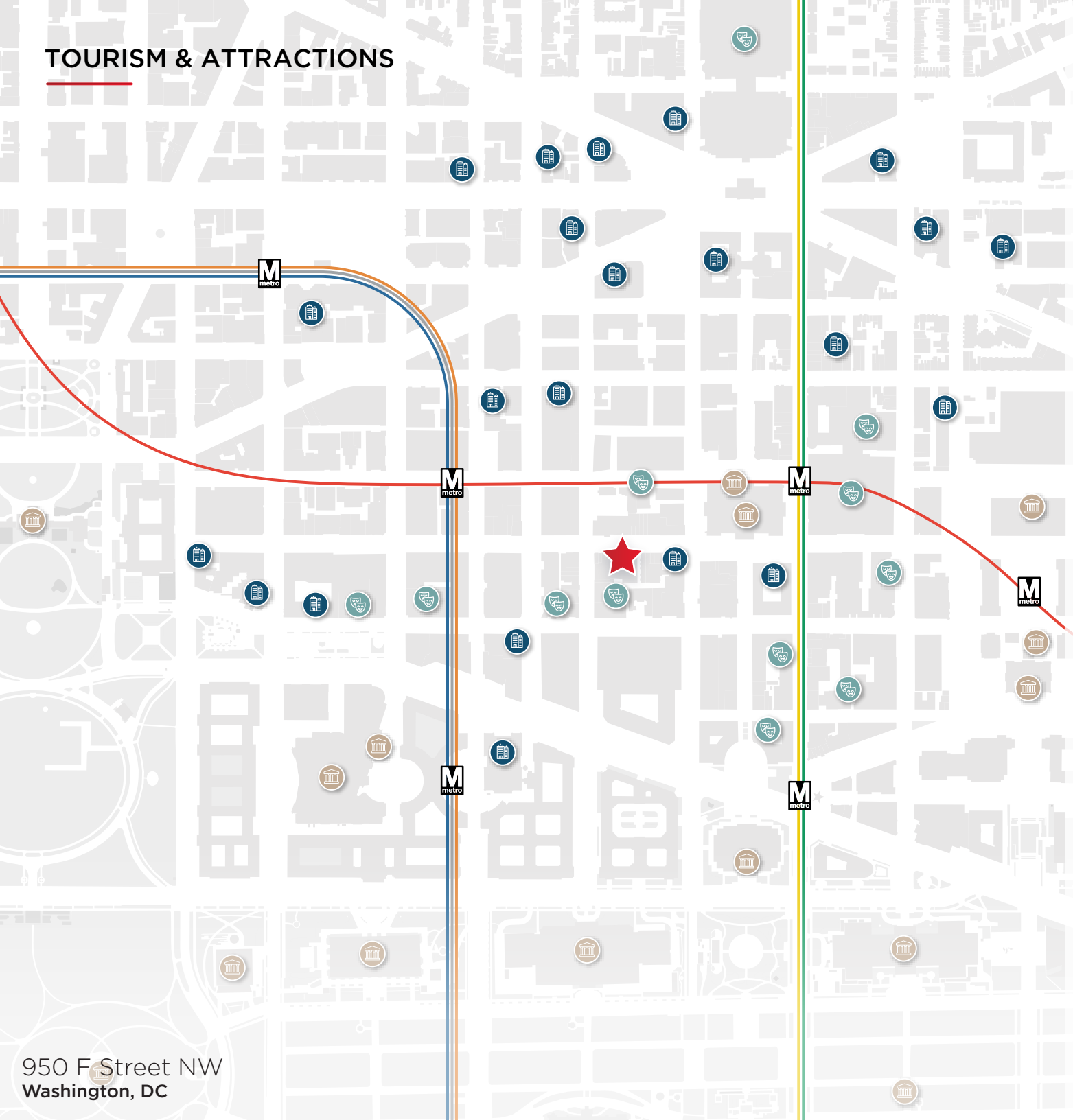
HIGHLIGHTS

- ▶ **Prominent retail corner** with excellent visibility along **F & 10th Street** ideal for specialty fashion & soft good retailers
- ▶ Strong retail co-tenancy with **Mango, Lululemon, Sephora, and H&M** nearby
- ▶ **Major tourist destination** 1 block south of **Metro Center Station**, 5 blocks away from the **White House**, and neighboring the **National Theater & Warner Theater**

NEARBY TENANTS



TOURISM & ATTRACTIONS



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

950 F Street NW
Washington, DC

CO-TENANCY



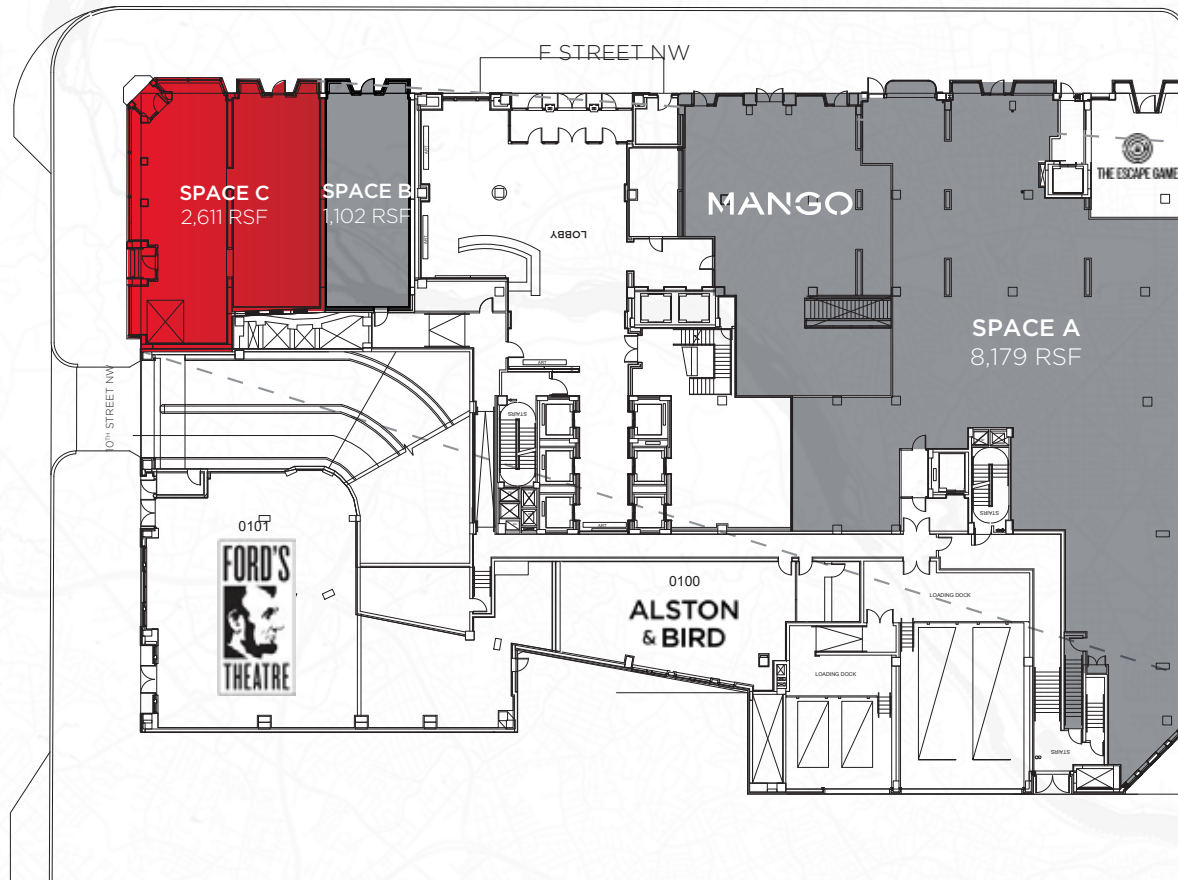
950 F Street NW
Washington, DC

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

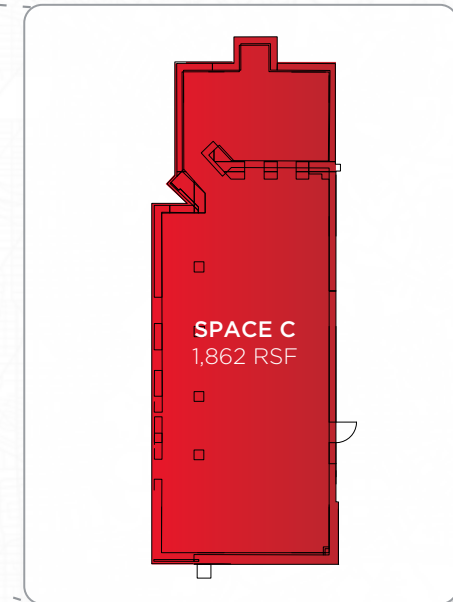
*2023 Data

FLOORPLAN

GROUND FLOOR



LOWER LEVEL



SPECS

SPACE C

Square Footage | 2,611 - 4,473 RSF

Ground Floor Ceiling Heights | 13' 9" - 14' 10"

Lower Level Ceiling Heights | 10' 8"

Timing | Immediate

Rent/Nets | Pricing Upon Request

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INTERIOR PHOTOS

GROUND LEVEL



INTERIOR PHOTOS

LOWER LEVEL





DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
HOUSEHOLD INCOME (AVG)	\$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*

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

METRO CENTER

12,235

GALLERY PLACE

ANNUAL THEATER PATRONS

AT 7 VENUES WITHIN DOWNTOWN DC

725,000

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