

# WASHINGTON, DC RETAIL MARKET REPORT

## SPRING 2024

### Retail Highstreet Snapshot

Market High Street	Units	Inventory (SF)	Vacant (SF)	SPRING 2024	SUMMER 2023	Shadow <sup>1</sup> Available (SF)	Shadow Rate (%)	Vacancy +Shadow (%)
				Vacancy Rate (%)	Vacancy Rate (%)			
<b>Georgetown</b>	<b>435</b>	<b>1,696,493 SF</b>	<b>167,453 SF</b>	<b>9.87%</b>	<b>13.48%</b>	<b>81,855 SF</b>	<b>4.82%</b>	<b>14.70%</b>
M Street	182	876,170 SF	86,611 SF	9.89%	14.32%	50,771 SF	5.79%	15.68%
Wisconsin Avenue	253	820,323 SF	80,842 SF	9.85%	12.61%	31,084 SF	3.79%	13.64%
<b>Connecticut Avenue Corridor</b>	<b>291</b>	<b>978,460 SF</b>	<b>193,386 SF</b>	<b>19.76%</b>	<b>17.11%</b>	<b>41,100 SF</b>	<b>4.20%</b>	<b>23.96%</b>
Central Business District	192	718,615 SF	152,862 SF	21.27%	18.96%	26,647 SF	3.71%	24.98%
Dupont Circle North	99	259,845 SF	40,524 SF	15.60%	12.31%	14,453 SF	5.56%	21.16%
<b>East End</b>	<b>534</b>	<b>2,917,079 SF</b>	<b>643,546 SF</b>	<b>22.06%</b>	<b>21.23%</b>	<b>118,391 SF</b>	<b>4.06%</b>	<b>26.12%</b>
F Street	97	661,249 SF	237,161 SF	35.87%	36.50%	28,226 SF	4.27%	40.13%
7 <sup>th</sup> Street NW	138	835,795 SF	211,916 SF	25.36%	24.13%	47,827 SF	5.72%	31.08%
H Street & City Center	98	370,597 SF	40,724 SF	10.99%	10.31%	13,218 SF	3.57%	14.56%
11 <sup>th</sup> Street	29	405,858 SF	35,627 SF	8.78%	7.02%	8,637 SF	2.13%	10.91%
McPherson	172	643,580 SF	118,118 SF	18.35%	17.07%	20,483 SF	3.18%	21.54%
<b>Capitol Hill</b>	<b>171</b>	<b>362,040 SF</b>	<b>31,199 SF</b>	<b>8.62%</b>	<b>8.26%</b>	<b>8,922 SF</b>	<b>2.46%</b>	<b>11.08%</b>
Pennsylvania Avenue SE	77	157,703 SF	10,748 SF	6.82%	7.20%	5,322 SF	3.37%	10.19%
Barracks Row	94	204,337 SF	20,451 SF	10.01%	9.09%	3,600 SF	1.76%	11.77%
<b>14<sup>th</sup> Street Corridor</b>	<b>228</b>	<b>816,890 SF</b>	<b>51,609 SF</b>	<b>6.32%</b>	<b>5.57%</b>	<b>49,803 SF</b>	<b>6.10%</b>	<b>12.41%</b>
Shaw	261	753,107 SF	97,001 SF	12.88%	12.86%	10,898 SF	1.45%	14.33%
Chevy Chase	122	1,258,647 SF	389,059 SF	30.91%	30.97%	40,505 SF	3.22%	34.13%
Capitol Riverfront	184	713,805 SF	96,173 SF	13.47%	7.12%	4,892 SF	0.69%	14.16%
Clarendon	189	976,765 SF	67,434 SF	6.90%	7.22%	53,847 SF	5.51%	12.42%
Old Town Alexandria	246	724,629 SF	58,045 SF	8.01%	9.77%	74,768 SF	10.32%	18.33%
Tysons	261	2,241,334 SF	250,308 SF	11.17%	11.18%	45,171 SF	2.02%	13.18%
Bethesda Row	129	464,136 SF	4,273 SF	0.92%	2.27%	12,237 SF	2.64%	3.56%
Rockville Pike	632	3,717,502 SF	315,134 SF	8.48%	8.13%	158,907 SF	4.27%	12.75%
Downtown Silver Spring	255	1,262,227 SF	100,740 SF	7.98%	7.21%	20,061 SF	1.59%	9.57%
Columbia Heights	139	723,829 SF	48,253 SF	6.67%	3.66%	15,300 SF	2.11%	8.78%
Union Market / NoMa	200	1,021,805 SF	155,889 SF	15.26%	14.93%	3,327 SF	0.33%	15.58%
<b>Totals</b>	<b>4,277</b>	<b>20,628,748 SF</b>	<b>2,669,502 SF</b>	<b>12.94%</b>	<b>12.55%</b>	<b>739,984 SF</b>	<b>3.59%</b>	<b>16.53%</b>

<sup>1</sup> Shadow: Occupied space available for lease, availability may not be widely advertised.

# Openings & Closings Along DC High Streets

	OPENING			PENDING TENANTS			CLOSING		
	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL
GEORGETOWN	4	6	10	8	17	25	-	4	4
CENTRAL BUSINESS DISTRICT	-	-	-	4	2	6	1	1	2
DUPONT CIRCLE NORTH	1	-	1	2	-	2	-	-	-
EAST END	4	2	6	12	9	21	5	1	6
CAPITOL HILL	1	-	1	3	1	4	1	-	1
14 <sup>TH</sup> STREET CORRIDOR	3	1	4	11	2	13	2	2	4
SHAW	7	1	8	6	-	6	3	-	3
CHEVY CHASE	-	1	1	-	4	4	-	-	-
CAPITOL RIVERFRONT	3	1	4	8	6	14	2	1	3
CLARENDON	2	-	2	4	4	8	1	2	3
OLD TOWN ALEXANDRIA	2	2	4	2	1	3	-	-	-
TYSONS	1	2	3	1	2	3	-	-	-
BETHESDA ROW	2	1	3	1	-	1	1	-	1
ROCKVILLE PIKE	-	1	1	12	5	17	1	-	1
DOWNTOWN SILVER SPRING	1	-	1	6	2	8	2	1	3
COLUMBIA HEIGHTS	-	-	-	3	2	5	-	2	2
UNION MARKET / NOMA	3	3	6	18	7	25	2	2	4
<b>TOTAL</b>	<b>34</b>	<b>21</b>	<b>55</b>	<b>101</b>	<b>64</b>	<b>165</b>	<b>21</b>	<b>16</b>	<b>37</b>

# Openings & Closings Along DC High Streets

## OPENINGS

Name	Type	Address	Submarket
<a href="#">MXDC Cocina Mexicana</a>	Restaurant	1610 14th Street NW	14th Street Corridor
<a href="#">Planta Cocina</a>	Restaurant	1460 P Street NW	14th Street Corridor
<a href="#">Soupy Dumplings &amp; Boba</a>	Restaurant	1320 14th Street NW	14th Street Corridor
<a href="#">Visual Comforts &amp; Co</a>	Retail	1831 14th Street NW	14th Street Corridor
<a href="#">Aventino &amp; AP Pizza Shop</a>	Restaurant	4747 Bethesda Avenue	Bethesda Row
<a href="#">DIG</a>	Restaurant	4733 Elm Street	Bethesda Row
<a href="#">Pink Chicken</a>	Retail	4915-4945 Elm Street	Bethesda Row
<a href="#">Barracks Row Joey's</a>	Restaurant	527-529 8th Street SE	Capitol Hill
<a href="#">Maman</a>	Restaurant	1300 Yards Place SE	Capitol Riverfront
<a href="#">Plantish</a>	Restaurant	1 M Street SE	Capitol Riverfront
<a href="#">STFU</a>	Restaurant	1299 1st Street SE	Capitol Riverfront
<a href="#">Warby Parker</a>	Retail	1300 Yards Place SE	Capitol Riverfront
<a href="#">Giorgetti</a>	Retail	5471 Wisconsin Avenue NW	Chevy Chase
<a href="#">Chip City</a>	Restaurant	2700 Clarendon Boulevard	Clarendon
<a href="#">Colada Shop</a>	Restaurant	2815-2879 Clarendon Boulevard	Clarendon
<a href="#">Taco Bell Cantina</a>	Restaurant	8662-8670 Colesville Road	Downtown Silver Spring
<a href="#">Pesce Seafood House</a>	Restaurant	1800 Connecticut Avenue NW	Dupont Circle North
<a href="#">Arcade</a>	Restaurant	1100 15th Street NW	East End
<a href="#">Coco Lezzone</a>	Restaurant	915 15th Street NW	East End
<a href="#">H&amp;M</a>	Retail	1155 F Street NW	East End
<a href="#">Moon Rabbit</a>	Restaurant	927 F Street NW	East End
<a href="#">Safe Commercial Corridor Hub</a>	Retail	675 H Street NW	East End
<a href="#">Topsy Scoop</a>	Restaurant	901 7th Street NW	East End
<a href="#">Afghania</a>	Restaurant	2811 M Street NW	Georgetown
<a href="#">Argent (1-year pop-up)</a>	Retail	1250 Wisconsin Avenue NW	Georgetown
<a href="#">Catbird</a>	Retail	3066 M Street NW	Georgetown
<a href="#">Greco</a>	Restaurant	1335 Wisconsin Avenue NW	Georgetown
<a href="#">Han Palace</a>	Restaurant	1728 Wisconsin Avenue	Georgetown
<a href="#">Ice Cream Jubilee</a>	Restaurant	3331-3345 M Street NW	Georgetown
<a href="#">Molteni&amp;C</a>	Retail	3306 M Street NW	Georgetown
<a href="#">Olfactory</a>	Retail	3242 M Street NW	Georgetown
<a href="#">Outerknown</a>	Retail	1238 Wisconsin Avenue NW	Georgetown
<a href="#">Rails</a>	Retail	3239 M Street NW	Georgetown
<a href="#">Call Your Mother</a>	Restaurant	1300 King Street	Old Town Alexandria
<a href="#">Chase Bank</a>	Retail	628 King Street	Old Town Alexandria
<a href="#">PetMedic</a>	Retail	515 King Street	Old Town Alexandria
<a href="#">Tatte Bakery &amp; Cafe</a>	Restaurant	515 King Street	Old Town Alexandria
<a href="#">Hertz</a>	Retail	1052 Rockville Pike	Rockville Pike
<a href="#">Beerlab</a>	Restaurant	901 Massachusetts Avenue NW	Shaw
<a href="#">Duccini's Pizza</a>	Restaurant	1537 7th Street NW	Shaw
<a href="#">Guatemala Restaurant</a>	Restaurant	1620 7th Street NW	Shaw
<a href="#">STK</a>	Restaurant	901 Massachusetts Avenue NW	Shaw
<a href="#">The Alumni</a>	Restaurant	1124 9th Street NW	Shaw
<a href="#">The Dabney Cellar</a>	Restaurant	1216-1226 9th Street NW	Shaw
<a href="#">The Urban Grape</a>	Retail	1301 9th Street NW	Shaw
<a href="#">Your Only Friend</a>	Restaurant	1114 9th St NW	Shaw
<a href="#">Nordine Salon &amp; Day Spa</a>	Retail	8075 Leesburg Pike	Tysons
<a href="#">Patrick's Elegant Living</a>	Retail	1800 International Drive	Tysons
<a href="#">Shake Shack</a>	Restaurant	8350 Leesburg Pike	Tysons
<a href="#">Grand Central Sportsbook</a>	Retail	625 H Street NE	Union Market / NoMa
<a href="#">Palette 22</a>	Restaurant	400 Morse Street NE	Union Market / NoMa
<a href="#">Pastis</a>	Restaurant	1323 4th Street NE	Union Market / NoMa
<a href="#">Politics &amp; Prose</a>	Retail	1320 4th Street NE	Union Market / NoMa
<a href="#">Starbucks</a>	Restaurant	331 N Street NE	Union Market / NoMa
<a href="#">The UPS Store</a>	Retail	400 Florida Avenue NE	Union Market / NoMa

## CLOSINGS

Name	Type	Address	Submarket
<a href="#">Miss Pixie's</a>	Retail	1626 14th Street NW	14th Street Corridor
<a href="#">Monarch Novelties</a>	Retail	1331 14th Street NW	14th Street Corridor
<a href="#">The Gibson</a>	Restaurant	2009 14th Street NW	14th Street Corridor
<a href="#">The Owl Room</a>	Restaurant	2007 14th Street NW	14th Street Corridor
<a href="#">Class 520 Ice Cream &amp; Tea</a>	Restaurant	4941 Elm Street	Bethesda Row
<a href="#">Bodegon Spanish Tapas</a>	Restaurant	515 8th Street SE	Capitol Hill
<a href="#">Banfield Pet Hospital</a>	Retail	1212 4th Street SE	Capitol Riverfront
<a href="#">Jeni's Splendid Ice Creams</a>	Restaurant	1300 4th Street SE	Capitol Riverfront
<a href="#">Stadium Sports Bar &amp; Smokehouse</a>	Restaurant	300 Tingey Street SE	Capitol Riverfront
<a href="#">Johnston &amp; Murphy</a>	Retail	1150 Connecticut Avenue NW	Central Business District
<a href="#">Mari Vanna</a>	Restaurant	1141 Connecticut Avenue NW	Central Business District
<a href="#">Jos A Bank</a>	Retail	2800 Clarendon Boulevard	Clarendon
<a href="#">Le Pain Quotidien</a>	Restaurant	1220 North Fillmore Street	Clarendon
<a href="#">Orvis</a>	Retail	2815-2879 Clarendon Boulevard	Clarendon
<a href="#">CVS</a>	Retail	3031 14th Street NW	Columbia Heights
<a href="#">Five Below</a>	Retail	1400 Irving Street NW	Columbia Heights
<a href="#">Loyalty Bookstore</a>	Retail	823 Ellsworth Drive	Downtown Silver Spring
<a href="#">MOD Pizza</a>	Restaurant	8661 Colesville Road	Downtown Silver Spring
<a href="#">Starbucks</a>	Restaurant	915 Ellsworth Drive	Downtown Silver Spring
<a href="#">Au Bon Pain</a>	Restaurant	1100 13th Street NW	East End
<a href="#">Cava</a>	Restaurant	707 H Street NW	East End
<a href="#">District Chophouse</a>	Restaurant	509 7th Street NW	East End
<a href="#">Howl at the Moon</a>	Restaurant	900 7th Street NW	East End
<a href="#">Northern Liberty</a>	Restaurant	1015 1/2 7th Street NW	East End
<a href="#">Peruvian Connection</a>	Retail	950 F Street NW	East End
<a href="#">Outdoor Voices</a>	Retail	3025 M Street NW	Georgetown
<a href="#">Showfields</a>	Retail	3077 M Street NW	Georgetown
<a href="#">Tory Burch</a>	Retail	1211 Wisconsin Avenue NW	Georgetown
<a href="#">Unique Kitchens &amp; Baths / Storie Collective</a>	Retail	1506 Wisconsin Avenue NW	Georgetown
<a href="#">Eko House</a>	Restaurant	150 Gibbs Street	Rockville Pike
<a href="#">Quattro Osteria</a>	Restaurant	1840 6th Street NW	Shaw
<a href="#">Torrie's Restaurant</a>	Restaurant	700 V Street NW	Shaw
<a href="#">Turning Natural Juice</a>	Restaurant	1933 9th Street NW	Shaw
<a href="#">Craft Beer Cellar</a>	Retail	301 H Street NE	Union Market / NoMa
<a href="#">Eleanor</a>	Restaurant	100 Florida Avenue NE	Union Market / NoMa
<a href="#">Las Gemelas + Destino</a>	Restaurant	1280 4th Street NE	Union Market / NoMa
<a href="#">Scotch &amp; Soda</a>	Retail	1301 4th Street NE	Union Market / NoMa

# Great Reads

## NATIONAL

[D.C. Is Raising Restaurant Pay. What Does That Mean for the Rest of Us?](#) by The New York Times

[Location \(Data\) Is Everything for Retailers Opening Stores](#) by The Wall Street Journal

## DC, VA, MD REGIONAL

[The 100 Very Best Restaurants in Washington, DC](#) by Washingtonian

[Population rebound from pandemic continues in D.C. region, data show](#) by The Washington Post

[Caps, Wizards will stay in D.C. under deal announced by Bowser, Leonsis](#) by The Washington Post

[New effort to end Maryland tipped minimum wage prompts restaurant industry debate](#) by ABC 7 News

[Development projects in the D.C. area to watch in 2024](#) by Axios D.C.

[D.C.'s new restaurant listings are growing](#) by Axios D.C.

[Top Retail Leases Recognized for Washington, DC](#) by CoStar News

[D.C. Council votes to cap restaurant service fees at 20 percent](#) by The Washington Post

## WASHINGTON, DC NEIGHBORHOODS

[Capitol Hill BID Annual Report 2023](#) by Capitol Hill BID

[State of Capitol Riverfront 2023](#) by Capitol Riverfront BID

[Georgetown BID 2023 Retail in Review](#) by Georgetown BID

[D.C. pitches \\$400M plan to revive downtown](#) by Washington Business Journal

[New Food Hall to Replace Assembly in Rosslyn](#) by Arlington Magazine

[Union Station Redevelopment Clears Major Federal Hurdle](#) by Bisnow

[House Passes Bill To Allow RFK Stadium Redevelopment, Potentially For NFL Return](#) by Bisnow

[D.C. developer to acquire Gallery Place, clearing way for Monumental entrance](#) by Washington Business Journal

[Events D.C. says it's time to expand the Washington Convention Center](#) by Washington Business Journal



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