



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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### Matthew Alexander

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## HIGHLIGHTS

- ▶ **Prominent retail corner** with excellent visibility along F & 10<sup>TH</sup> 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



lululemon



athletica

SEPHORA



H&M



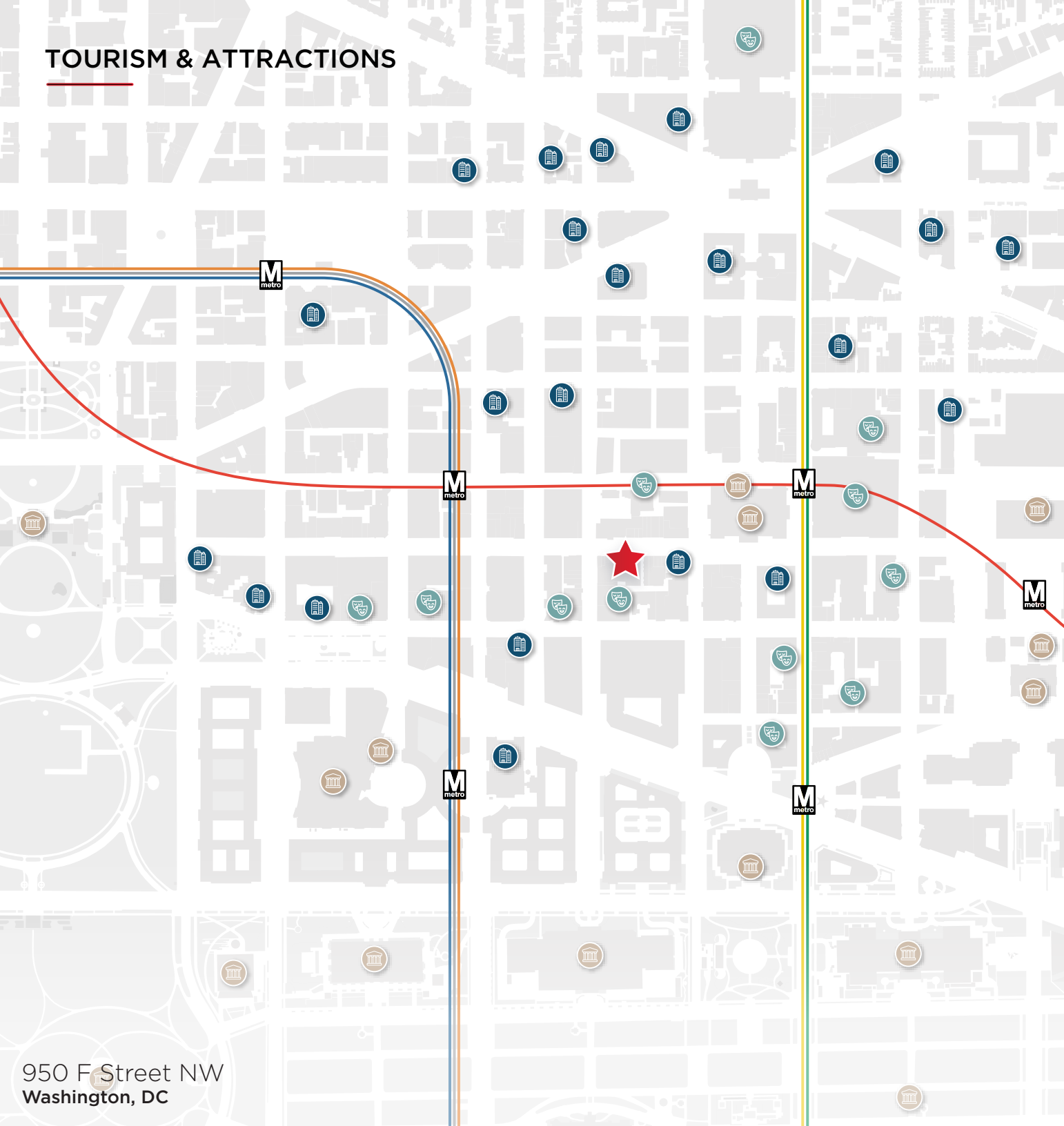
MANGO



National  
Portrait  
Gallery  
Smithsonian



# 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



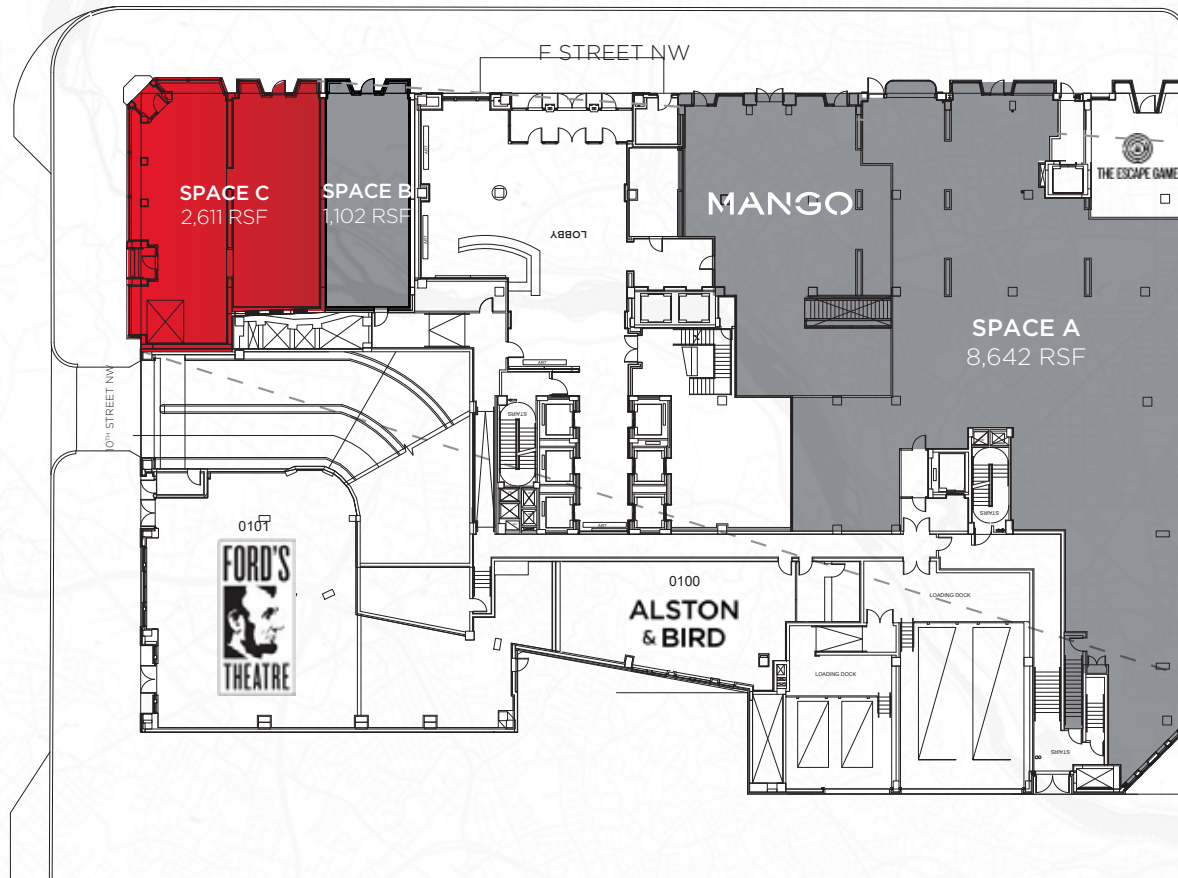
950 F Street NW  
Washington, DC

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			

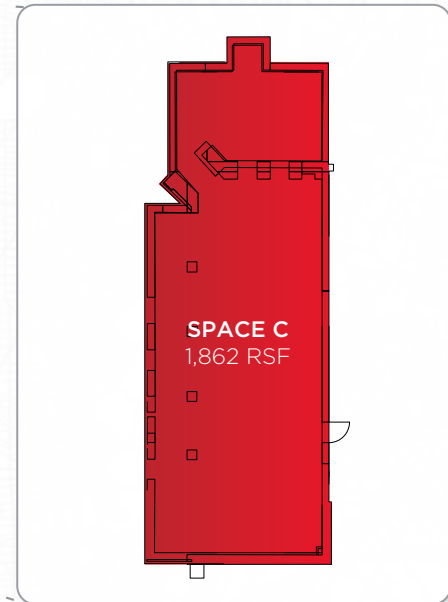


# FLOORPLAN

## 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







950 F Street NW  
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## 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

WKDY  
EXITS

**12,235**

GALLERY PLACE

WKDY  
EXITS

### ANNUAL THEATER PATRONS

AT 7 VENUES WITHIN DOWNTOWN DC

**725,000**

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