

WASHINGTON, DC RETAIL MARKET REPORT

SUMMER 2024

DC Retail Submarkets Snapshot

Market High Street	Units	Inventory (SF)	Vacant (SF)	SUMMER 2024	SPRING 2024	Shadow ¹ Available (SF)	Shadow Rate (%)	Vacancy +Shadow (%)
				Vacancy Rate (%)	Vacancy Rate (%)			
Georgetown	436	1,720,378 SF	171,946 SF	9.99%	9.87%	83,359 SF	4.85%	14.84%
M Street	181	894,451 SF	86,461 SF	9.67%	9.89%	52,441 SF	5.86%	15.53%
Wisconsin Avenue	255	825,927 SF	85,485 SF	10.35%	9.85%	30,918 SF	3.74%	14.09%
Connecticut Avenue Corridor	294	981,146 SF	203,492 SF	20.74%	19.76%	64,812 SF	6.61%	27.35%
Central Business District	193	718,961 SF	152,958 SF	21.27%	21.27%	52,609 SF	7.32%	28.59%
Dupont Circle North	101	262,185 SF	50,534 SF	19.27%	15.60%	12,203 SF	4.65%	23.93%
East End	536	2,897,902 SF	663,101 SF	22.88%	22.06%	91,464 SF	3.16%	26.04%
F Street	100	659,210 SF	253,423 SF	38.44%	35.87%	24,336 SF	3.69%	42.14%
7 th Street NW	134	815,296 SF	214,999 SF	26.37%	25.36%	33,958 SF	4.17%	30.54%
H Street & City Center	100	359,951 SF	44,676 SF	12.08%	10.99%	13,218 SF	3.57%	15.65%
11 th Street	29	400,274 SF	35,627 SF	8.90%	8.78%	8,637 SF	2.16%	11.06%
McPherson	173	653,171 SF	114,376 SF	17.51%	18.35%	11,315 SF	1.73%	19.24%
Capitol Hill	171	362,040 SF	30,451 SF	8.41%	8.62%	8,922 SF	2.46%	10.88%
Pennsylvania Avenue SE	77	157,703 SF	9,000 SF	5.71%	6.82%	5,322 SF	3.37%	9.08%
Barracks Row	94	204,337 SF	21,451 SF	10.50%	10.01%	3,600 SF	1.76%	12.26%
14th Street Corridor	229	819,123 SF	76,146 SF	9.30%	6.32%	37,499 SF	4.58%	13.87%
Shaw	263	757,107 SF	98,133 SF	12.96%	12.88%	9,807 SF	1.30%	14.26%
Chevy Chase	123	1,259,421 SF	387,186 SF	30.74%	30.91%	39,398 SF	3.13%	33.87%
Capitol Riverfront	186	730,312 SF	108,928 SF	14.92%	13.47%	6,938 SF	0.95%	15.87%
Clarendon	192	975,832 SF	94,918 SF	9.73%	6.90%	61,704 SF	6.32%	16.05%
Old Town Alexandria	249	719,784 SF	58,148 SF	8.08%	8.01%	74,089 SF	10.29%	18.37%
Tysons	264	2,192,678 SF	158,638 SF	7.23%	11.17%	45,171 SF	2.06%	9.29%
Bethesda Row	129	463,886 SF	8,517 SF	1.84%	0.92%	14,594 SF	3.15%	4.98%
Rockville Pike	637	3,732,016 SF	318,182 SF	8.53%	8.48%	158,907 SF	4.26%	12.78%
Downtown Silver Spring	255	1,262,227 SF	113,009 SF	8.95%	7.98%	21,561 SF	1.71%	10.66%
Columbia Heights	139	723,829 SF	48,853 SF	6.75%	6.67%	16,650 SF	2.30%	9.05%
Union Market / NoMa	200	1,021,127 SF	146,154 SF	14.31%	15.26%	3,327 SF	0.33%	14.64%
Totals	4,303	20,618,808 SF	2,685,802 SF	13.03%	12.94%	738,202 SF	3.58%	16.61%

¹ 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
14 TH STREET CORRIDOR	7	2	9	5	-	5	3	3	6
CAPITOL HILL	-	1	1	6	3	9	1	2	3
CAPITOL RIVERFRONT	3	2	5	6	6	12	-	1	1
CENTRAL BUSINESS DISTRICT	2	-	2	5	3	8	1	2	3
CHEVY CHASE	-	2	2	-	4	4	-	-	-
CLARENDON	1	-	1	4	3	7	-	1	1
COLUMBIA HEIGHTS	2	-	2	2	1	3	1	-	1
DOWNTOWN SILVER SPRING	1	1	2	6	3	9	2	1	3
DUPONT CIRCLE NORTH	2	2	4	3	-	3	-	5	5
EAST END	5	-	5	13	7	20	3	5	8
GEORGETOWN	2	9	11	8	13	21	1	4	5
OLD TOWN ALEXANDRIA	1	1	2	-	3	3	-	1	1
ROCKVILLE PIKE	1	3	4	20	6	26	2	2	4
SHAW	3	-	3	6	-	6	2	-	2
TYSONS	1	-	1	6	3	9	-	1	1
UNION MARKET / NOMA	4	2	6	19	5	24	-	-	-
TOTAL	35	25	60	109	60	165	16	28	44



Openings & Closings Along DC High Streets

OPENINGS

Name	Type	Address	Submarket
54 Noodles Bar	Restaurant	1527 14th Street NW	14th Street Corridor
7th Street Burger	Restaurant	1424 Wisconsin Avenue NW	Georgetown
Ama	Restaurant	867 New Jersey Avenue SE	Capitol Riverfront
Baan Mao	Restaurant	1604 7th Street NW	Shaw
Bammy's	Restaurant	301 Water Street SE	Capitol Riverfront
Bar Japonais	Restaurant	1510-1520 14th Street NW	14th Street Corridor
Bollywood Masala	Restaurant	211 King Street	Old Town Alexandria
Brompton Bikes	Retail	1214 Wisconsin Avenue NW	Georgetown
Brow Contour	Retail	1601 Connecticut Avenue NW	Dupont Circle North
Compass Coffee	Restaurant	1916-1934 14th Street NW	14th Street Corridor
Coneacopia	Restaurant	2018 - 2020 9th Street NW	Shaw
Creme de la Creme	Retail	907 King Street	Old Town Alexandria
Crimson Commons	Restaurant	627 H Street NW	East End
Crush	Restaurant	2007 14th Street NW	14th Street Corridor
Darvish Kitchen	Restaurant	1141 Connecticut Avenue NW	Central Business District
Definition Studio	Retail	1257-1259 Wisconsin Avenue NW	Georgetown
Eatopia Eatery	Restaurant	1301 U Street NW	14th Street Corridor
European Wax Center	Retail	1221 Van Street SE	Capitol Riverfront
FI Arcade	Retail	440 Penn Street NE	Union Market / NoMa
Faherty	Retail	1711 14th Street NW	14th Street Corridor
Flirt Cocktail Bar and Social Club	Restaurant	1015 1/2 7th Street NW	East End
Fossette Focacceria	Restaurant	1250 9th Street NW	Shaw
Georgetown Vet Hospital	Retail	3251 Prospect Street NW	Georgetown
Gordon Ramsay Street Pizza	Restaurant	501-507 7th Street NW	East End
Inspire Nail Bar	Retail	949 1st Street SE	Capitol Riverfront
Journey Within Wellness	Retail	11751 Rockville Pike	Rockville Pike
Ko Kaiseki	Restaurant	1610 20th Street NW	Dupont Circle North
Lávil	Restaurant	3033 Wilson Boulevard	Clarendon
Love Weld	Retail	2824 Pennsylvania Avenue NW	Georgetown
Luluu Spa and Salon	Retail	1700-1706 Connecticut Avenue NW	Dupont Circle North
M.M. LaFleur	Retail	1344 Wisconsin Avenue NW	Georgetown
Malai	Restaurant	1407 T Street NW	14th Street Corridor
Mecha Noodle Bar	Restaurant	387 Morse Street NE	Union Market / NoMa
MyEyeDr.	Retail	8529 Georgia Avenue	Downtown Silver Spring
New Balance	Retail	3139 M Street NW	Georgetown
No Regrets Pizza Co.	Restaurant	5454 Nicholson Lane	Rockville Pike
One Medical	Retail	915 Meeting Street	Rockville Pike
Outback Steakhouse	Restaurant	8661 Colesville Road	Downtown Silver Spring
Playa Bowls	Restaurant	1300 Yards Place SE	Capitol Riverfront
Poliform	Retail	3304 M Street NW	Georgetown
Pure Green	Restaurant	1630 Connecticut Avenue NW	Dupont Circle North
Qargo Coffee	Restaurant	1001 Connecticut Avenue NW	Central Business District
Relax the Back	Retail	1701-1765 Rockville Pike	Rockville Pike
Salt & Sundry	Retail	1301 4th Street NE	Union Market / NoMa
Sezane	Retail	1211 Wisconsin Avenue NW	Georgetown
Sid Gold's Request Room	Restaurant	1262 5th Street NE	Union Market / NoMa
Signature Dresses	Retail	5200 Wisconsin Avenue NW	Chevy Chase
Skims	Retail	3300 M Street NW	Georgetown
Stellina Pizzeria	Restaurant	1610 Capital One Drive	Tysons
Sweetgreen	Restaurant	1304 4th Street NE	Union Market / NoMa
Tamasha	Restaurant	3115 14th Street NW	Columbia Heights
Ted's Bulletin	Restaurant	1005 1st Street NE	Union Market / NoMa
The Continent DC	Restaurant	1110 Vermont Avenue NW	East End
The Dog Coop	Retail	5205 Wisconsin Avenue NW	Chevy Chase
The Gardner School	Retail	2121 14th Street NW	14th Street Corridor
The Spotted Zebra	Restaurant	775 12th Street NW	East End
V14 Street Lounge	Restaurant	V14 Street Lounge	14th Street Corridor
Wingo's	Restaurant	3207 O Street NW	Georgetown
Z Burger / Maman Joon	Restaurant	1400 Irving Street NW	Columbia Heights
Zen Renovations	Retail	700 Pennsylvania Avenue SE	Capitol Hill

CLOSINGS

Name	Type	Address	Submarket
Amazon Fresh	Retail	1711 14th Street NW	14th Street Corridor
Blank Street Coffee	Restaurant	1250 Connecticut Avenue NW	Central Business District
Blank Street Coffee	Restaurant	1847 7th Street NW	Shaw
Bloom	Retail	1701-1719 Connecticut Avenue NW	Dupont Circle North
Brow Bar DC	Retail	2918 M Street NW	Georgetown
Capital One	Retail	555 13th Street NW	East End
Captain Cookie & the Milkman	Restaurant	660 Pennsylvania Avenue SE	Capitol Hill
Cloak & Dagger	Restaurant	1359 U Street NW	14th Street Corridor
Dawson's Market	Retail	1225 North Washington Street	Rockville Pike
EagleBank	Retail	1228 Connecticut Avenue NW	Central Business District
Express Edit	Retail	555 11th Street NW	East End
Falafel Brothers	Restaurant	2016 9th Street NW	Shaw
Foxtrot	Retail	1341 14th Street NW	14th Street Corridor
Foxtrot	Retail	7236-7278 Woodmont Avenue	Bethesda Row
Foxtrot	Retail	1275 New Jersey Avenue SE	Capitol Riverfront
Foxtrot	Retail	888 17th Street NW	Central Business District
Foxtrot	Retail	1220 North Fillmore Street	Clarendon
Foxtrot	Retail	1601 Connecticut Avenue NW	Dupont Circle North
Foxtrot	Retail	650 Massachusetts Avenue NW	East End
Foxtrot	Retail	1267 Wisconsin Avenue NW	Georgetown
Foxtrot	Retail	701 King Street	Old Town Alexandria
FrozenYo	Restaurant	3237 14th Street NW	Columbia Heights
G Street Foods	Restaurant	1030 15th Street NW	East End
Goodyear Tires	Retail	12137 Rockville Pike	Rockville Pike
Gourmet Market	Retail	1701-1719 Connecticut Avenue NW	Dupont Circle North
Kajimaki	Restaurant	1100 15th Street NW	East End
Mono by All About Burger	Restaurant	1424 Wisconsin Avenue NW	Georgetown
Mother Blossom	Retail	406 8th Street SE	Capitol Hill
Nama Ko	Restaurant	1916-1934 14th Street NW	14th Street Corridor
Nisolo (Leap)	Retail	3251 M Street NW	Georgetown
Noah One Grooming	Retail	1406 P Street NW	14th Street Corridor
Philotimo	Restaurant	1100 15th Street NW	East End
Red Lobster	Restaurant	8533 Georgia Avenue	Downtown Silver Spring
ReMax	Retail	1720 Wisconsin Avenue NW	Georgetown
Slow Down Market	Retail	1710 Connecticut Avenue	Dupont Circle North
Super Bowl Noodle Restaurant	Restaurant	785 Rockville Pike	Rockville Pike
TD Bank	Retail	1745-1753 Connecticut Avenue NW	Dupont Circle North
Tesla	Retail	925 H Street NW	East End
The Block	Restaurant	967 Rose Avenue	Rockville Pike
The Record Exchange	Retail	8642 Colesville Road	Downtown Silver Spring
The ShowPlace Icon Theatre	Retail	1667 Silver Hill Drive	Tysons
The Wydown	Restaurant	1916-1934 14th Street NW	14th Street Corridor
Underground Pizza Company	Restaurant	8235 Georgia Avenue	Downtown Silver Spring
Vida Fitness / Banga Salon	Retail	601 F Street NW	East End

Great Reads

NATIONAL

[‘Bromakase’ Is the New Steakhouse](#) by **The New York Times**

[‘Feeding Frenzy’ For Restaurant, Retail Space Leaves Brokers Scrambling For New Locations](#) by **Bisnow**

[Amazon Ditches ‘Just Walk Out’ Checkouts at Its Grocery Stores](#) by **Gizmodo**

[Don’t Call It an ‘Ethnic’ Grocery Store](#) by **The New York Times**

[José Andrés hands off CEO role at his restaurant group](#) by **Washington Business Journal**

[The real key to downtown’s comeback may not be office space after all](#) by **The Business Journals**

[U.S. cities see more improvement after pandemic population loss, census shows](#) by **The Washington Post**

DC, VA, MD REGIONAL

[DC has highest density of Michelin restaurants among US cities](#) by **FOX 5 Washington**

[D.C. ‘gifting’ shops undergo mass transition to medical marijuana](#) by **The Washington Post**

[Destination DC Announces Record Visitation, Economic Impact and More](#) by **Exhibitor**

[Foxtrot landlords ask bankruptcy court for help reclaiming D.C. retail spaces](#) by **Washington Business Journal**

[New Additions to MICHELIN Guide Washington, D.C. 2024](#) by **Michelin Guide**

[The 26 best new restaurants in the D.C. area](#) by **The Washington Post**

[The Wydown Abruptly Shuts Down DC Coffee Shops Amid Unionization Fight](#) by **Washingtonian**

WASHINGTON, DC NEIGHBORHOODS

[Call Your Mother is fighting to stay open in Georgetown](#) by **Axios DC**

[Malls, Trader Joe’s and The 1,400 Units Coming to Friendship Heights](#) by **Urban Turf**

[New Entrance for NoMa Gallaudet Metro Approved in DC Budget](#) by **Popville**

[State of Downtown 2023 Report](#) by **DowntownDC BID**

[The New Vision For Chinatown: Tearing Down Federal Buildings, Turning Area ‘Inside Out’](#) by **Bisnow**

[Union Station redevelopment has a new path forward](#) by **Washington Business Journal**



DOCHTER & ALEXANDER
RETAIL ADVISORS



**ACTIVE
TENANTS**

[LEARN MORE](#)



**AVAILABLE
LISTINGS**

[LEARN MORE](#)



**RESEARCH
SERVICES**

[LEARN MORE](#)

Dochter & Alexander Retail Advisors is a progressive retail real estate advisory, dedicated to creating maximum value for owners and occupiers. We blend art and science, culture and data, intuition and market intelligence to deliver creative solutions that shape our cities and communities.

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

DochAlex.com | 202.393.7000 | 120 Blagden Alley NW Suite 300, Washington, DC