



WASHINGTON, DC RETAIL MARKET REPORT

FALL 2024

DC Retail Submarkets Snapshot

Market High Street	Units	Inventory (SF)	Vacant (SF)	FALL 2024	SUMMER 2024	Shadow ¹ Available (SF)	Shadow Rate (%)	Vacancy +Shadow (%)
				Vacancy Rate (%)	Vacancy Rate (%)			
Georgetown	437	1,720,082 SF	191,727 SF	11.15%	9.99%	74,222 SF	4.32%	15.46%
M Street	181	893,151 SF	99,833 SF	11.18%	9.67%	40,135 SF	4.49%	15.67%
Wisconsin Avenue	256	826,931 SF	91,894 SF	11.11%	10.35%	34,087 SF	4.12%	15.23%
Connecticut Avenue Corridor	294	981,172 SF	202,692 SF	20.66%	20.74%	64,812 SF	6.61%	27.26%
Central Business District	193	718,987 SF	154,158 SF	21.44%	21.27%	52,609 SF	7.32%	28.76%
Dupont Circle North	101	262,185 SF	48,534 SF	18.51%	19.27%	12,203 SF	4.65%	23.17%
East End	536	2,888,912 SF	652,764 SF	22.60%	22.88%	91,464 SF	3.17%	25.76%
F Street	100	659,220 SF	252,909 SF	38.36%	38.44%	24,336 SF	3.69%	42.06%
7 th Street NW	134	815,296 SF	193,145 SF	23.69%	26.37%	33,958 SF	4.17%	27.86%
H Street & City Center	100	369,951 SF	44,676 SF	12.08%	12.08%	13,218 SF	3.57%	15.65%
11 th Street	29	400,274 SF	35,627 SF	8.90%	8.90%	8,637 SF	2.16%	11.06%
McPherson	173	644,171 SF	126,407 SF	19.62%	17.51%	11,315 SF	1.76%	21.38%
Capitol Hill	172	363,808 SF	36,051 SF	9.91%	8.41%	5,322 SF	1.46%	11.37%
Pennsylvania Avenue SE	77	157,581 SF	9,000 SF	5.71%	5.71%	5,322 SF	3.38%	9.09%
Barracks Row	95	206,227 SF	27,051 SF	13.12%	10.50%	0 SF	0.00%	13.12%
14th Street Corridor	233	826,001 SF	80,426 SF	9.74%	9.30%	38,214 SF	4.63%	14.36%
Shaw	263	757,107 SF	100,492 SF	13.27%	12.96%	9,807 SF	1.30%	14.57%
Chevy Chase	125	1,257,221 SF	378,213 SF	30.08%	30.74%	37,298 SF	2.97%	33.05%
Capitol Riverfront	187	726,095 SF	120,868 SF	16.65%	14.92%	6,938 SF	0.96%	17.60%
Clarendon	190	949,392 SF	78,138 SF	8.23%	9.73%	55,402 SF	5.84%	14.07%
Old Town Alexandria	249	719,784 SF	59,604 SF	8.28%	8.08%	74,089 SF	10.29%	18.57%
Tysons	273	2,286,355 SF	140,911 SF	6.16%	7.23%	57,271 SF	2.50%	8.67%
Bethesda Row	129	465,918 SF	13,295 SF	2.85%	1.84%	11,840 SF	2.54%	5.39%
Rockville Pike	644	3,829,250 SF	287,985 SF	7.52%	8.53%	158,907 SF	4.15%	11.67%
Downtown Silver Spring	257	1,280,479 SF	112,027 SF	8.75%	8.95%	18,724 SF	1.46%	10.21%
Columbia Heights	139	724,029 SF	54,753 SF	7.56%	6.75%	29,536 SF	4.08%	11.64%
Union Market / NoMa	200	969,156 SF	130,944 SF	13.51%	14.31%	3,377 SF	0.35%	13.86%
Totals	4,328	20,744,761 SF	2,640,890 SF	12.73%	13.03%	737,223 SF	3.55%	16.28%

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



Openings & Closings Along DC High Streets

	RECENTLY OPENED			OPENING SOON			RECENTLY CLOSED		
	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL
14 TH STREET CORRIDOR	4	1	5	4	3	7	3	3	6
BETHESDA ROW	1	1	2	-	1	1	-	-	-
CAPITOL HILL	1	1	2	6	1	7	3	1	4
CAPITOL RIVERFRONT	2	3	5	4	4	8	3	1	4
CENTRAL BUSINESS DISTRICT	3	2	5	3	1	4	2	-	2
CHEVY CHASE	1	3	4	-	3	3	-	1	1
CLARENDON	1	-	1	6	5	11	1	-	1
COLUMBIA HEIGHTS	1	1	2	1	-	1	2	-	2
DOWNTOWN SILVER SPRING	3	1	4	4	3	7	-	-	-
DUPONT CIRCLE NORTH	2	4	6	1	-	1	-	-	-
EAST END	4	-	4	11	8	19	1	-	1
GEORGETOWN	1	3	4	9	15	24	5	6	11
OLD TOWN ALEXANDRIA	-	-	-	-	2	2	-	-	-
ROCKVILLE PIKE	9	2	11	15	8	23	1	-	1
SHAW	1	-	1	6	1	7	1	-	1
TYSONS	3	1	4	5	1	6	-	-	-
UNION MARKET / NOMA	5	3	8	18	6	24	-	-	-
TOTAL	42	26	68	93	62	155	22	12	34



Openings & Closings Along DC High Streets

RECENTLY OPENED

Name	Type	Address	Submarket
801 Chophouse	Restaurant	8484 Westpark Drive	Tysons
Amelie Wine Bar	Restaurant	1315 14th Street NW	14th Street Corridor
Apapacho	Restaurant	1280 4th Street NE	Union Market / NoMa
Arts of Greater Washington	Retail	5608 Randolph Road	Rockville Pike
Atlas Doghouse	Retail	2 I Street SE	Capitol Riverfront
Bon Beke's	Restaurant	1718-1720 Connecticut Avenue NW	Dupont Circle North
Chase Bank	Retail	550 Morse Street NE	Union Market / NoMa
Chicken Salad Chick	Restaurant	7501 Leesburg Pike	Tysons
Chido's Tex-Mex Grill	Restaurant	931 Ellsworth Drive	Downtown Silver Spring
Club Studio Fitness	Retail	8595 Leesburg Pike	Tysons
Compliments Only	Restaurant	526 8th Street SE	Capitol Hill
Dandelion Collective	Retail	3417 14th Street NW	Columbia Heights
Dunkin'	Restaurant	2 Wisconsin Circle	Chevy Chase
Ernesta	Retail	4816-4860 Bethesda Avenue	Bethesda Row
Ezra Paul	Retail	1207 19th Street NW	Central Business District
Fantasticks	Restaurant	915 Ellsworth Drive	Downtown Silver Spring
Fresh Baguette	Restaurant	575 7th Street NW	East End
Gallery 16TEN	Retail	1610 Wisconsin Avenue	Georgetown
Glowbar	Retail	1533 Wisconsin Ave NW	Georgetown
Gold's Gym	Retail	3222 M Street NW	Georgetown
Greco	Restaurant	1285 4th Street NE	Union Market / NoMa
Häagen-Dazs	Restaurant	154 Congressional Lane	Rockville Pike
Henry's Barber Shop	Retail	1406 P Street NW	14th Street Corridor
Javan Wellness	Retail	1226 Connecticut Avenue NW	Central Business District
JF Books	Retail	1509 Connecticut Avenue NW	Dupont Circle North
Kajiken	Restaurant	1701 Rockville Pike	Rockville Pike
Kanpai BBQ and Shabu Shabu Buffet	Restaurant	1701-1765 Rockville Pike	Rockville Pike
Kusshi Sushi	Restaurant	30 Maryland Avenue	Rockville Pike
LaserAway	Retail	1300 Yards Place SE	Capitol Riverfront
La'Shukran	Restaurant	417 Morse Street NE	Union Market / NoMa
Libby & Ny	Retail	1256 4th Street NE	Union Market / NoMa
Li'l Sumthin' Sweet	Restaurant	8561 Fenton Street	Downtown Silver Spring
Little Miner Taco	Restaurant	39 Maryland Avenue	Rockville Pike
Mallard	Restaurant	1337 14th Street NW	14th Street Corridor
MedStar Health - Urgent Care	Retail	41 L Street SE	Capitol Riverfront
Mezcal Cantina	Restaurant	777 6th Street NW	East End
MiaCane Juicery and Acai Bar	Restaurant	785 Rockville Pike	Rockville Pike
My Own Pizza	Restaurant	1745-1753 Connecticut Avenue NW	Dupont Circle North
Namak Mandi Shinwari Grill	Restaurant	1030 15th Street NW	East End
Nero	Restaurant	1207 19th Street NW	Central Business District
Okachi Japanese Cafe	Restaurant	1701-1765 Rockville Pike	Rockville Pike
Panera Bread To Go	Restaurant	1331 4th Street SE	Capitol Riverfront
Platinum DC Club	Retail	1370 Park Road NW	Dupont Circle North
Political Pattie's Bar	Restaurant	913 U Street NW	Shaw
Pop's Bagels	Restaurant	1625 Eckington Place NE	Union Market / NoMa
Porsche	Retail	5471 Wisconsin Avenue NW	Chevy Chase
Queen Beer & Wine	Retail	8233 Georgia Avenue	Downtown Silver Spring
Street Commerce	Retail	1633 Connecticut Avenue NW	Dupont Circle North
Studs	Retail	1325 5th Street NE	Union Market / NoMa
Taco Bell Cantina	Restaurant	808 7th Street NW	East End
Talkin' Tacos	Restaurant	1800 M Street NW	Central Business District
Tanem	Retail	1627 Connecticut Avenue NW	Dupont Circle North
Tatte Bakery & Cafe	Restaurant	1545 Wisconsin Avenue NW	Georgetown
Teazzy Tea Shop	Restaurant	4941 Elm Street	Bethesda Row
The Angry Jerk	Restaurant	1300 Connecticut Avenue NW	Central Business District
The Joint Chiropractic	Retail	701 D Street SE	Capitol Hill
Timeless Furniture	Retail	154 Congressional Lane	Rockville Pike
Tingette's	Restaurant	71 Potomac Avenue SE	Capitol Riverfront
T-Mobile Experience Store	Retail	5402 Wisconsin Avenue	Chevy Chase
Torchy's Tacos	Restaurant	12266-A Rockville Pike	Rockville Pike
Trini Vybez Restaurant & Bar	Restaurant	1400 Meridian Place NW	Columbia Heights
Umai Ramen & Donburi	Restaurant	8595 Leesburg Pike	Tysons
Umi Hotpot Sushi & Seafood Buffet	Restaurant	1471 Rockville Pike	Rockville Pike
Van Leeuwen Ice Cream	Restaurant	1415 14th Street NW	14th Street Corridor
Vuk Pinball	Retail	5335 Wisconsin Avenue	Chevy Chase
Wagamama	Restaurant	2950 Clarendon Boulevard	Clarendon
Yalla	Restaurant	1355 U Street NW	14th Street Corridor
Yellow	Restaurant	417 Morse Street NE	Union Market / NoMa

RECENTLY CLOSED

Name	Type	Address	Submarket
8pizza	Restaurant	1375 Kenyon Street NW	Columbia Heights
7-Eleven	Retail	429 8th Street SE	Capitol Hill
Ann's Gifts & Wigs	Retail	125 L Street SE	Capitol Riverfront
B Live	Restaurant	2854 Wilson Boulevard	Clarendon
Barracks Row Joey's	Restaurant	527-529 8th Street SE	Capitol Hill
Bubbie's Plant Burgers	Restaurant	1829 M Street NW	Central Business District
Buffalo Wild Wings	Restaurant	55 M Street SE	Capitol Riverfront
Carlyle Room & Brennan's Bar	Restaurant	1350 I Street NW	East End
City Tavern Club	Restaurant	3206 M Street NW	Georgetown
Commissary	Restaurant	1443 P Street NW	14th Street Corridor
District Doughnut	Restaurant	749 8th Street SE	Capitol Hill
Edible Arrangements	Retail	1600 Wisconsin Avenue NW	Georgetown
Flight Pass / Green Room	Retail	1338 U Street NW	14th Street Corridor
Guarisco Gallery	Retail	2828 Pennsylvania Avenue NW	Georgetown
Harmony Cafe	Restaurant	3287 M Street NW	Georgetown
Hatley	Retail	3110-3112 M Street NW	Georgetown
HOBQ Bags	Retail	1265 Wisconsin Avenue NW	Georgetown
Jaco Juice & Taco Bar	Restaurant	1614 Wisconsin Avenue NW	Georgetown
Kellari Taverna	Restaurant	1700 K Street NW	Central Business District
Lululemon	Retail	1925 14th Street NW	14th Street Corridor
Mason's Famous Lobster Rolls	Restaurant	1078 Wisconsin Avenue NW	Georgetown
Mi Cuba Café	Restaurant	1424 Park Road NW	Columbia Heights
Nada	Restaurant	11886 Grand Park Avenue	Rockville Pike
Plantish	Restaurant	1 M Street SE	Capitol Riverfront
Ristorante Italian Lavagna	Restaurant	539 8th Street SE	Capitol Hill
Shouk	Restaurant	1426 Wisconsin Avenue NW	Georgetown
Sleep Number	Retail	1239 Wisconsin Avenue NW	Georgetown
Slipstream	Restaurant	1333 14th Street NW	14th Street Corridor
Slipstream	Restaurant	82 I Street SE	Capitol Riverfront
Smoothie King	Restaurant	1450 P Street NW	14th Street Corridor
Supreme Terpene	Retail	1344 U Street NW	14th Street Corridor
The Dirty Goose	Restaurant	913 U Street NW	Shaw
T-Mobile	Retail	5335 Wisconsin Avenue	Chevy Chase
UpWest	Retail	3110 M Street NW	Georgetown



Great Reads

NATIONAL

[America's Best Restaurants 2024](#) by The New York Times

[Can Free Rent Revive Downtown San Francisco?](#) by The New York Times

[Dessert concepts are seeing record growth. But are they just a fad?](#) by Restaurant Dive

[Quick-service restaurants keep up rapid expansion across the US](#) by CoStar News

[Restaurant Portions Are About to Get Smaller. Are Americans Ready?](#) by The New York Times

[Surprise jump in retail sales casts aside recession fears](#) by The Washington Post

DC, VA, MD REGIONAL

[Here Are the 2024 Rammy Awards Winners](#) by Eater DC

[How D.C. Chefs and Ice Cream Companies Became Fast Friends](#) by Eater DC

[Influx Of Tourists To D.C. Provides Much-Needed Boost To Hotel Market, Tax Revenues](#) by Bisnow

[The 10 best breakfast sandwiches in the D.C. area](#) by The Washington Post

[The Keith Lee Effect: D.C. Area Restaurants Sell Out After TikTok Critic's Visits](#) by Eater DC

[The owner of Matchbox, Hen Quarter hatches plan to dominate local restaurant scene](#) by Washington Business Journal

[Weekend, not weekday, lunch is on the rise in D.C.](#) by Axios DC

WASHINGTON, DC NEIGHBORHOODS

[Amtrak's Union Station takeover will proceed Monday](#) by Washington Business Journal

[Celebrated chef Kwame Onwuachi returns to D.C. with luxe Afro-Caribbean spot](#) by The Washington Post

[Chef José Andrés is launching a luxury hotel brand](#) by Fast Company

[City Council asks staff to develop pilot to extend pedestrian zone of King Street in Old Town](#) by Alexandria Now

[Friendship Heights Market Report - July 2024](#) by The Friendship Heights Alliance

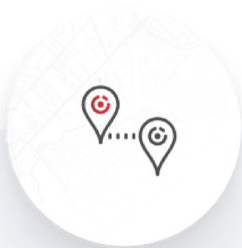
[Mazza Gallerie Mall Redevelopment Targets Spring 2025 Delivery](#) by Urban Turf

[Silver Spring's Once-Vibrant Downtown Is Stuck In The Past](#) by Bisnow



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