



DOCHTER & ALEXANDER
RETAIL ADVISORS

VIDEO WALKTHROUGH



2250 M STREET NW
WASHINGTON, DC | WEST END

Square Footage | 3,864 SF

Frontage | 73' on M Street NW

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

Matthew Alexander

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David Dochter

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Elena Kozak

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HIGHLIGHTS

- Corner retail space with patio potential located in the Ritz Carlton Hotel & Condominium, which houses 162 premium condos & 300 hotel rooms
- Surrounded by a variety of hotels and restaurants including the Park Hyatt, the Westin, Hilton Garden Inn, Yours Truly DC, the Saga, Rasika, Ris, Imperfecto, Blue Duck Tavern, and more
- Situated in the heart of the West End, one of DC's most popular residential neighborhoods due to proximity to several major markets including Georgetown, the CBD and DuPont Circle

NEARBY TENANTS



ris

EQUINOX
FITNESS CLUBS



WESTIN
HOTELS & RESORTS

CHEF GEOFF'S
West End

Tatte
BAKERY & CAFE

PLANTA

THE NEIGHBORHOOD

Located at the crossroads of **five DC neighborhoods**, **2250 M** is just a short walk from **Georgetown's destination shopping and dining**, **Dupont's upscale charm**, the **West End** and **CBD's office hubs**, and **Foggy Bottom's university and hospital anchors**, benefiting from **prominent hotels** and the **dynamic student population**.

.5 MILE DEMOGRAPHICS

Daytime Population	86,031
Average HH Income	\$168,840
Total Housing Units	11,785
Food Away from Home (AVG)	\$6,438

GEORGETOWN ESTABLISHED FASHION RETAIL

- ▼ 23,123 Daytime Population
- ▼ \$250,507 Average Household Income
- ▼ 4,572 Total Housing Units
- ▼ \$8,959 Food Away From Home (AVG)

WEST END HIGH END RESIDENTIAL

- ▼ 81,640 Daytime Population
- ▼ \$172,914 Average Household Income
- ▼ 12,848 Total Housing Units
- ▼ \$6,442 Food Away From Home (AVG)

DUPONT CIRCLE HISTORIC RESIDENTIAL

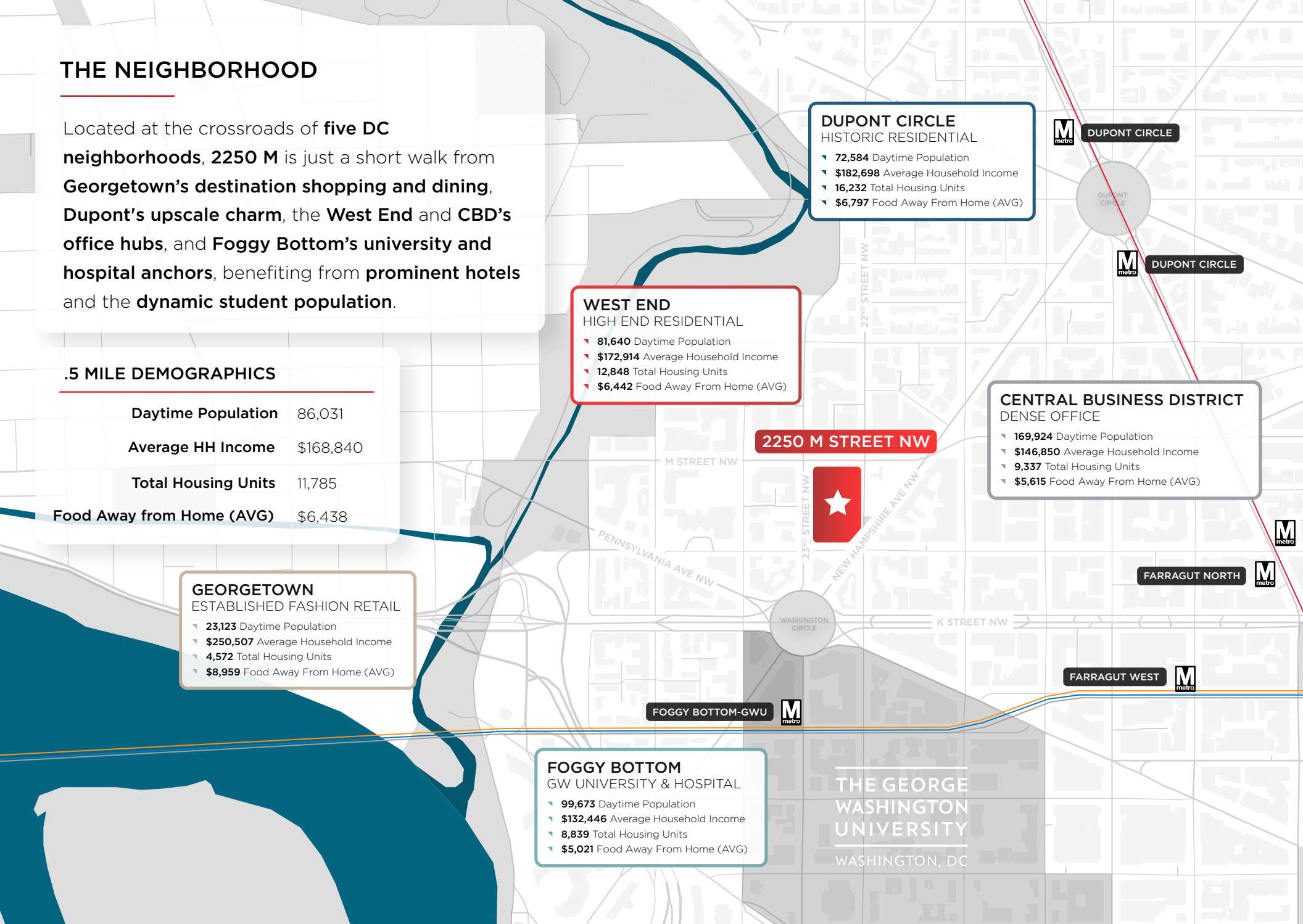
- ▼ 72,584 Daytime Population
- ▼ \$182,698 Average Household Income
- ▼ 16,232 Total Housing Units
- ▼ \$6,797 Food Away From Home (AVG)

CENTRAL BUSINESS DISTRICT DENSE OFFICE


- ▼ 169,924 Daytime Population
- ▼ \$146,850 Average Household Income
- ▼ 9,337 Total Housing Units
- ▼ \$5,615 Food Away From Home (AVG)

FOGGY BOTTOM GW UNIVERSITY & HOSPITAL

- ▼ 99,673 Daytime Population
- ▼ \$132,446 Average Household Income
- ▼ 8,839 Total Housing Units
- ▼ \$5,021 Food Away From Home (AVG)



NEARBY CO-TENANCY

 HOTEL

N STREET NW
4,842 ADT

TWO BIRDS

Fairmont
WASHINGTON, DC

Colonnade RESTAURANT
Juniper Restaurant
balance

PARK HYATT

BLU BIRD C.K. TAVARA

23RD STREET NW
13,476 ADT

EMBASSY SUITES
by Hilton

Perkins & Will

[solidcore] **Knoll**
Hilton Garden Inn
Flash ON FIRE
CHEF GREGG'S West End

M STREET NW
12,217 ADT

UPTOWNER CAFE

WESTIN
HOTELS & RESORTS

TRADER JOE'S

URBANBOXING
WASHINGTON DC

PERFECTO
by Lauren Jacobs

KARMA
ERWIN GOMEZ

westlight

Orangetheory
FITNESS

PENNSYLVANIA AVE NW
18,114 ADT

MELROSE
GEORGE TOWN HOTEL
WASHINGTON, DC

CVS pharmacy
sweetgreen
EQUINOX
FITNESS CLUBS
THE RITZ-CARLTON
ris **the Saga**

aka.

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

GW
HOSPITAL

WHOLE FOODS
MARKET

22ND STREET NW
10,382 ADT

CHARBAR

Astorias KITCHEN

IFC International Finance Corporation
WORLD BANK GROUP

NORTH
ITALIA

Tatte
BREAD & COFFEE

NEW HAMPSHIRE AVE NW
10,701 ADT

RASKA

22 WEST

YOURS TRULY.

MERCY ME

bourbon coffee

SOI 38

CASTA'S
CUBAN CAFE BAR & TERRAZZO RESTAURANT

CALL YOUR MOTHER

UNITED STATES POSTAL SERVICE

STREETS
Markets & Cafs

LEGACY
WELLNESS

MARRIOTT
WASHINGTON

HYATT
PLACE

BLANK STREET

Walgreens

SOUTH BLOC

Tatte
BREAD & COFFEE

The Newport

THE MADELEINE

theConcordia

THE BOND

eat brgz

POIBELLY

PLANTA

FIREFLY
MADERA

INN AT DUPONT SOUTH

The Flats at Dupont Circle

THE HAMILTON

THE ST GREGORY HOTEL

OUTBACK

ROW HOUSE

CBS NEWS

MedStar Health
33,000 EMPLOYEES

Panera
BREAD

Starbucks

RUTH'S CHRIS
STEAK HOUSE

FOR EMMY
PIZZERIA

PROPER
PIZZERIA

THE PRIME RIB

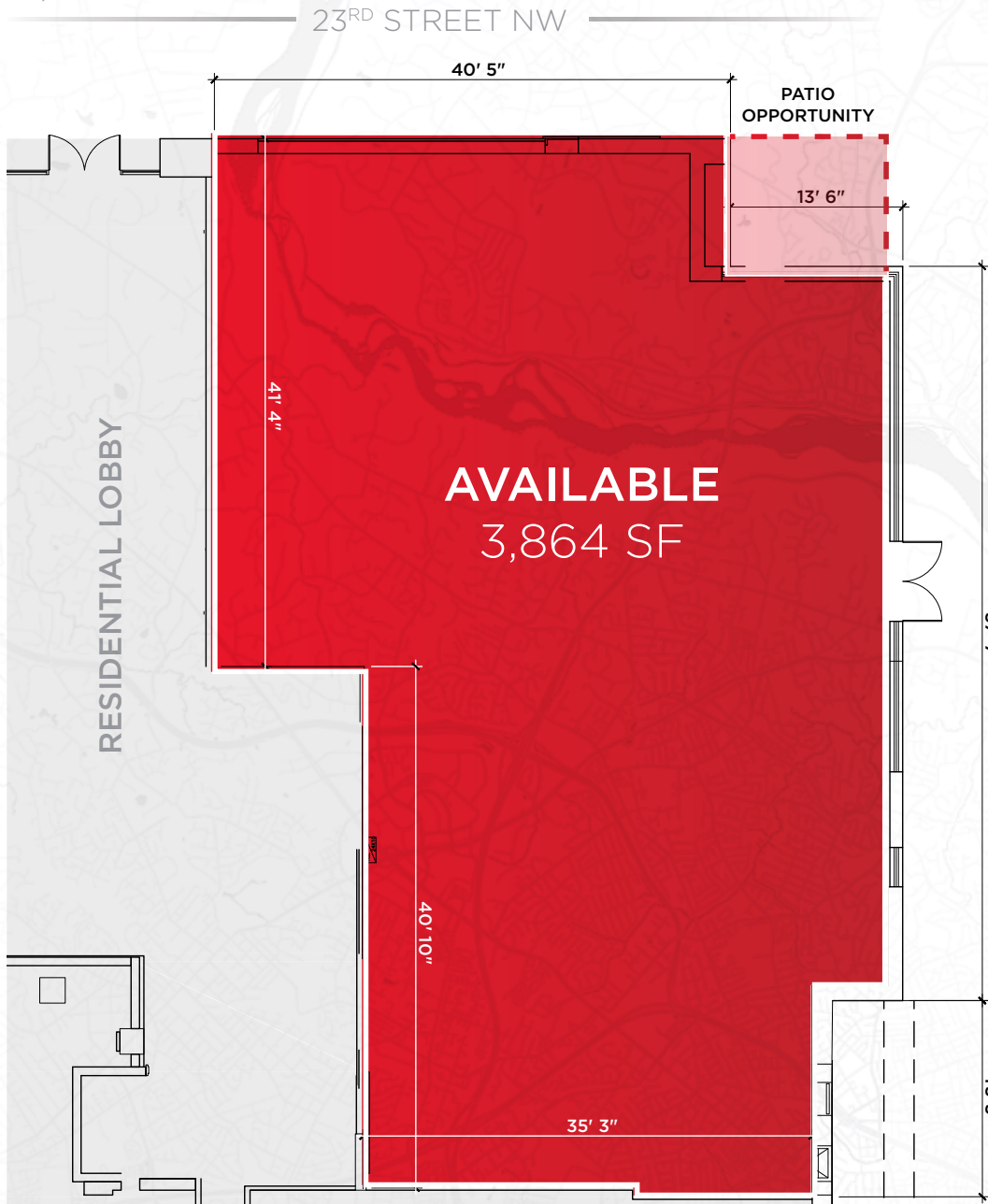
Hotel Lombardy

FOR EMMY
PIZZERIA

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Washington, DC

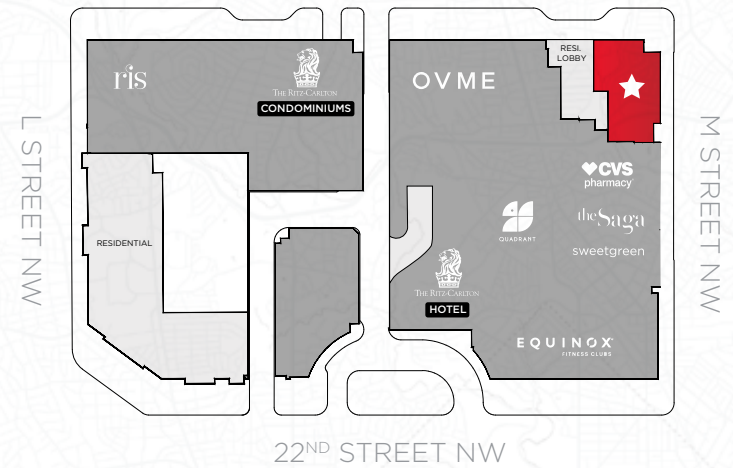
DOCHTER & ALEXANDER
RETAIL ADVISORS

FLOORPLAN



2250 M Street NW
Washington, DC

23RD STREET NW



SPECS

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Frontage | 73' on M Street NW

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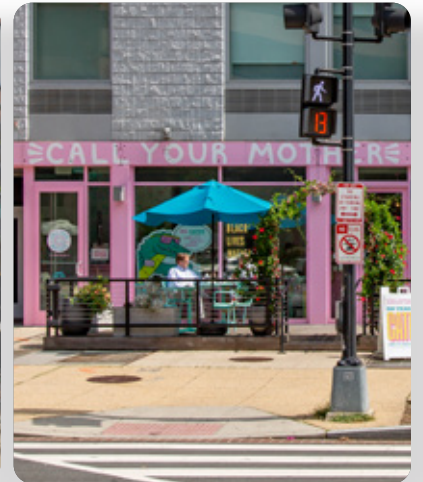
elena@dochalex.com

[DOCHALEX.COM](https://www.dochalex.com)

PATIO OPPORTUNITY



2250 M Street NW
Washington, DC



HOTEL ROOMS

WITHIN A 10-MINUTE WALK

5,566

AVERAGE DAILY METRO RIDERS

FROM FOGGY BOTTOM-GWU

13,660

WEEKDAYS

7,902

WEEKENDS

TOTAL STUDENT POPULATION

AT GEORGE WASHINGTON UNIVERSITY

25,939

TOTAL ENROLLMENT

11,482

UNDERGRADUATE

NEARBY OFFICE CO-TENANCY

**MORRISON
FOERSTER**

GT GreenbergTraurig

CFTC
COMMERCIAL TRUSTEES & FINANCIAL CONSULTANTS

McKinsey
& Company

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	24,931	83,031	247,349
AVERAGE HOUSEHOLD INCOME	\$180,108	\$168,840	\$178,182
TOTAL HOUSING UNITS	5,267	11,785	34,770
FOOD AWAY FROM HOME (AVG)	\$6,877	\$6,438	\$6,731

*2024 Data