



WASHINGTON, DC RETAIL MARKET REPORT

WINTER 2024

DC Retail Submarkets Snapshot

Market High Street	Units	Inventory (SF)	Vacant (SF)	FALL 2024	WINTER 2024	Shadow ¹ Available (SF)	Shadow Rate (%)	Vacancy +Shadow (%)
				Vacancy Rate (%)	Vacancy Rate (%)			
Georgetown	437	1,718,599	158,228	11.15%	9.21%	92,577	5.39%	14.59%
M Street	181	889,168	60,928	11.18%	6.85%	61,603	6.93%	13.78%
Wisconsin Avenue	256	829,431	97,300	11.11%	11.73%	30,974	3.73%	15.47%
Connecticut Avenue Corridor	294	980,976	205,960	20.66%	21.00%	61,212	6.24%	27.24%
Central Business District	193	718,791	153,962	21.44%	21.42%	52,609	7.32%	28.74%
Dupont Circle North	101	262,185	51,998	18.51%	19.83%	8,603	3.28%	23.11%
East End	534	2,819,727	573,546	22.60%	20.34%	98,756	3.50%	23.84%
F Street	100	659,220	243,936	38.36%	37.00%	24,336	3.69%	40.70%
7 th Street NW	133	746,111	123,849	23.69%	16.60%	33,958	4.55%	21.15%
H Street & City Center	100	369,951	44,676	12.08%	12.08%	13,218	3.57%	15.65%
11 th Street	28	400,274	35,627	8.90%	8.90%	15,929	3.98%	12.88%
McPherson	173	644,171	125,458	19.62%	19.48%	11,315	1.76%	21.23%
Capitol Hill	172	364,810	39,430	9.91%	10.81%	6,882	1.89%	12.69%
Pennsylvania Avenue SE	77	158,583	14,879	5.71%	9.38%	6,882	4.34%	13.72%
Barracks Row	95	206,227	24,551	13.12%	11.90%	-	0.00%	11.90%
14th Street Corridor	236	828,771	69,585	9.74%	8.40%	35,225	4.25%	12.65%
Shaw	264	758,607	90,885	13.27%	11.98%	9,807	1.29%	13.27%
Chevy Chase	125	1,263,079	390,516	30.08%	30.92%	23,432	1.86%	32.77%
Capitol Riverfront	188	712,381	100,653	16.65%	14.13%	6,938	0.97%	15.10%
Clarendon	195	956,513	72,383	8.23%	7.57%	19,564	2.05%	9.61%
Old Town Alexandria	249	719,784	41,949	8.28%	5.83%	80,089	11.13%	16.95%
Tysons	273	2,286,355	175,018	6.16%	7.65%	57,271	2.50%	10.16%
Bethesda Row	130	465,918	12,182	2.85%	2.61%	9,698	2.08%	4.70%
Rockville Pike	643	3,808,701	263,357	7.52%	6.91%	189,459	4.97%	11.89%
Downtown Silver Spring	257	1,280,479	110,690	8.75%	8.64%	18,724	1.46%	10.11%
Columbia Heights	139	724,029	51,453	7.56%	7.11%	49,671	6.86%	13.97%
Union Market / NoMa	202	974,012	186,272	13.51%	19.12%	2,127	0.22%	19.34%
Totals	4,338	20,662,741	2,542,107	12.73%	12.30%	761,432	3.69%	15.99%

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	3	1	4	4	5	9	1	1	2
BETHESDA ROW	-	1	1	-	4	4	-	3	3
CAPITOL HILL	1	1	2	5	1	6	2	1	3
CAPITOL RIVERFRONT	3	1	4	2	5	7	2	-	2
CENTRAL BUSINESS DISTRICT	-	-	-	5	1	6	1	-	1
CHEVY CHASE	-	2	2	-	5	5	-	2	2
CLARENDON	3	3	6	11	4	15	1	1	2
COLUMBIA HEIGHTS	-	-	-	4	1	5	2	-	2
DOWNTOWN SILVER SPRING	1	2	3	4	2	6	1	-	1
DUPONT CIRCLE NORTH	-	1	1	2	-	2	4	-	4
EAST END	1	3	4	13	8	21	2	-	2
GEORGETOWN	2	15	17	11	12	23	3	4	7
OLD TOWN ALEXANDRIA	-	2	2	5	3	8	1	1	2
ROCKVILLE PIKE	6	5	11	16	9	25	4	1	5
SHAW	2	1	3	7	1	8	2	-	2
TYSONS	2	-	2	7	1	8	-	-	-
UNION MARKET / NOMA	6	1	7	18	4	22	2	-	2
TOTAL	30	39	69	114	66	180	28	14	42



Openings & Closings Along DC High Streets

RECENTLY OPENED				RECENTLY CLOSED			
Name	Type	Address	Submarket	Name	Type	Address	Submarket
Raw Omakase DC	Restaurant	1326 14th Street NW	14th Street Corridor	Butter Me Up	Restaurant	1409 T Street NW	14th Street Corridor
The Craft	Restaurant	1334 U Street NW	14th Street Corridor	Joselito Casa de Comidas	Restaurant	660 Pennsylvania Avenue SE	Capitol Hill
Bread Bite Bakery	Restaurant	1616 14th Street NW	14th Street Corridor	My Cake Theory	Restaurant	325 7th Street SE	Capitol Hill
Van Leeuwen Ice Cream	Restaurant	660 Pennsylvania Avenue SE	Capitol Hill	Due South	Restaurant	301 Water Street SE	Capitol Riverfront
Compass Coffee	Restaurant	82 I Street SE	Capitol Riverfront	Due South Docksides	Restaurant	355 Water Street SE	Capitol Riverfront
Insomnia Cookies	Restaurant	1201 Half Street SE	Capitol Riverfront	Halal Guys	Restaurant	1331 Connecticut Avenue NW	Central Business District
Llamabar	Restaurant	1 M Street SE	Capitol Riverfront	Creole on 14th Street	Restaurant	3345 14th Street NW	Columbia Heights
Green Pig Bistro	Restaurant	2900 Wilson Boulevard	Clarendon	Tynan Coffee & Tea	Restaurant	1400 Irving Street NW	Columbia Heights
Hyde Social	Restaurant	3100 Clarendon Boulevard	Clarendon	Thaiphoon	Restaurant	2011 S Street NW	Dupont Circle North
Karizma	Restaurant	600 Massachusetts Avenue NW	East End	Mi Casa Taqueria and Cantina	Restaurant	1647 20th Street NW	Dupont Circle North
Billy Hicks	Restaurant	3277 M Street NW	Georgetown	Krave Restaurant and Lounge	Restaurant	1734 Connecticut Avenue NW	Dupont Circle North
Osteria Mozza & Stephen Starr's Italian Market	Restaurant	3276 M Street NW	Georgetown	Firehook Bakery	Restaurant	1901-1909 Q Street NW	Dupont Circle North
Kura Revolving Sushi Bar	Restaurant	12266 Rockville Pike	Rockville Pike	Haad Thai Restaurant	Restaurant	1100 New York Avenue NW	East End
Eat a Lap	Restaurant	1327 Rockville Pike	Rockville Pike	Noodles on 11th	Restaurant	1100 New York Avenue NW	East End
Uzu Revolving Sushi	Restaurant	1701-1765 Rockville Pike	Rockville Pike	Oakberry Acai	Restaurant	1560 Wisconsin Avenue NW	Georgetown
Dirty Dough	Restaurant	30 Maryland Avenue	Rockville Pike	City Siders	Restaurant	1529 Wisconsin Avenue NW	Georgetown
THAIROCK	Restaurant	12051-12071 Rockville Pike	Rockville Pike	Oki Bowl Ramen	Restaurant	1608 Wisconsin Avenue NW	Georgetown
L&L Hawaiian Barbecue	Restaurant	785 Rockville Pike	Rockville Pike	Brabo Brasserie	Restaurant	1600 King Street	Old Town Alexandria
Sost Cafe + Vinyl Room + Resto-Lounge	Restaurant	1901 9th Street NW	Shaw	Honey Pig Korean BBQ	Restaurant	12015-G Rockville Pike	Rockville Pike
Ugly Duckling	Restaurant	1550 7th Street NW	Shaw	Tea-Do X Mochinut	Restaurant	838 Rockville Pike	Rockville Pike
Chido's Tex-Mex Grill	Restaurant	931 Ellsworth Drive	Downtown Silver Spring	Bark Social	Restaurant	935 Prose Street	Rockville Pike
Sisters Thai	Restaurant	1675 Capital One Drive	Tysons	Subway	Restaurant	1402 Rockville Pike	Rockville Pike
Blazin Chicken & Gyro	Restaurant	7451-7520 Patterson Road	Tysons	Political Pattie's Bar	Restaurant	913 U Street NW	Shaw
JINYA Ramen Bar	Restaurant	1259 4th Street NE	Union Market / NoMa	Convivial	Restaurant	899 O Street NW	Shaw
FI Arcade	Restaurant	440 Penn Street NE	Union Market / NoMa	El Sapo Cuban Social Club	Restaurant	8455 Fenton Street	Downtown Silver Spring
SHIA	Restaurant	1250 4th Street NE	Union Market / NoMa	Le Clou	Restaurant	222 M Street NE	Union Market / NoMa
Cordelia Fishbar	Restaurant	550 Morse Street NE	Union Market / NoMa	Qualia Coffee	Restaurant	151 Q Street NE	Union Market / NoMa
Chipotle	Restaurant	1150 1st Street NE	Union Market / NoMa	Parachute Home	Retail	1711 14th Street NW	14th Street Corridor
Minetta Tavern & Lucy Mercer Bar	Restaurant	1287 4th Street NE	Union Market / NoMa	Allbirds	Retail	4852 Bethesda Avenue	Bethesda Row
Hi_skin	Retail	1830 14th Street NW	14th Street Corridor	Custom Ink	Retail	7029 Arlington Road	Bethesda Row
StretchLab	Retail	4906 Hampden Lane	Bethesda Row	Simon Pearce	Retail	7126 Bethesda Lane	Bethesda Row
Spin Time Records	Retail	613 Pennsylvania Avenue SE	Capitol Hill	Z-Eleven	Retail	637-639 Pennsylvania Avenue SE	Capitol Hill
Jungle & Loom	Retail	1275 New Jersey Avenue SE	Capitol Riverfront	Brooks Brothers	Retail	5500-5520 Wisconsin Avenue NW	Chevy Chase
Brooks Brothers	Retail	5481 Wisconsin Avenue NW	Chevy Chase	Rangoni Firenze Shoes	Retail	5500-5520 Wisconsin Avenue NW	Chevy Chase
Rangoni Firenze Shoes	Retail	5480 Wisconsin Avenue	Chevy Chase	Perfect Eyebrows	Retail	1855 Wisconsin Avenue NW	Georgetown
Warby Parker	Retail	2800 Clarendon Boulevard	Clarendon	Smoke Island	Retail	1326 Wisconsin Avenue NW	Georgetown
Citibank	Retail	2815-2879 Clarendon Boulevard	Clarendon	Alkoya	Retail	1508 - 1510 Wisconsin Avenue NW	Georgetown
Corobus Sports	Retail	2800 Clarendon Boulevard	Clarendon	Wawa	Retail	1222 Wisconsin Avenue NW	Georgetown
US Post Office	Retail	1635 Connecticut Avenue NW	Dupont Circle North	Hooray for Books!	Retail	1555 King Street	Old Town Alexandria
Harry Benson Art Gallery Pop-up	Retail	701-785 7th Street NW	East End	Z-Eleven	Retail	1701-1765 Rockville Pike	Rockville Pike
Mango	Retail	950 F Street NW	East End	Waterhouse Coffee & Juice Bar	Restaurant	3033 Wilson Boulevard	Clarendon
Peruvian Connection	Retail	950 F Street NW	East End	Z-Eleven	Retail	3137 Wilson Boulevard	Clarendon
Georgetown Pantry	Retail	1515 Wisconsin Avenue NW	Georgetown				
Hunter & Huntress	Retail	1665 Wisconsin Avenue NW	Georgetown				
Club Pilates	Retail	1065 Wisconsin Avenue NW	Georgetown				
Marine Layer	Retail	3213 M Street NW	Georgetown				
Framebridge	Retail	1506 Wisconsin Avenue NW	Georgetown				
Barnes & Noble	Retail	3040 M Street NW	Georgetown				
Malbon	Retail	1265 Wisconsin Avenue NW	Georgetown				
Generation Tux	Retail	1517 Wisconsin Avenue NW	Georgetown				
Event Space	Retail	3206 M Street NW	Georgetown				
Sweaty Betty (pop-up)	Retail	3251 M Street NW	Georgetown				
Tilley's Pet Supplies	Retail	3216 O Street NW	Georgetown				
Lululemon (8 month pop-up)	Retail	3077 M Street NW	Georgetown				
Tesla	Retail	3307 M Street NW	Georgetown				
Farm Rio	Retail	3057 M Street NW	Georgetown				
Baku Caviar	Retail	1855 Wisconsin Avenue NW	Georgetown				
Sunglass Hut	Retail	622 King Street	Old Town Alexandria				
Made in ALX	Retail	415 King Street	Old Town Alexandria				
Sassy Arch Brows and Beauty Studio	Retail	815-895 Rockville Pike	Rockville Pike				
Teso Life	Retail	1701-1765 Rockville Pike	Rockville Pike				
RH Outlet	Retail	1519 Rockville Pike	Rockville Pike				
Meow Claw	Retail	1701-1765 Rockville Pike	Rockville Pike				
PayMore	Retail	798-804 Rockville Pike	Rockville Pike				
Livewell Animal Hospital	Retail	901 W Street NW	Shaw				
Gold's Gym	Retail	901 Wayne Avenue	Downtown Silver Spring				
DTLR	Retail	8661 Colesville Road	Downtown Silver Spring				
Playful Pack	Retail	1240 3rd Street NE	Union Market / NoMa				
Playa Bowls	Restaurant	2055 15th Street N	Clarendon				

2024 Retail & Restaurants: Closing & Opening

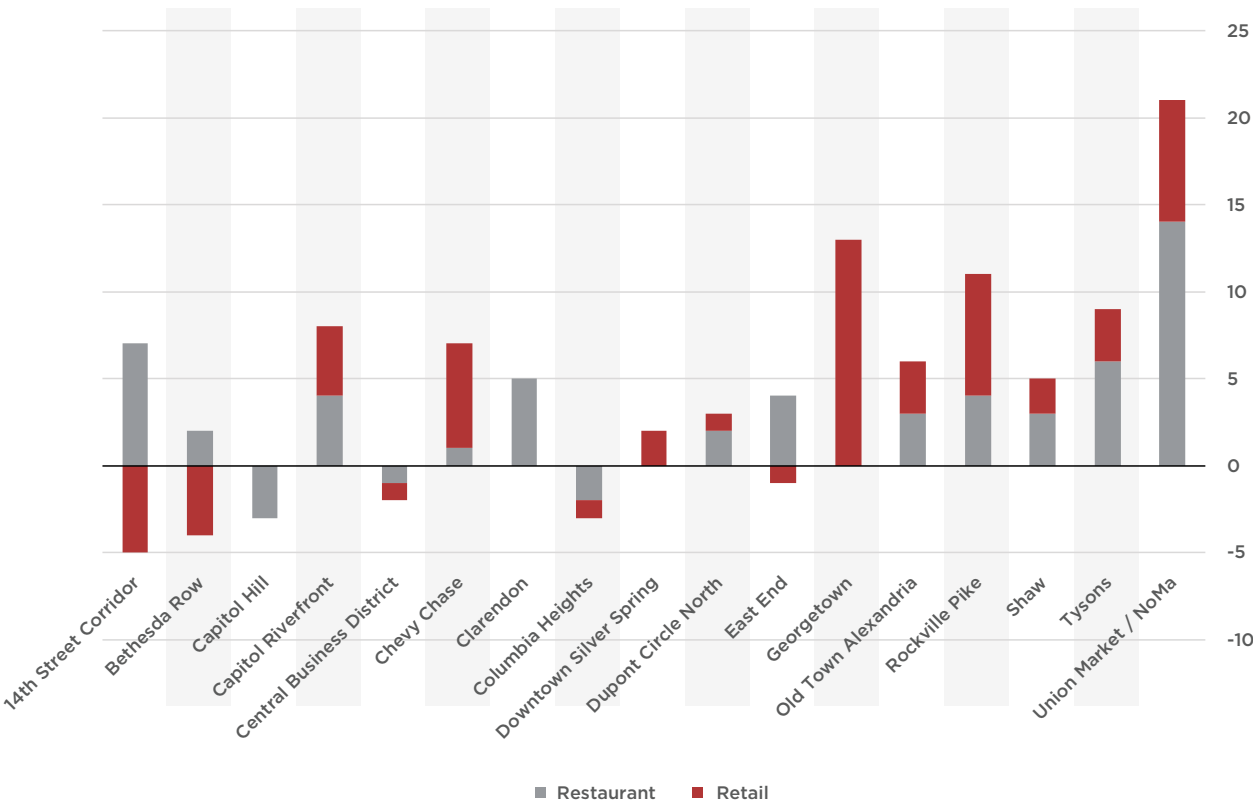
2024 Net Openings by Submarket

RESTAURANT

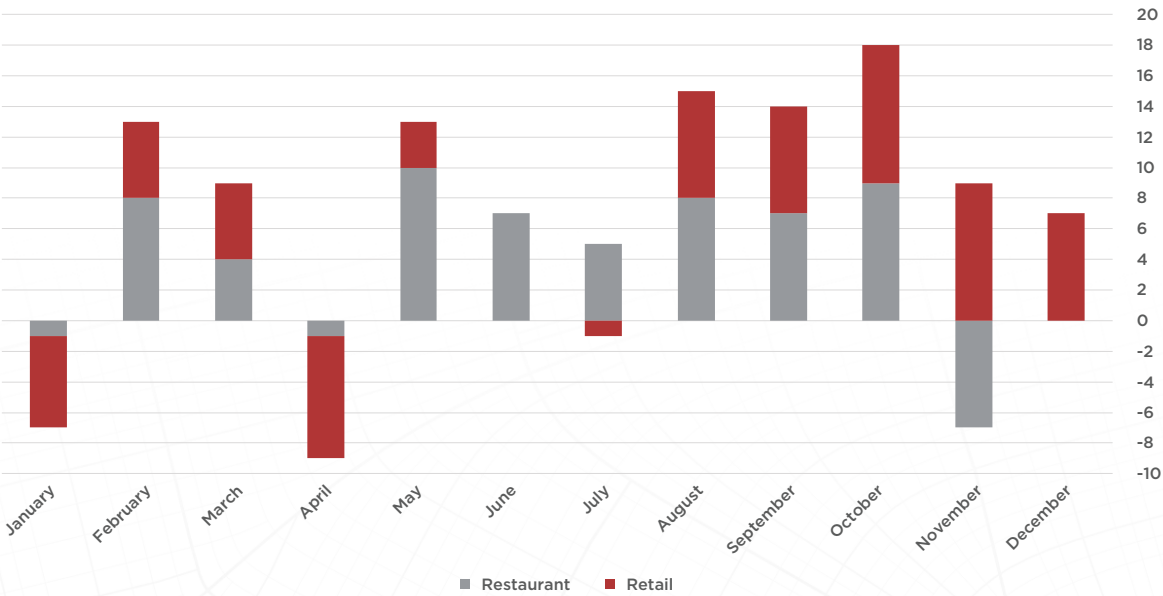
	Closing				Total	Opening				Total
	Q1 2024	Q2 2024	Q3 2024	Q4 2024		Q1 2024	Q2 2024	Q3 2024	Q4 2024	
14th Street Corridor	2	4	3	1	10	3	7	4	3	17
Bethesda Row	1				1	2		1		3
Capitol Hill	1	1	3	2	7	1	1	1	1	4
Capitol Riverfront	2		3	2	7	3	3	2	3	11
Central Business District	1	2	2	1	6		2	3		5
Chevy Chase			1		1			2		2
Clarendon	2		1	1	4	2	1	3	3	9
Columbia Heights		1	2	2	5		2	1		3
Downtown Silver Spring	2	2		1	5	1	1	2	1	5
Dupont Circle North				4	4	1	2	3		6
East End	5	3	1	2	11	4	6	4	1	15
Georgetown		1	5	3	9	4	2	1	2	9
Old Town Alexandria				1	1	2	2			4
Rockville Pike	3	5	1	4	13		2	9	6	17
Shaw	3	4	1	2	10	7	3	1	2	13
Tysons		1	2		3	2	2	3	2	9
Union Market / NoMa	2			2	4	3	4	5	6	18
Grand Total	24	24	25	28	101	35	40	45	30	150

RETAIL

	Closing				Total	Opening				Total
	Q1 2024	Q2 2024	Q3 2024	Q4 2024		Q1 2024	Q2 2024	Q3 2024	Q4 2024	
14th Street Corridor	3	3	3	1	10	1	2	1	1	5
Bethesda Row	1	4		3	8	2		1	1	4
Capitol Hill		1	1	1	3		1	1	1	3
Capitol Riverfront	1	1	1		3	1	2	3	1	7
Central Business District	1	2			3			2		2
Chevy Chase			1	2	3	2	2	3	2	9
Clarendon	2	2	1	1	6		2	1	3	6
Columbia Heights	2				2			1		1
Downtown Silver Spring	1	2			3		2	1	2	5
Dupont Circle North		5			5		2	3	1	6
East End	1	5			6	2			3	5
Georgetown	5	4	6	4	19	6	9	3	15	33
Old Town Alexandria		2		1	3	2	1	1	2	6
Rockville Pike		2	1	1	4	1	3	2	5	11
Shaw						1			1	2
Tysons	1	1			2	3	1	1		5
Union Market / NoMa	3				3	4	2	3	1	10
Grand Total	21	34	14	14	83	25	29	27	39	120



2024 Net Openings by Month



Great Reads

NATIONAL

[A Surge of New Restaurants Drives New York City’s Storefront Revival](#) by The New York Times

[As Retailers Offered Holiday Discounts, Shoppers Showed Up](#) by The New York Times

[BuyBuy Baby to close all stores less than a year after relaunch](#) by Retail Dive

[Eater’s Best New Restaurants in America in 2024](#) by Eater

[Malls Are Betting You Still Want That Gucci Bag—at a Discount](#) by The Wall Street Journal

[Meet 10 Rising Power Players in American Fine Dining](#) by Robb Report

[When Fewer Americans Are Buying Homes, These Companies Suffer](#) by The Wall Street Journal

[Whole Foods Chases Shoppers With Minimarket Concept](#) by The Wall Street Journal

[Why inflation helped tip the election toward Trump, according to experts](#) by ABC News

DC, VA, MD REGIONAL

[A ‘historic’ win for D.C. after RFK stadium bill passes in Congress](#) by The Washington Post

[A Look At The 9 Office-To-Residential Conversions On The Boards in DC](#) by Urban Turf

[Crackdown On Unlicensed Cannabis Shops Triggers Alarm For Landlords](#) by Bisnow

[Michelin Reveals 2024 Stars for D.C.](#) by Eater DC

[New Census Data Shows DC’s Population Surpasses 700,000 for the First Time in Five Years](#) by The Washington Post

[The 40 Best Restaurants In and Around DC](#) by The Washington Post

[Violent Crime in D.C. Drops to Lowest Levels in Over 30 Years](#) by The Washington Informer

WASHINGTON, DC NEIGHBORHOODS

[Business Ins & Outs 2024](#) by The Georgetownner

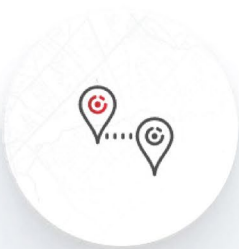
[How a Washington, DC, Suburb Became the Safest Place in America](#) by Bloomberg

[Over 100 New Restaurants Opened in 2024: Here’s the Full List](#) by The MoCo Show

[Retail Hub Modeled After Union Market Planned For H Street](#) by Bisnow



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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