



DOCHTER & ALEXANDER
RETAIL ADVISORS

**Brookfield
Properties**

**RESTAURANT
OPPORTUNITY**

PETITE
CERISE

655
NEW YORK AVE

Square Footage | 3,650 SF **Ceiling Height** | 9' - 12' 4" **Frontage** | 42' 10" **Rent/Nets** | \$58 PSF NNN / \$19.75 PSF **Timing** | Immediate

CONTACT

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HIGHLIGHTS

- Future restaurant space at an around the clock destination adjacent to the **Walter E. Washington Convention Center**, **Apple Carnegie Library**, **Capital One Arena** and **Blagden Alley**
- 655 NY co-tenancy includes strong line up of local and national restaurant and retail including **Compass Coffee**, **Petite Cerise**, **Pearl's Bagels**, **Rumi's Kitchen**, and **Solidcore**
- Ability to capture both residential and office traffic from surrounding tenants such as **Google**, **PWC**, and **Advisory Board**

NEARBY TENANTS

the dabney

PETITE
CERISE

THE
CAPITAL
BURGER



PLEÑA
BY CHEF RICHARD SANDOVAL

COMPASS
COFFEE



RPM
ITALIAN



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NEIGHBORHOOD CO-TENANCY



7TH ST NW
13,649 ADT



655 New York Ave
Washington, DC

Brookfield
Properties

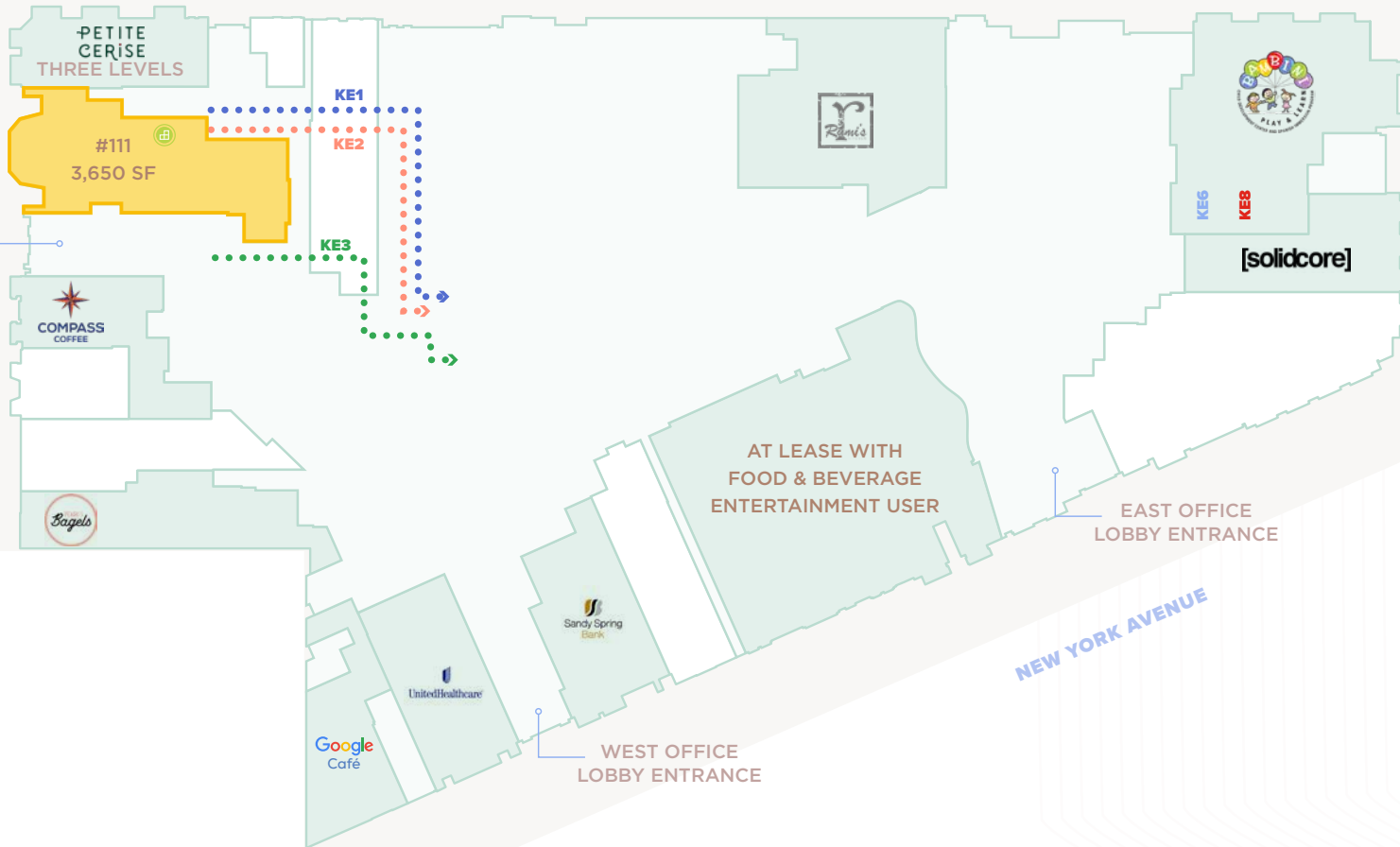
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L STREET

6TH STREET

7TH STREET

NEW YORK AVENUE



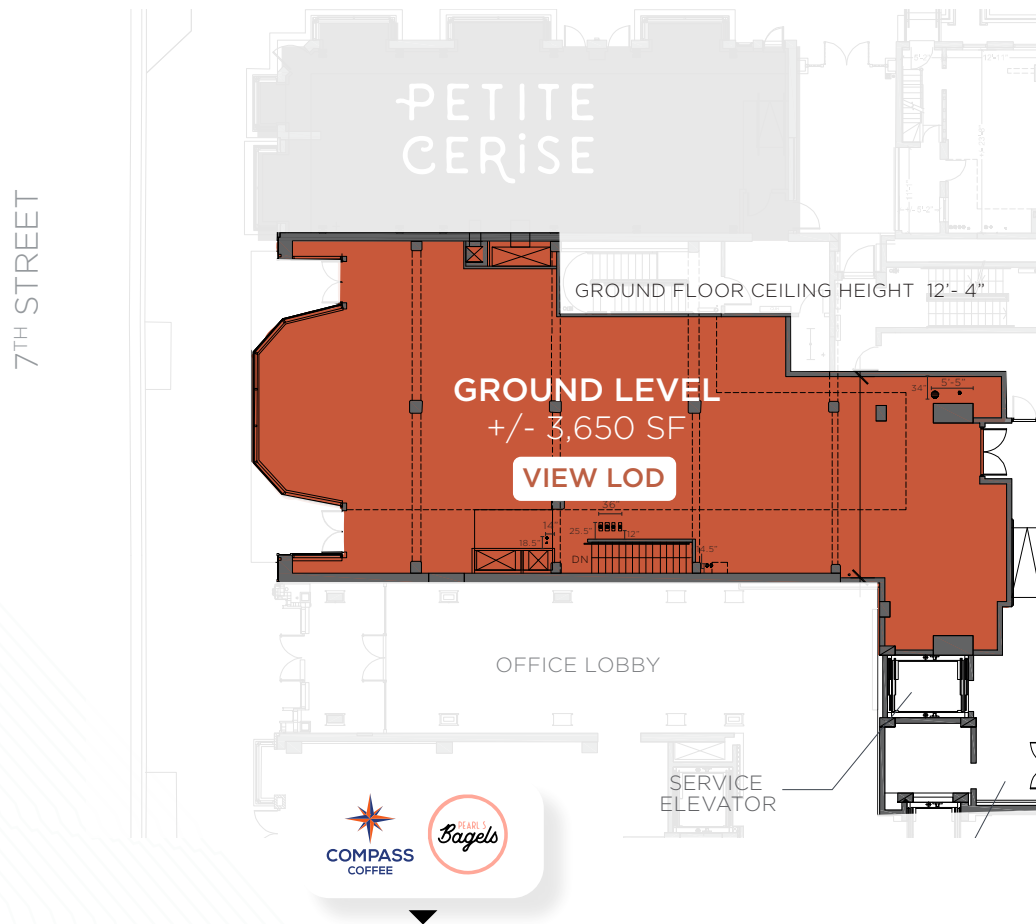
● ● ● KITCHEN EXHAUST

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FLOORPLAN



SPECS

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[EXPLORE VIRTUAL TOUR](#)

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

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INTERIOR



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CONCEPTUAL RENDERING



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OFFICE INVENTORY

WITHIN .5 MILES

22.3M SF

OFFICE TENANTS

AT 655 NEW YORK AVENUE



AVERAGE DAILY METRO RIDERS

AT METRO CENTER STATION

10,860
WEEKDAYS

CONVENTION CENTER ATTENDEES

AT WALTER E WASHINGTON CONVENTION CENTER

1.2M
PER YEAR

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
AVERAGE HOUSEHOLD INCOME	\$144,756	\$162,083	\$175,400
ANNUAL FOOD AWAY FROM HOME AVG	\$6,543	\$7,239	\$7,781
DAYTIME POPULATION	15,485	58,611	260,733
RESIDENTS	2,379	8,146	19,366

*2022 Data

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