



DOCHTER & ALEXANDER
RETAIL ADVISORS

950 F STREET NW
WASHINGTON, DC | EAST END

Square Footage | 1,102 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

F STREET RETAIL SPACE

CONTACT

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Matthew Alexander

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Elena Kozak

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HIGHLIGHTS

- Strong retail co-tenancy with **Mango, Lululemon, Sephora, H&M** and **Zara** nearby
- One block south of **Metro Center Station**, the second busiest station in the entire metro rail system
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater & Warner Theater**

NEARBY TENANTS



lululemon

SEPHORA



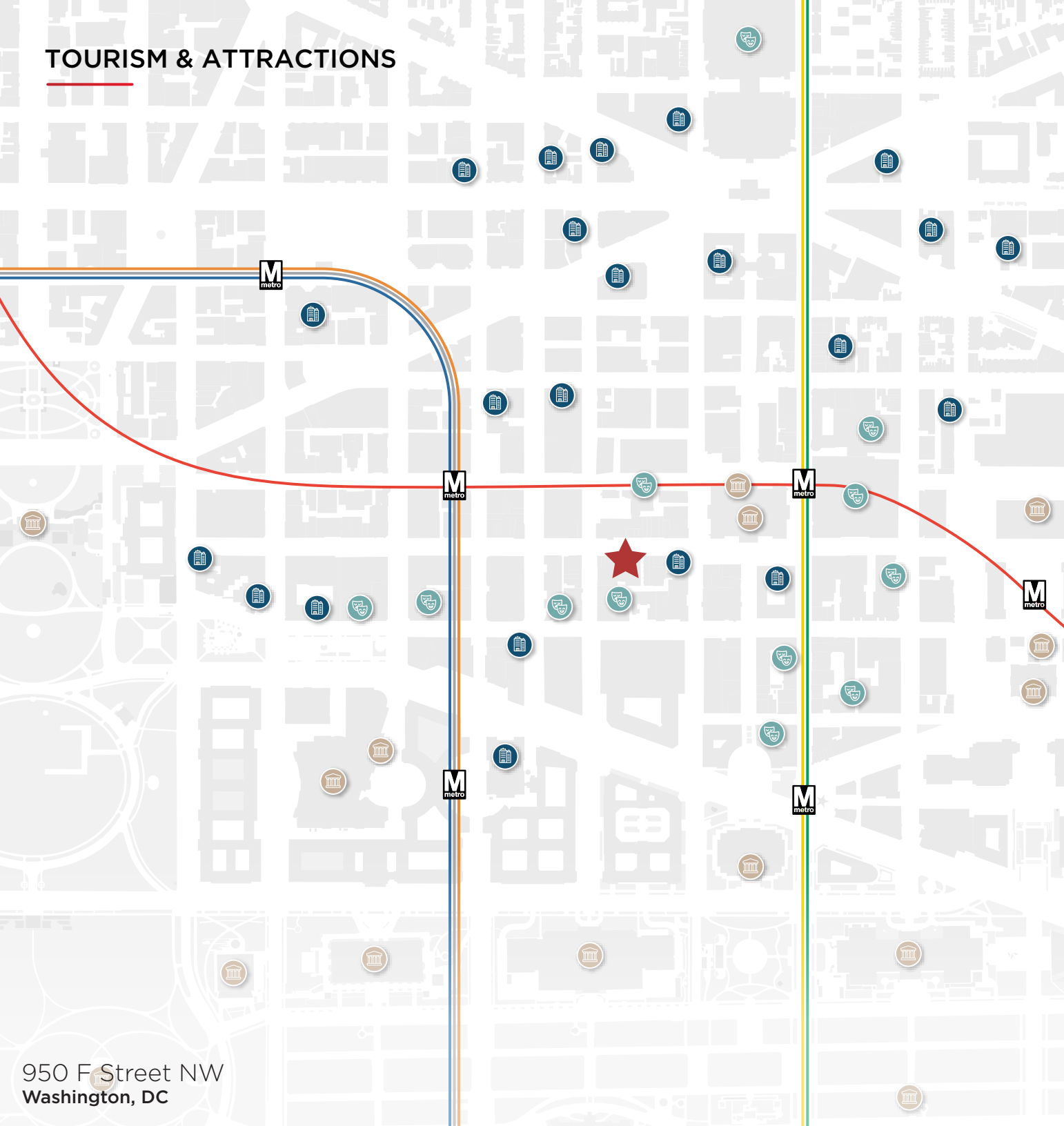
MANGO



National
Portrait
Gallery
Smithsonian

ZARA

TOURISM & ATTRACTIONS



HOTELS TOTAL ROOMS | 8,298

SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

ENTERTAINMENT TOTAL CAPACITY | 72,915

Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

MUSEUMS & LANDMARKS TOTAL VISITORS | 18.95M

The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

Visitor stats from 2019

CO-TENANCY



950 F Street NW
Washington, DC

Demographics*

Average Household Income
Bachelors Degree +
Daytime Population

*2024 Data

.25 Miles

\$166,267
82%
36,494

.5 Miles

\$167,429
84%
88,105

1 Mile

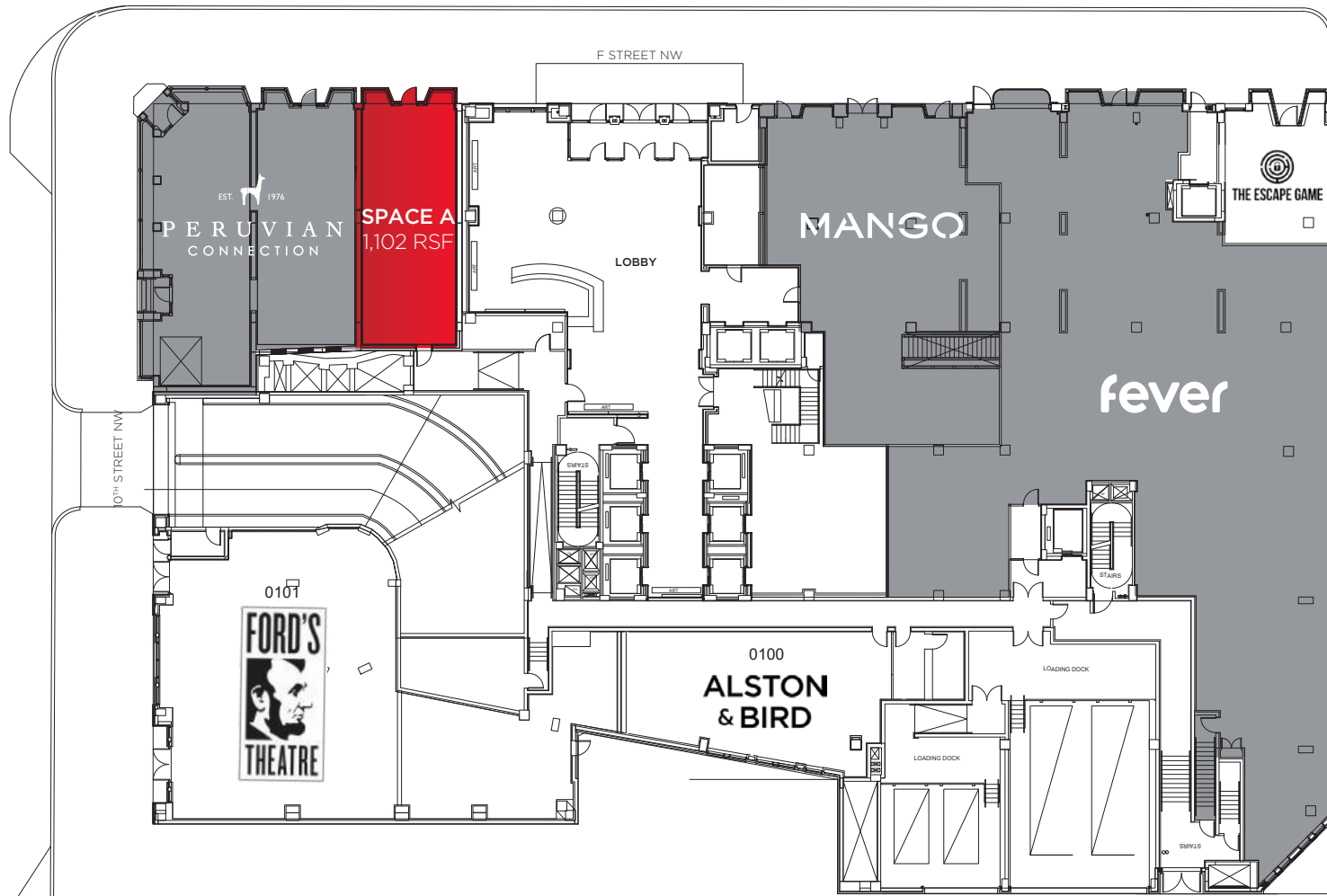
\$167,413
79%
271,529



DOCHTER & ALEXANDER
RETAIL ADVISORS

FLOORPLAN

GROUND FLOOR



SPECS

SPACE A

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DOCHALEX.COM



OFFICE SF

WITHIN A HALF MILE

42.4M SF

HOTEL ROOMS

WITHIN A MILE

18,655

AVERAGE METRO RIDERS

AT METRO CENTER & GALLERY PLACE IN 2024

15,691

METRO CENTER

14,355

GALLERY PLACE

ANNUAL THEATER PATRONS

AT 7 VENUES WITHIN DOWNTOWN DC

725,000

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

AVERAGE HOUSEHOLD INCOME

\$166,267

\$167,429

\$167,413

EDUCATION: BACHELOR'S+

82%

84%

79%

DAYTIME POPULATION

36,494

88,105

271,529

*2024 Data