



DOCHTER & ALEXANDER
RETAIL ADVISORS



3031 14TH STREET NW
WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | +/- 4,000 - 23,844 SF

Ceiling Heights | 12' - 14' 2"

Frontage | 98' 11" on 14TH Street NW

Timing | Immediate

Rent/Nets | Negotiable

CONTACT

David Dochter

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Matthew Alexander

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Elena Kozak

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HIGHLIGHTS

- ▶ Prime **two-level corner opportunity** in historic Columbia Heights at the intersection of 14TH Street NW and Irving Street NW
- ▶ Located across **DC USA**, the **largest retail development in DC** with **540,000 SF** in **pedestrian-oriented retail** and notable cotenancy such as **Burlington, Target, Best Buy, Lidl, and Old Navy**
- ▶ Adjacent to the **Columbia Heights metro station**, with exposure to **8,989 average weekday riders** and **6,168 average weekend riders**

NEARBY TENANTS



CHASE

Marshall's

BEST
BUY

Burlington

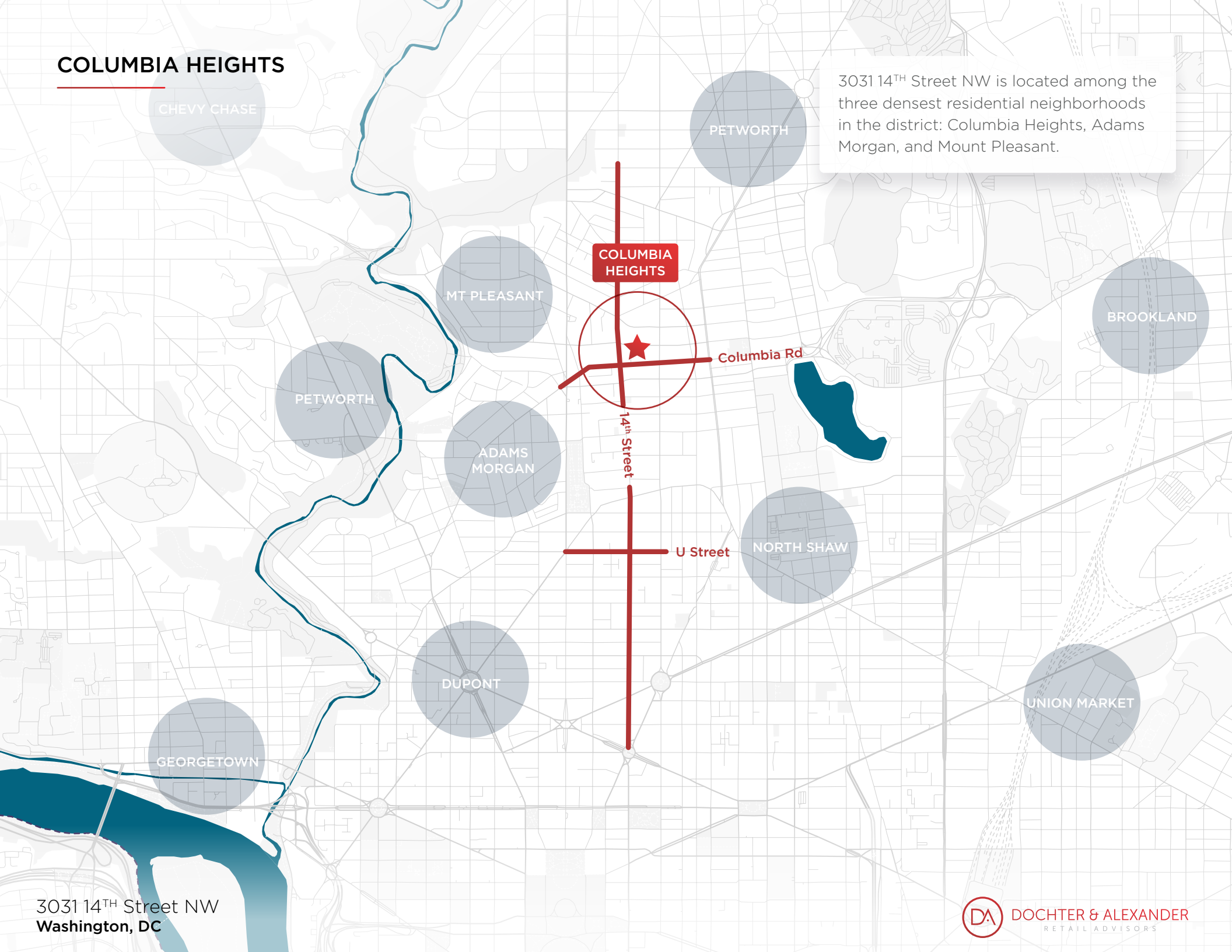
WSC
WASHINGTON SPORTS CLUBS

OLD NAVY

LIDL

COLUMBIA HEIGHTS

3031 14TH Street NW is located among the three densest residential neighborhoods in the district: Columbia Heights, Adams Morgan, and Mount Pleasant.



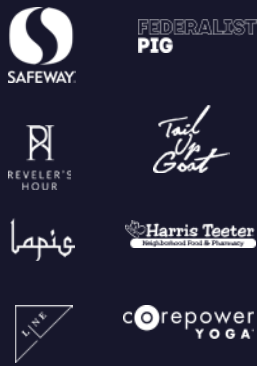
3031 14TH Street NW
Washington, DC

COTENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



3031 14TH Street NW
Washington, DC

PARK RD
5,252 ADT

IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

11TH STREET 6 MIN WALK



COLUMBIA HEIGHTS
8,989 ADT | 6,168 ADT
AVERAGE EXITS

3031 14TH STREET NW



MATTRESS FIRM

Marshall's

WSC



petco

Pediatrics URGENT CARE

BEST BUY

Burlington

ihop



Bank of America

DC BOBA

BOMBAY

PNC

SUBWAY

PNC



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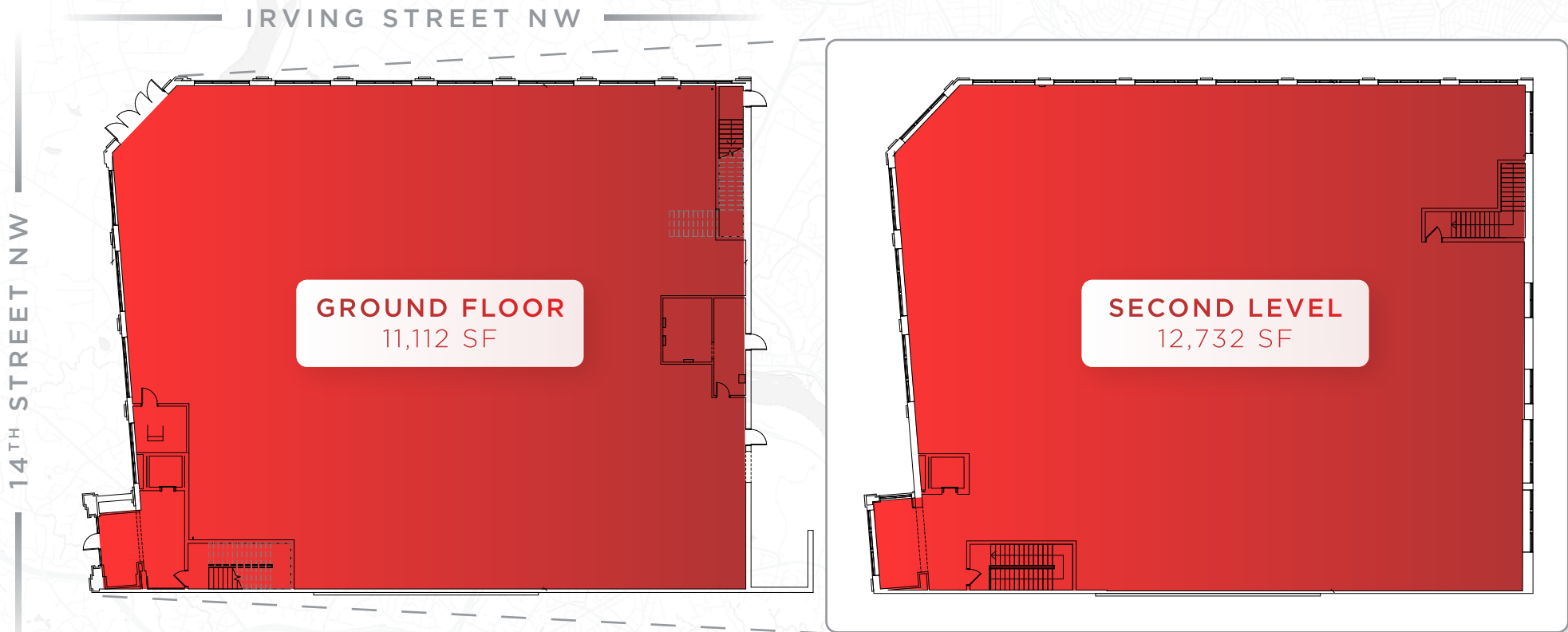
WSC



petco

Pediatrics URGENT CARE

AVAILABLE SPACE



SPECS

Square Footage | +/- 4,000 - 23,844 SF

Ground Floor | 11,112 SF

Second Level | 12,732 SF

Ceiling Heights | 12' - 14' 2"

Ground Floor | 14' 2" slab height

Second Level | 12' slab height

Frontage | 98' 11" on 14TH Street NW

Timing | Immediate

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DOCHALEX.COM

3031 14TH Street NW
Washington, DC



AVERAGE DAILY TRAFFIC

ON 14TH STREET NW AND IRVING STREET NW

19,207

NEARBY BIG BOX RETAILERS



Marshalls
Burlington

AVERAGE DAILY METRO RIDERS

AT COLUMBIA HEIGHTS

8,989
WEEKDAYS

6,168
WEEKENDS

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,123	24,353	93,524
AVERAGE HOUSEHOLD INCOME	\$133,555	\$164,424	\$184,875
TOTAL HOUSING UNITS	4,934	19,141	50,500
BACHELOR'S DEGREE+	60%	71%	78%

*2025 Data

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Washington, DC

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