



WASHINGTON, DC RETAIL MARKET REPORT

FALL 2025

DC Retail Submarkets Snapshot

Market High Street	Units	Inventory (SF)	Vacant (SF)	SPRING 2025	FALL 2025	Shadow ¹ Available (SF)	Shadow Rate (%)	Vacancy +Shadow (%)
				Vacancy Rate (%)	Vacancy Rate (%)			
Georgetown	436	1,709,498 SF	152,725 SF	7.13%	8.93%	31,709 SF	1.85%	10.79%
M Street	180	894,420 SF	65,822 SF	6.85%	7.36%	13,500 SF	1.51%	8.87%
Wisconsin Avenue	256	815,078 SF	86,903 SF	7.43%	10.66%	18,209 SF	2.23%	12.90%
Connecticut Avenue Corridor	297	979,141 SF	186,504 SF	20.51%	19.05%	48,369 SF	4.94%	23.99%
Central Business District	195	716,856 SF	132,106 SF	20.76%	18.43%	39,766 SF	5.55%	23.98%
Dupont Circle North	102	262,285 SF	54,398 SF	19.83%	20.74%	8,603 SF	3.28%	24.02%
East End	530	2,745,389 SF	551,325 SF	19.94%	20.08%	96,991 SF	3.53%	23.61%
F Street	102	636,373 SF	218,346 SF	33.19%	34.31%	34,442 SF	5.41%	39.72%
7 th Street NW	130	738,395 SF	120,689 SF	17.46%	16.34%	42,619 SF	5.77%	22.12%
H Street & City Center	102	371,689 SF	64,782 SF	14.09%	17.43%	2,018 SF	0.54%	17.97%
11 th Street	27	387,717 SF	24,658 SF	5.86%	6.36%	2,548 SF	0.66%	7.02%
McPherson	169	611,215 SF	122,850 SF	21.24%	20.10%	15,364 SF	2.51%	22.61%
Capitol Hill	169	368,696 SF	37,862 SF	11.58%	10.27%	6,986 SF	1.89%	12.16%
Pennsylvania Avenue SE	77	159,583 SF	18,559 SF	12.01%	11.63%	2,000 SF	1.25%	12.88%
Barracks Row	92	209,113 SF	19,303 SF	11.25%	9.23%	4,986 SF	2.38%	11.62%
14th Street Corridor	240	834,591 SF	93,984 SF	8.96%	11.26%	37,969 SF	4.55%	15.81%
Shaw	267	757,832 SF	100,062 SF	12.25%	13.20%	10,238 SF	1.35%	14.55%
Chevy Chase	127	1,260,299 SF	372,389 SF	30.92%	29.55%	35,625 SF	2.83%	32.37%
Capitol Riverfront	199	732,608 SF	101,790 SF	14.97%	13.89%	11,128 SF	1.52%	15.41%
Clarendon	196	963,205 SF	76,769 SF	7.65%	7.97%	52,913 SF	5.49%	13.46%
Old Town Alexandria	250	717,617 SF	48,865 SF	5.84%	6.81%	72,368 SF	10.08%	16.89%
Tysons	277	2,315,083 SF	175,793 SF	8.73%	7.59%	43,507 SF	1.88%	9.47%
Bethesda Row	130	466,995 SF	6,089 SF	1.16%	1.30%	3,198 SF	0.68%	1.99%
Rockville Pike	643	3,866,775 SF	462,914 SF	7.60%	11.97%	109,228 SF	2.82%	14.80%
Downtown Silver Spring	261	1,284,677 SF	127,620 SF	9.59%	9.93%	14,169 SF	1.10%	11.04%
Columbia Heights	139	724,601 SF	87,757 SF	12.45%	12.11%	10,950 SF	1.51%	13.62%
Union Market / NoMa	210	992,782 SF	168,394 SF	17.60%	16.96%	2,127 SF	0.21%	17.18%
Totals	4,371	20,719,789 SF	2,750,842 SF	12.51%	13.28%	587,475 SF	2.84%	16.11%

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	2	-	2	7	5	12	4	4	8
BETHESDA ROW	1	3	4	-	3	3	-	1	1
CAPITOL HILL	2	-	2	6	1	7	2	-	2
CAPITOL RIVERFRONT	-	-	-	3	5	8	-	1	1
CENTRAL BUSINESS DISTRICT	3	1	4	3	3	6	1	-	1
CHEVY CHASE	-	2	2	2	8	10	1	1	2
CLARENDON	4	-	4	7	3	10	1	1	2
COLUMBIA HEIGHTS	-	2	2	3	-	3	1	-	1
DOWNTOWN SILVER SPRING	2	2	4	4	1	5	1	2	3
DUPONT CIRCLE NORTH	1	-	1	1	-	1	1	1	2
EAST END	4	2	6	10	7	17	7	1	8
GEORGETOWN	6	9	15	11	15	26	3	8	11
OLD TOWN ALEXANDRIA	2	-	2	8	3	11	2	2	4
ROCKVILLE PIKE	5	-	5	15	13	28	3	3	6
SHAW	-	-	-	7	3	10	1	2	3
TYSONS	2	1	3	9	4	13	2	3	5
UNION MARKET / NOMA	5	2	7	9	4	13	-	1	1
TOTAL	39	24	63	105	78	183	30	31	61



Openings & Closings Along DC High Streets

RECENTLY OPENED

Name	Type	Address	Submarket
Amorino Gelato	Restaurant	3401 M Street NW	Georgetown
Andy's Pizza	Restaurant	1065 Wisconsin Avenue NW	Georgetown
Ba Le Sandwiches	Restaurant	785 Rockville Pike	Rockville Pike
Bao Bai	Restaurant	12051-12071 Rockville Pike	Rockville Pike
Barbouzard	Restaurant	1700 K Street NW	Central Business District
Be Mighy Fitness	Retail	937 Ellsworth Drive	Downtown Silver Spring
Bibibop Asian Grill	Restaurant	2805 M Street NW	Georgetown
Bin 14	Retail	3103 14th Street NW	Columbia Heights
Blossom Daily	Restaurant	3207 M Street NW	Georgetown
BOE	Restaurant	2854 Wilson Boulevard	Clarendon
Brasero Atlántico-Floreria Atlántico	Restaurant	1064-1066 Wisconsin Avenue NW	Georgetown
Bright Horizons	Retail	5425 Wisconsin Avenue NW	Chevy Chase
Bub & Pop's	Restaurant	100 Florida Avenue NE	Union Market / NoMa
Chai Pani	Restaurant	1325 5th Street NE	Union Market / NoMa
Chili Bistro	Restaurant	825-829 7th Street NW	East End
Cotopaxi (pop-up)	Retail	1057 Wisconsin Ave NW	Georgetown
Cuts by Hugo	Retail	555 13th Street NW	East End
Daily Provisions	Restaurant	1601 Connecticut Avenue NW	Dupont Circle North
Desert 5 Spot	Restaurant	400 Morse Street	Union Market / NoMa
Digestive Center for Wellness	Retail	1430 K Street NW	East End
Diosa	Restaurant	1610 14th Street NW	14th Street Corridor
Dolan Uyghur Restaurant	Restaurant	30 Maryland Avenue	Rockville Pike
Dunkin'	Restaurant	8455 Fenton Street	Downtown Silver Spring
Eat Sprout	Restaurant	4926 Elm Street	Bethesda Row
Eunoia / Toolbox Pilates Art Studio	Restaurant	320 Florida Avenue NE	Union Market / NoMa
Filomena Emporium	Retail	1063 Wisconsin Avenue NW	Georgetown
Gordon Ramsay Street Burger	Restaurant	501-507 7th Street NW	East End
Hareglass Studio	Retail	3236 P Street NW	Georgetown
Hawasana Kabob Restaurant	Restaurant	8301-8359 Leesburg Pike	Tysons
HomeGrown: A Daytime Eatery	Restaurant	1600 King Street	Old Town Alexandria
Huckberry	Retail	1239 Wisconsin Avenue NW	Georgetown
Indigo Octopus	Retail	7126 Bethesda Lane	Bethesda Row
It's a Secret Med Spa	Retail	1365 Wisconsin Avenue NW	Georgetown
J. Crew	Retail	3077 M Street NW	Georgetown
Jersey Mike's	Restaurant	1400 I Street NW	East End
Kosmo Nail Bar	Retail	8301-8359 Leesburg Pike	Tysons
Manifest 2.0	Restaurant	1240 3rd Street NE	Union Market / NoMa
Marrakesh	Restaurant	1331 H Street NW	East End
Mejuri	Retail	3225 M Street NW	Georgetown
Milk & Honey	Restaurant	801 King Street	Old Town Alexandria
Mumbai Central	Restaurant	7501 Leesburg Pike	Tysons
Nettie's Tavern	Restaurant	2854 Wilson Boulevard	Clarendon
New Balance	Retail	7033 Arlington Road	Bethesda Row
Nina McLemore	Retail	1150 Connecticut Avenue NW	Central Business District
Oasis: The Listening Bar	Restaurant	1220 North Fillmore Street	Clarendon
Onyx Rooftop Lounge	Restaurant	1813 M Street NW	Central Business District
Park Plaza	Retail	1370 Park Road NW	Columbia Heights
Royal Durbur	Restaurant	1319 Rockville Pike	Rockville Pike
Selam Garden Grill & Bar	Restaurant	944 Wayne Avenue	Downtown Silver Spring
Selva	Restaurant	1223 Connecticut Avenue NW	Central Business District
Subway	Restaurant	1402 Rockville Pike	Rockville Pike
The Braid Way	Retail	1610 Wisconsin Avenue NW	Georgetown
The Flying Mexican	Restaurant	514 8th Street SE	Capitol Hill
The Lobby Lounge	Restaurant	1660 33rd Street NW	Georgetown
Three Littles	Retail	1325 5th Street NE	Union Market / NoMa
TJ Maxx	Retail	5300 Wisconsin Avenue NW	Chevy Chase
Two Birds	Retail	1 Inventa Place	Downtown Silver Spring
Velatis Caramels	Retail	4928 Hampden Lane	Bethesda Row
Victoria's Secret	Retail	1220 Wisconsin Avenue NW	Georgetown
Vintage Vintage Vintage	Retail	1348 4th Street NE	Union Market / NoMa
Westville	Restaurant	2800 Clarendon Boulevard	Clarendon
Wonder	Restaurant	1925 14th Street NW	14th Street Corridor
ZomTum	Restaurant	660 Pennsylvania Avenue SE	Capitol Hill

RECENTLY CLOSED

Name	Type	Address	Submarket
54 Noodles Bar	Restaurant	1527 14th Street NW	14th Street Corridor
Ann Sacks	Retail	1350 R Street NW	14th Street Corridor
Baker's Daughter	Restaurant	1065 Wisconsin Avenue NW	Georgetown
Be Mighy Fitness	Retail	8525 Georgia Avenue	Downtown Silver Spring
Capital Cryo	Retail	815-895 Rockville Pike	Rockville Pike
Capitol City Brewing	Restaurant	1100 New York Avenue NW	East End
Capitol Valet	Retail	1345 S Street NW	14th Street Corridor
China Wok	Restaurant	8365-8397 Leesburg Pike	Tysons
Chocolate City Wellness	Retail	1723 Connecticut Avenue NW	Dupont Circle North
Club Monaco	Retail	3295 M Street NW	Georgetown
Coco Lezzone	Restaurant	915 15th Street NW	East End
Commonwealth	Retail	1811 14th Street NW	14th Street Corridor
Extreme Pizza	Restaurant	520 8th Street SE	Capitol Hill
Fangyan	Retail	1057 Wisconsin Ave, NW	Georgetown
Fantasticks	Restaurant	915 Ellsworth Drive	Downtown Silver Spring
Fat Face	Retail	128 King Street	Old Town Alexandria
Feta Bakery and Cafe	Restaurant	2805 M Street NW	Georgetown
Georgia Brown's	Restaurant	1500 K Street NW	East End
Harris Teeter	Retail	11845 Old Georgetown Road	Rockville Pike
Hashtag Lounge	Restaurant	1359 U Street NW	14th Street Corridor
Hen Quarter	Restaurant	801 King Street	Old Town Alexandria
Home Court Advantage	Retail	1363 Wisconsin Avenue NW	Georgetown
Izzy Salon	Retail	2901-2903 M Street NW	Georgetown
Kung Fu Kitchen	Restaurant	30 Maryland Avenue	Rockville Pike
Laduree	Retail	4808 Bethesda Avenue	Bethesda Row
Laduree	Retail	3060 M Street NW	Georgetown
Logan Tavern	Restaurant	1425 P Street NW	14th Street Corridor
Mable Slab Creamery	Restaurant	30 Maryland Avenue	Rockville Pike
Mario Furniture Showroom	Retail	725 Rockville Pike	Rockville Pike
Mayweather Boxing	Retail	220 SE Water Street SE	Capitol Riverfront
Modena	Restaurant	1100 New York Avenue NW	East End
Momiji	Restaurant	505 H Street NW	East End
Moriko Nail / Natural Nail	Retail	8365-8397 Leesburg Pike	Tysons
My Own Pizza	Restaurant	1745-1753 Connecticut Avenue NW	Dupont Circle North
Nails on Ninth	Retail	1118 9th Street NW	Shaw
Never Looked Better	Restaurant	920 N Street NW	Shaw
Nice Cream	Restaurant	2815-2879 Clarendon Boulevard	Clarendon
Olivia Macaron	Retail	3222 M Street NW	Georgetown
Perfect Eyebrows Threading & Waxing Studio	Retail	1825 Wisconsin Avenue NW	Georgetown
Petite Cerise	Restaurant	655 New York Avenue	East End
Planta Cocina	Restaurant	1460 P Street NW	14th Street Corridor
Roasting Plant	Restaurant	1211 Connecticut Avenue NW	Central Business District
Shouk	Restaurant	5520-5566 Randolph Road	Rockville Pike
Sleep Number	Retail	937 Ellsworth Drive	Downtown Silver Spring
Solbiato	Retail	1511 Wisconsin Avenue NW	Georgetown
Starbucks	Restaurant	401 8th Street SE	Capitol Hill
Starbucks	Restaurant	555 11th Street SW	East End
Starbucks	Restaurant	3347 M Street NW	Georgetown
Starbucks	Restaurant	100 King Street	Old Town Alexandria
Subway	Restaurant	3306 14th Street NW	Columbia Heights
Tasty Kabob	Restaurant	1622-1656 Boro Place	Tysons
The Dog Coop	Retail	5205 Wisconsin Avenue NW	Chevy Chase
The Heights Food Hall	Restaurant	4440 Willard Avenue NW	Chevy Chase
The Tile Shop	Retail	8520 Leesburg Pike	Tysons
Three Littles	Retail	1260 4th Street NE	Union Market / NoMa
T-Mobile	Retail	1229 King Street	Old Town Alexandria
Tobacco King & Vape King Cigar and Hookah	Retail	1722 14th Street NW	14th Street Corridor
Tysons Jewelry Enterprises	Retail	8365-8397 Leesburg Pike	Tysons
Urban Grape	Retail	1301 9th Street NW	Shaw
Verizon	Retail	1220 North Fillmore Street	Clarendon
Washington Nutrition & Counseling Group / Capitol Contours Medical Weight Loss	Retail	1430 K Street NW	East End



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[People are bringing their own food to Bay Area restaurants. Is 'purse tuna' ever OK?](#) by San Francisco Chronicle

[Starbucks's Roller Coaster Week of Job Cuts and Store Closures](#) by The Wall Street Journal

[The \\$400 Million Restaurant Man](#) by The New York Times

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[How the restaurant class of 2015 changed D.C. dining](#) by The Washington Post

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[Moon Rabbit, Albi, and Dogon Named Among North America's 50 Best Restaurants](#) by Washingtonian

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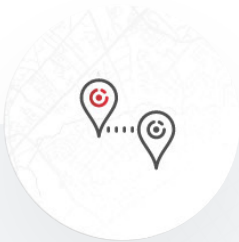
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