



DOCHTER & ALEXANDER
RETAIL ADVISORS

DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

2,145 SF

UP TO 5,000 SF



PIZZERIA
artisan

2,780 SF



Square Footage | +/- 789 - 5,000 SF

Ceiling Heights | Up to 20'

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

Elena Kozak

301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Two second-generation restaurant spaces fronting Irving Street with metro accessibility and flexibility to combine spaces
- DC USA, the largest retail development in DC, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights
- On a typical weekday, approximately 25,529 pedestrians pass the site between the hours of 7AM and 7PM - with the number being even higher on weekends

NEARBY TENANTS



CHASE

Marshalls

BEST BUY

Burlington

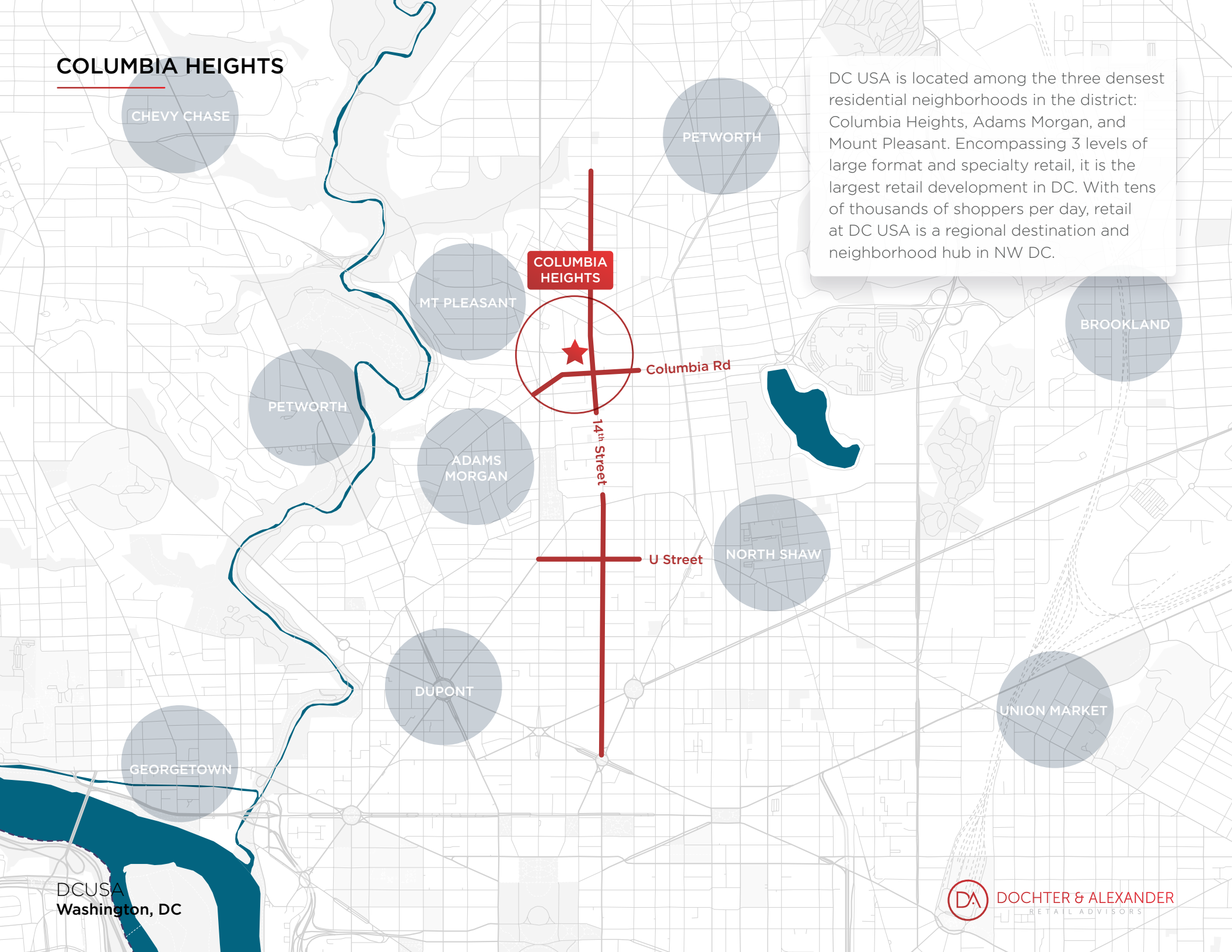
WSC
WASHINGTON SPORTS CLUBS

OLD NAVY

LIDL

COLUMBIA HEIGHTS

DC USA is located among the three densest residential neighborhoods in the district: Columbia Heights, Adams Morgan, and Mount Pleasant. Encompassing 3 levels of large format and specialty retail, it is the largest retail development in DC. With tens of thousands of shoppers per day, retail at DC USA is a regional destination and neighborhood hub in NW DC.



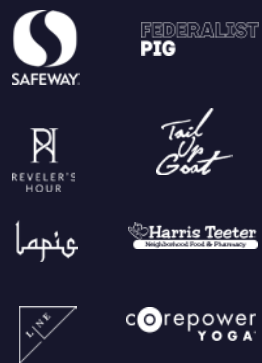
DCUSA
Washington, DC

CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC



IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

COLUMBIA HEIGHTS
9,840 WALKERS | 6,001 WHEELCHAIR
AVERAGE EXITS



11TH STREET 6 MIN WALK

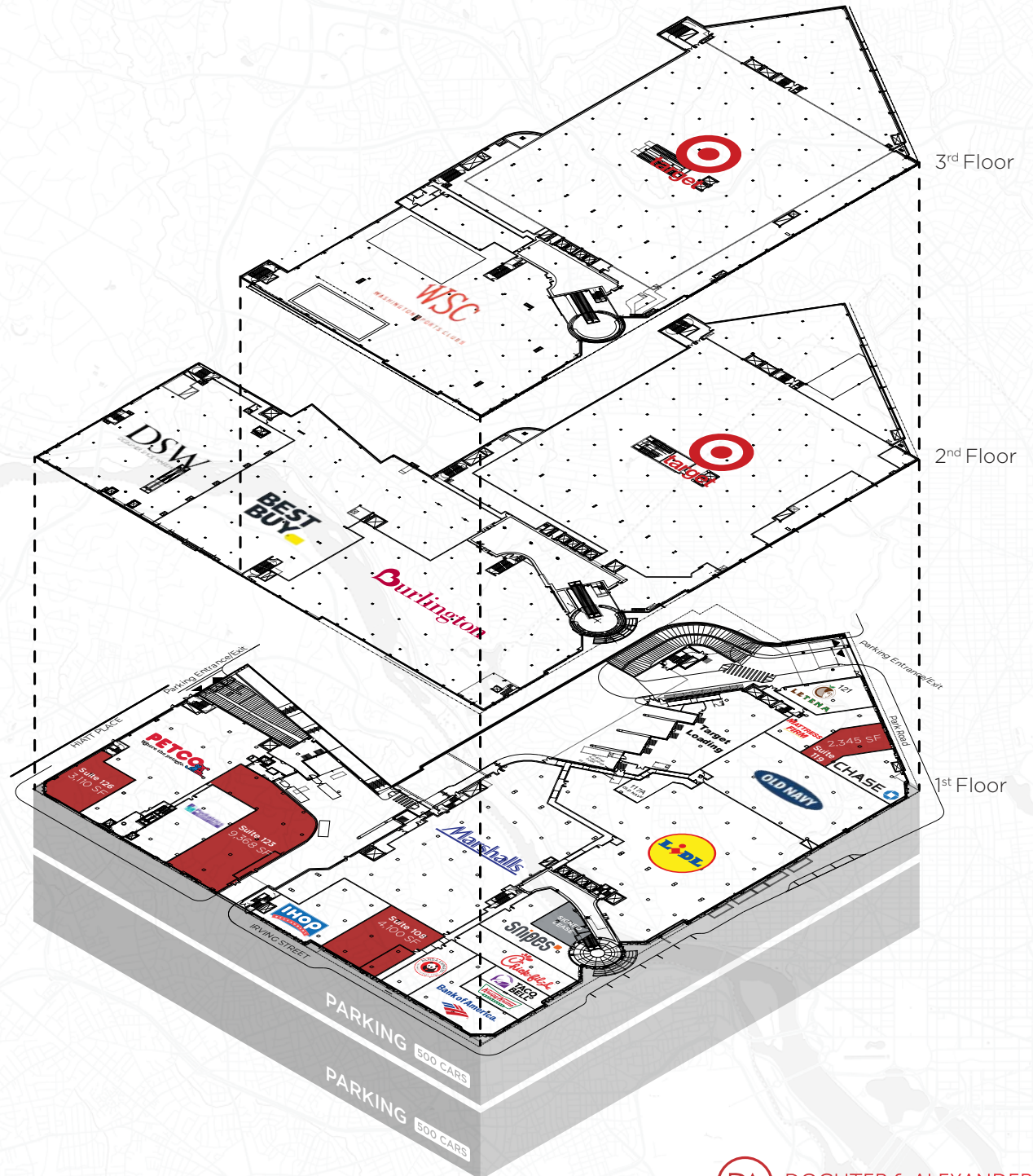
PROJECT STACK

TARGET
LIDL
WASHINGTON SPORTS CLUB
CHASE
OLD NAVY
PETCO
BEST BUY
BURLINGTON
DSW
PM PEDIATRICS
IHOP
PANDA EXPRESS
BANK OF AMERICA
CHICK-FIL-A
KRISPY KREME
TACO BELL
SNIPES
MARSHALLS
MATTRESS FIRM
LA TENA

NEARBY TENANTS

GIANT
GALA THEATRE
PNC
&PIZZA
POLLO CAMPERO
CHIPOTLE
STARBUCKS
CAVA
LOU'S CITY BAR
TYNAN COFFEE & TEA
THIP KHAO
ELLE
IRON AGE KOREAN BBQ
PHO 72
F45 TRAINING

DCUSA
Washington, DC



FIRST FLOOR



DOCHALEX.COM

FULL FLOORPLAN

SUITE 107 & 108



SPECS

SUITE 107 & 108 COMBINED

Square Footage | 5,000 SF

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting

Timing | Immediate

Rent/Nets | Available Upon Request

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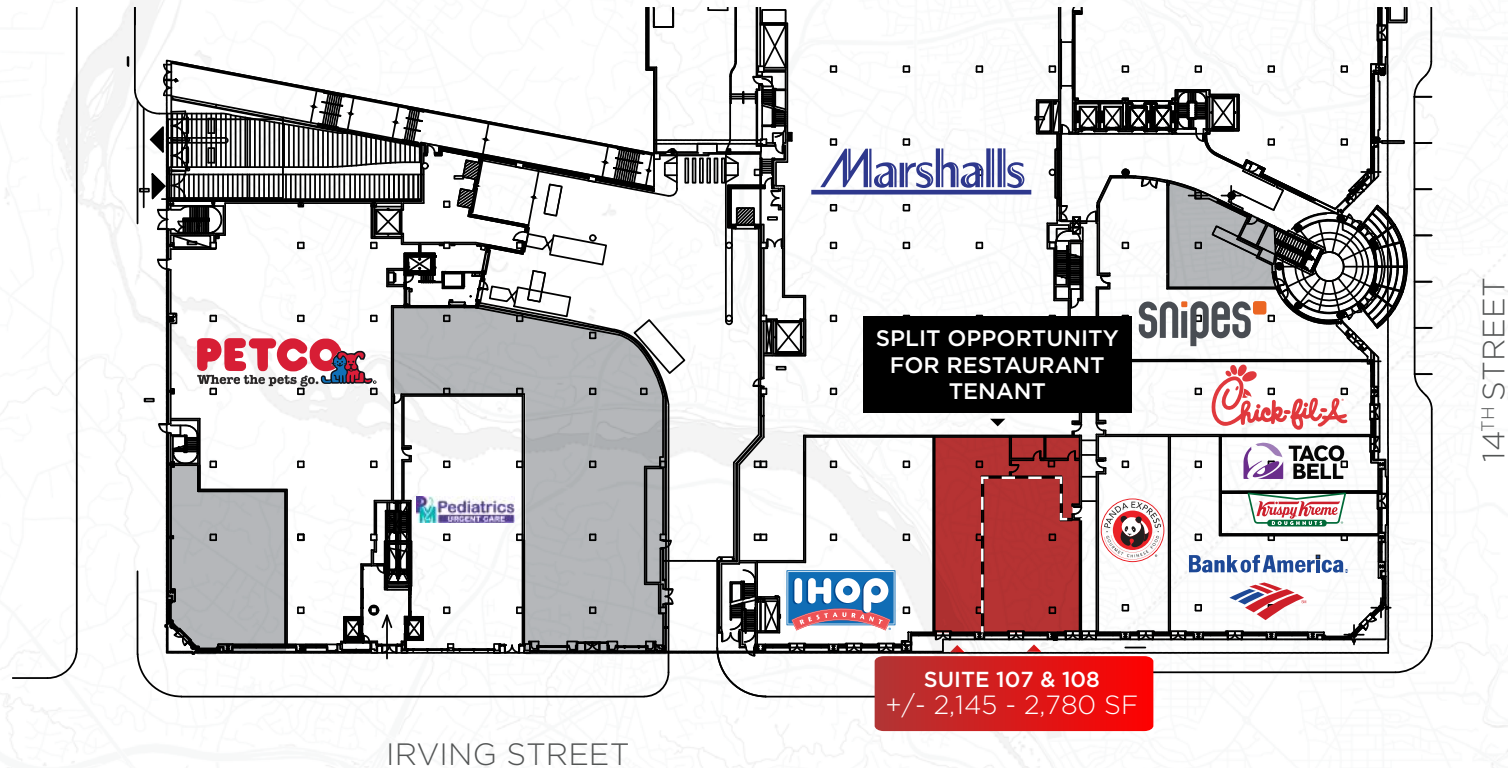
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QSR DEMISING SCENARIO

SUITE 107 & 108



SPECS

SUITE 107 & 108 DEMISING

Square Footage | +/- 2,145 - 2,780

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting

Timing | Immediate

Rent/Nets | Available Upon Request

Demising opportunity for quick service restaurant tenant available

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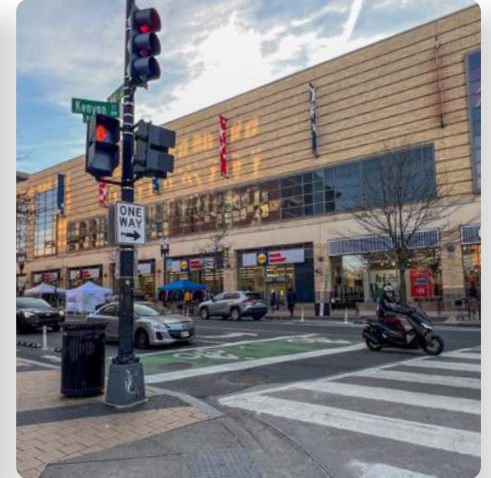
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AVERAGE DAILY PEDESTRIANS

PASSING DC USA ON 14TH, IRVING AND PARK

25,529

NEARBY BIG BOX RETAILERS



TARGET



Giant

Marshalls
Burlington

AVERAGE DAILY METRO RIDERS

AT COLUMBIA HEIGHTS

6,479

WEEKDAYS

4,431

WEEKENDS

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,633	24,011	62,898
AVERAGE HOUSEHOLD INCOME	\$131,938	\$150,475	\$170,116
TOTAL HOUSING UNITS	5,194	19,630	49,141
BACHELOR'S DEGREE+	60%	69%	74%

*2023 Data

DC USA

TAKING RETAIL TO NEW HEIGHTS

FOR INQUIRIES, CONTACT

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