



DOCHTER & ALEXANDER
RETAIL ADVISORS

728 7TH STREET NW
WASHINGTON, DC | EAST END



Square Footage | 1,912 - 3,361 SF

Timing | Immediate

Rent/Nets | Negotiable

CHINATOWN ROW

CONTACT

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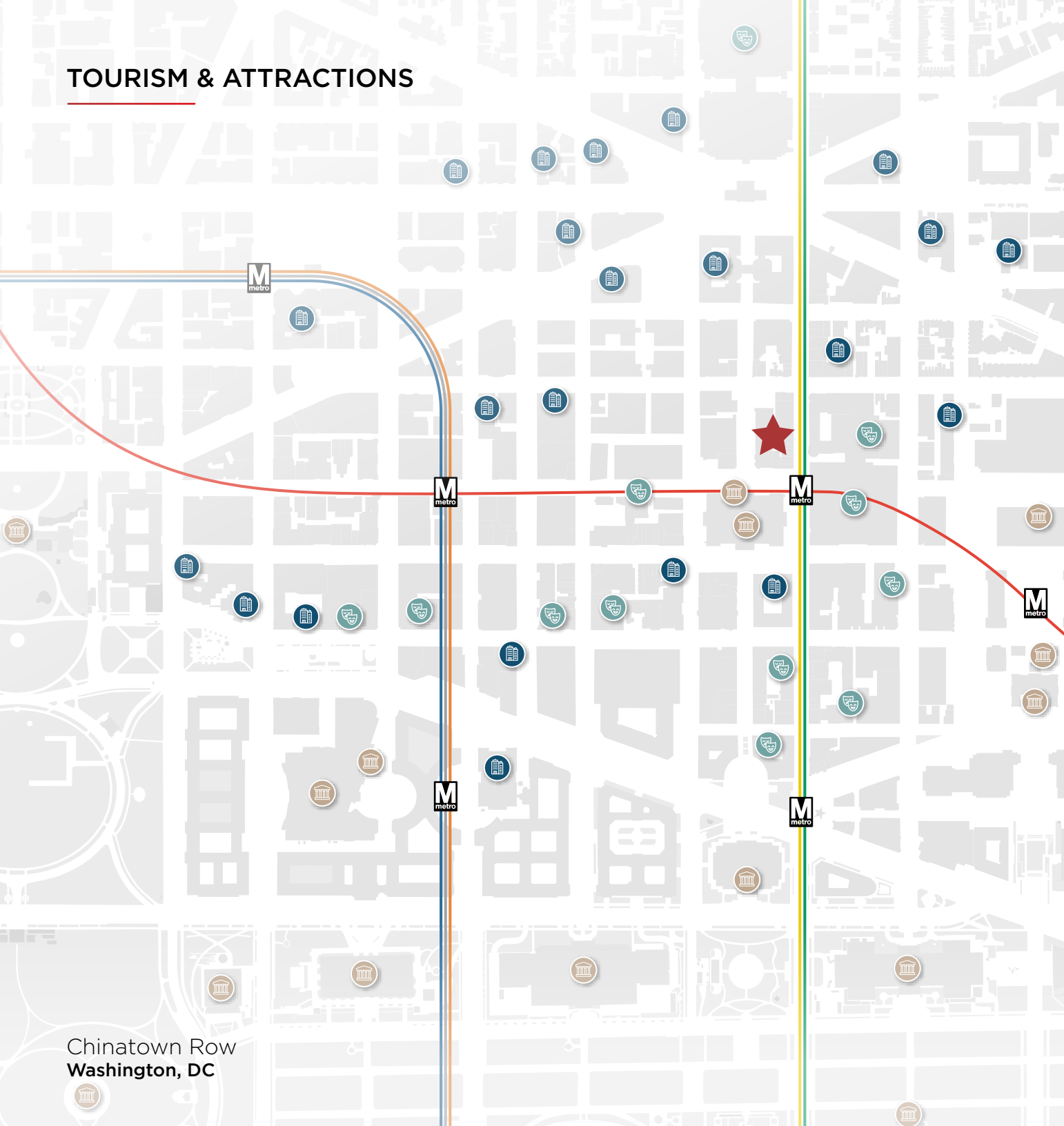
HIGHLIGHTS

- **Second generation restaurant** located in the East End - a major destination for **entertainment** and **dining**
- Located along the **7TH street corridor**, adjacent to the soon to be developed **Capital One Arena** and DC's busiest intersection: **7TH & H Street NW**
- Flanked amongst national brands and local favorites including **Chopt**, **Chick-Fil-A**, **Dos Toros Taqueria**, and **Clyde's**

NEARBY TENANTS



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

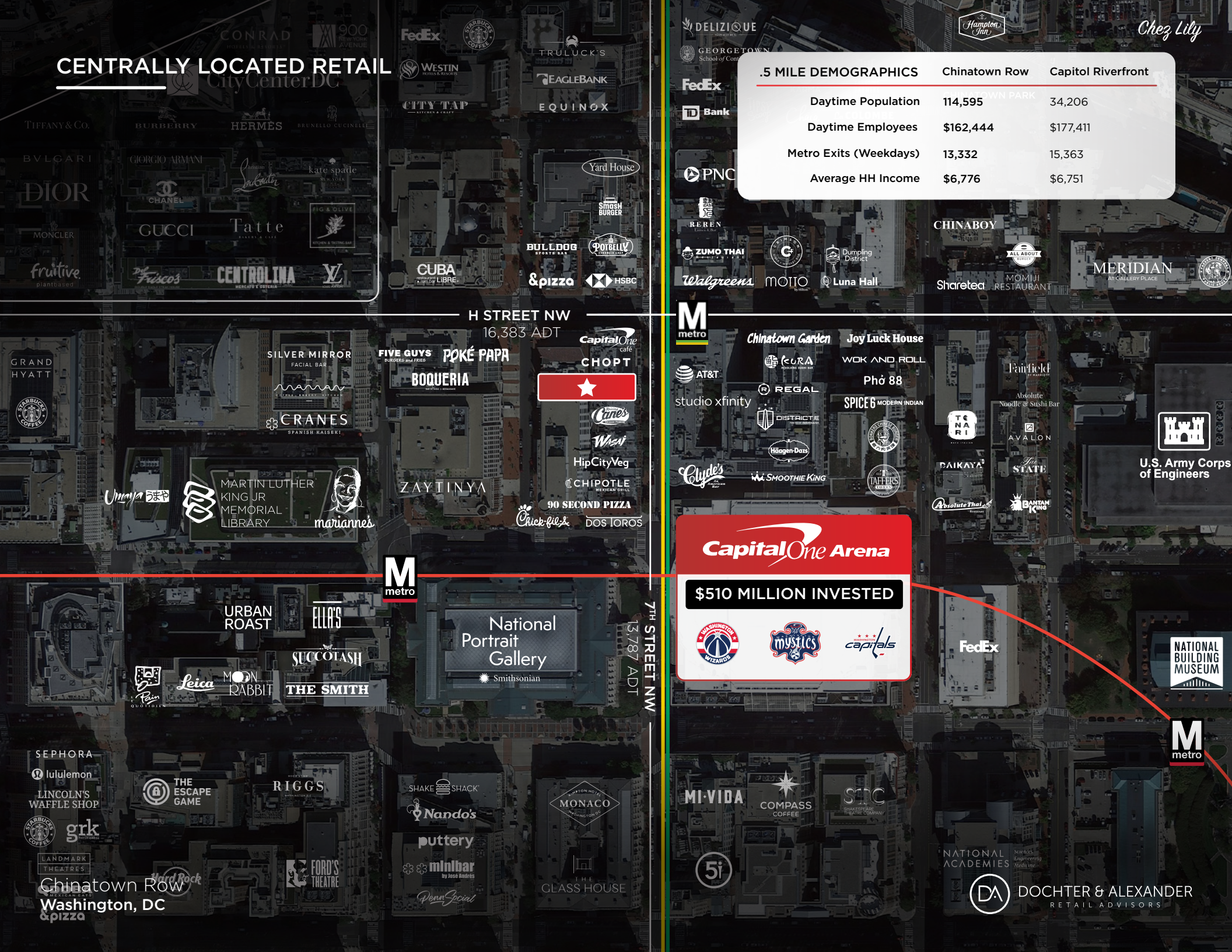
Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

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

Chinatown Row
Washington, DC

CENTRALLY LOCATED RETAIL



.5 MILE DEMOGRAPHICS	Chinatown Row	Capitol Riverfront
Daytime Population	114,595	34,206
Daytime Employees	\$162,444	\$177,411
Metro Exits (Weekdays)	13,332	15,363
Average HH Income	\$6,776	\$6,751



Chinatown Garden Joy Luck House WOK AND ROLL

AT&T studio xfinity

Phở 88 SPICE 6 MODERN INDIAN

REGAL DISTRICTE

HAIGEN-DAZZ SMOOTHIE KING

Chick-fil-A

Chinatown Row

U.S. Army Corps of Engineers

Capital One Arena

\$510 MILLION INVESTED

WASHINGTON WIZARDS mystics capitals

FedEx

NATIONAL BUILDING MUSEUM

MI-VIDA COMPASS COFFEE

STC SHAKESPEARE THEATRE COMPANY

5i

NATIONAL ACADEMIES

DOCHTER & ALEXANDER RETAIL ADVISORS

H STREET NW 16,383 ADT

7TH STREET NW 13,787 ADT

CHINATOWN ROW Washington, DC

Starbucks

Yard House

Potbelly

HSBC

Capital One

CHOPT

BOQUERIA

POKÉ PAPA

FIVE GUYS

SILVER MIRROR

CRANES

MARTIN LUTHER KING JR MEMORIAL LIBRARY

URBAN ROAST

ELLA'S

SUCCOTASH

THE SMITH

National Portrait Gallery Smithsonian

SEPHORA lululemon LINCOLN'S WAFFLE SHOP

THE ESCAPE GAME

RIGGS

SHAKE SHACK

Nando's

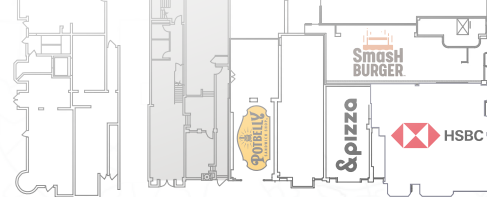
puttery

mini bar

FORD'S THEATRE

GLASS HOUSE

NEARBY CO-TENANCY



H STREET NW

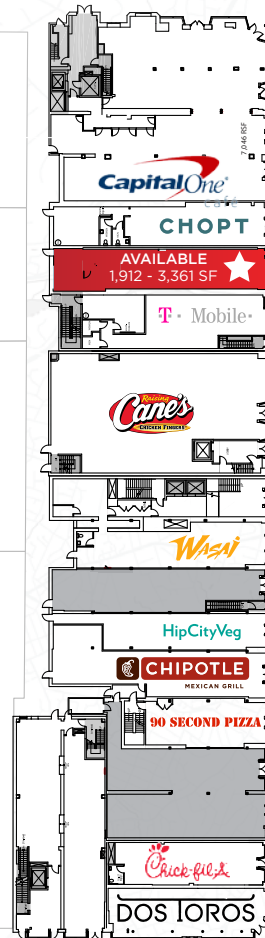
FIVE GUYS
BURGERS and FRIES

POKE PAPA

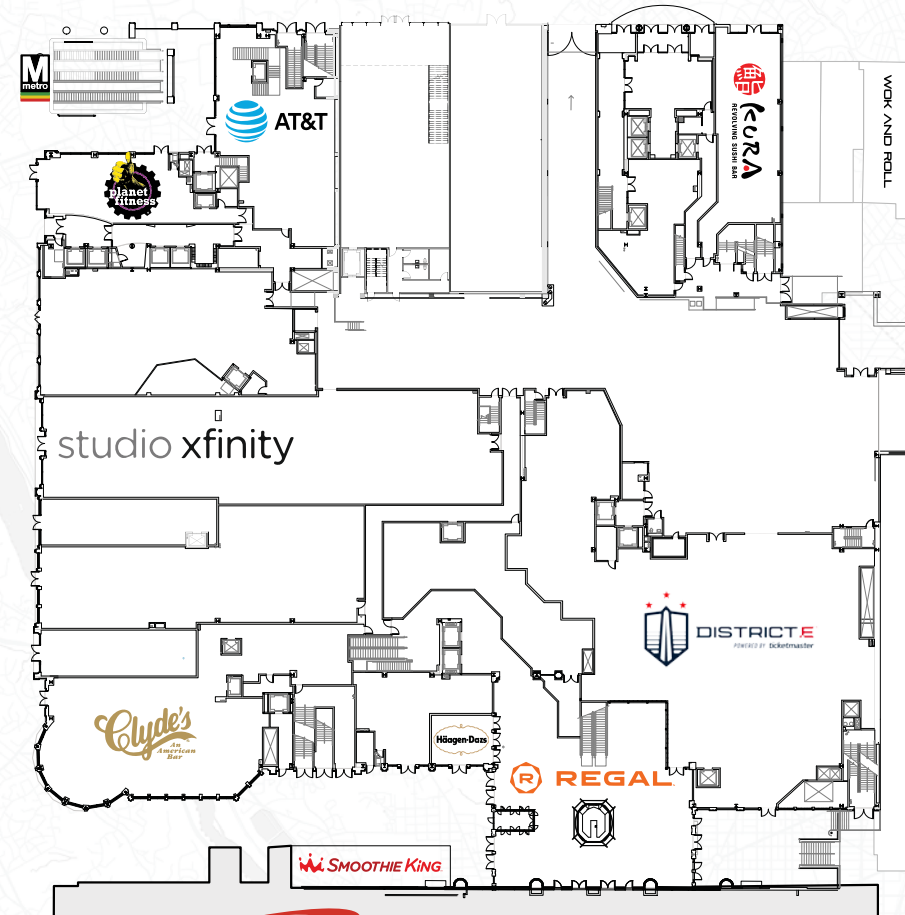
BOQUERIA
MEXICAN SALES & RESTAURANT

ZAYTINYA

8TH STREET NW



7TH STREET NW



Capital One Arena

\$510 MILLION INVESTED



M GALLERY PLACE METRO STATION

Gallery Place consistently ranks as the **top 3** busiest Metro stations from 2010 to 2024

Weekday Entries | 12,913

Weekend Entries | 10,716

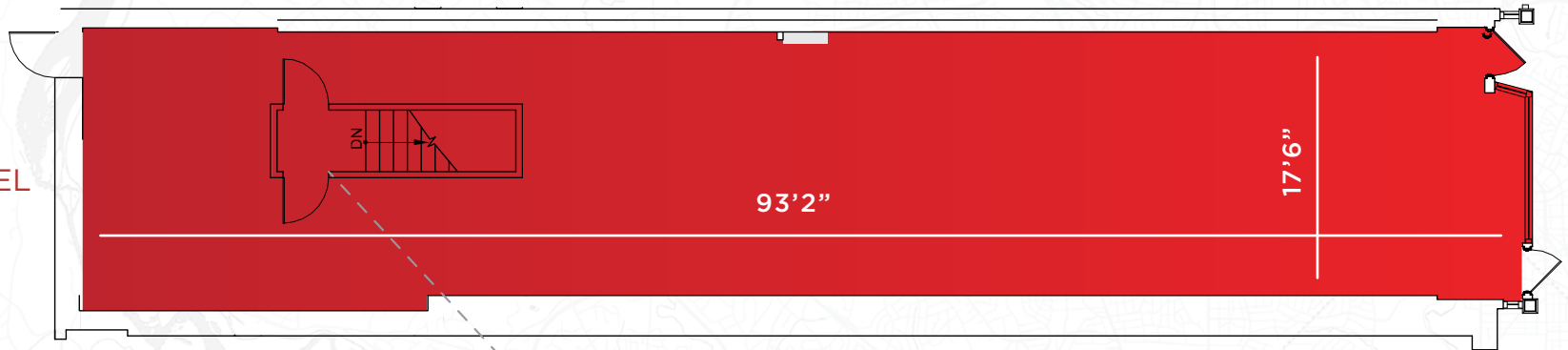
G STREET NW

Chinatown Row
Washington, DC

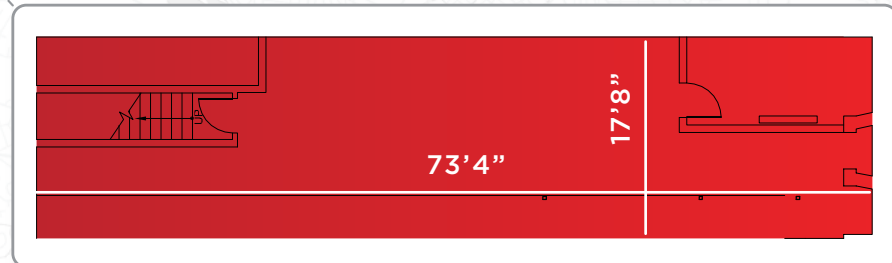
DA DOCHTER & ALEXANDER
RETAIL ADVISORS

FLOORPLAN

STREET LEVEL
1,912 SF



OPTIONAL
LOWER LEVEL
1,449 SF



7TH STREET NW

SPECS

Square Footage | 1,912 - 3,361 SF

Timing | Immediate

Rent/Nets | Negotiable

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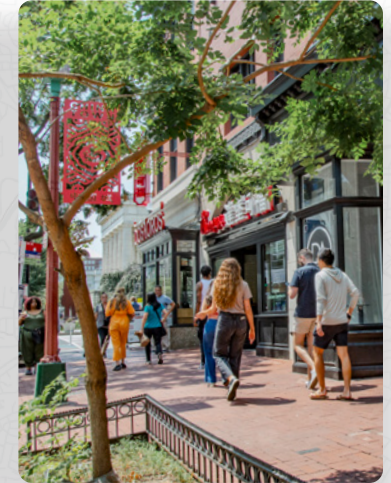
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DOCHALEX.COM

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Washington, DC

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS



TOTAL OFFICE SF
WITHIN A MILE

83M SF

CONVENTION CENTER
AVERAGE ANNUAL ATTENDEES

1.5M
FROM 2003 TO 2021

AVERAGE WEEKDAY METRO RIDERS
AT GALLERY PLACE METRO IN 2024

12,913

CAPITAL ONE ARENA
SEATING CAPACITY

20,356

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION

27,571

115,032

290,276

TOTAL OFFICE SF

11,994,855 SF

39,945,564

83,051,859

HH ENTERTAINMENT SPENDING (AVG)

\$6,772

\$5,989

\$5,718

HH FOOD AWAY FROM HOME (AVG)

\$7,568

\$6,663

\$6,291

**2024 Data*