



DOCHTER & ALEXANDER
RETAIL ADVISORS

3101 K STREET NW
WASHINGTON, DC | GEORGETOWN

Square Footage | 3,023 SF

Frontage | 85' 8" on K Street NW

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

Matthew Alexander

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David Dochter

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HIGHLIGHTS

- Second generation restaurant corner located at the entry point of Georgetown's iconic retail corridor
- Positioned directly across from the Potomac River and Georgetown Waterfront Park, which hosts 40 public events each year
- Nestled within the Ritz Carlton Residences & Hotel, featuring 28 residential suites and offering 86 hotel rooms

NEARBY TENANTS



baked + wired

Chez Billy

FIOLA MARE



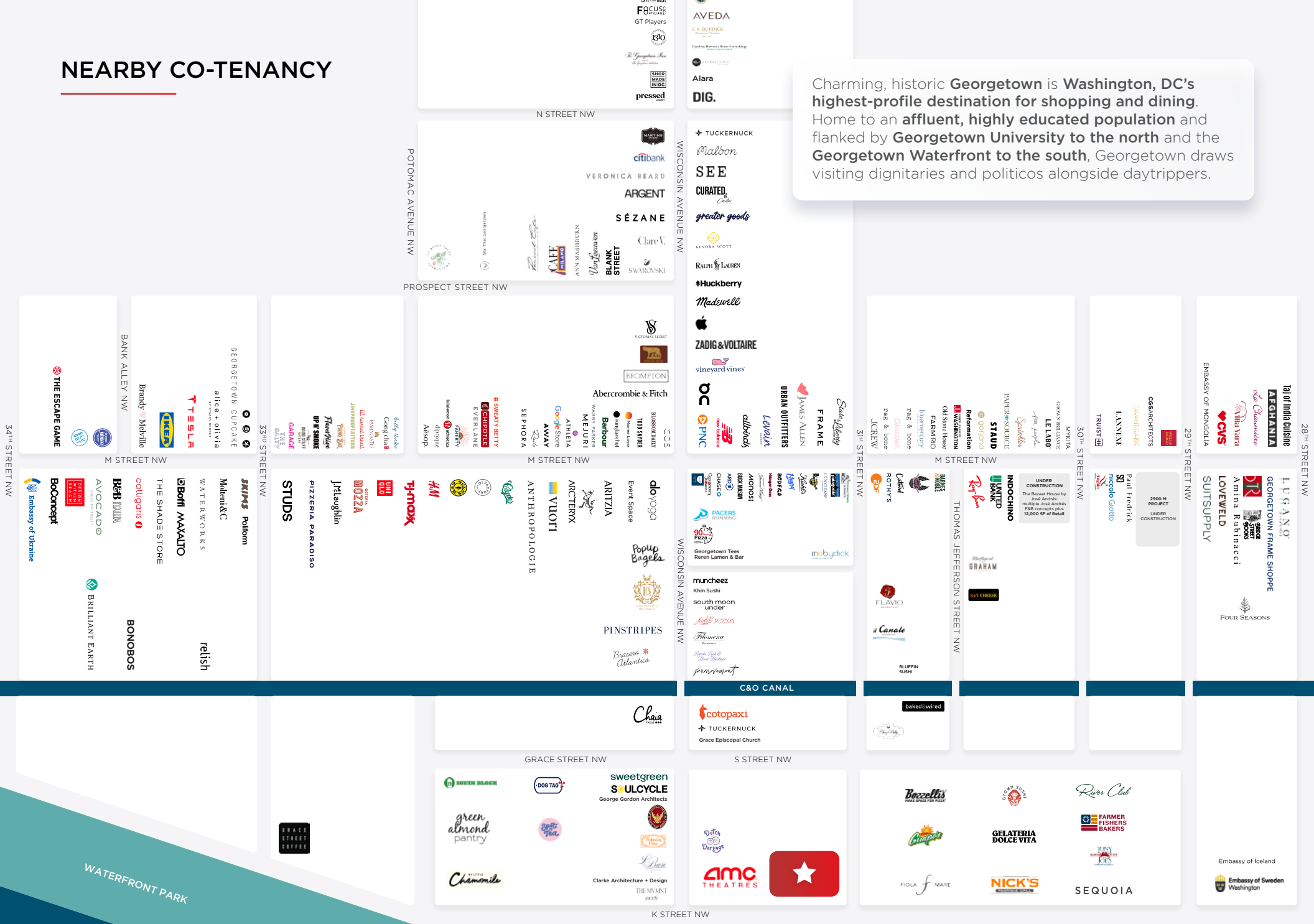
River Club

sweetgreen

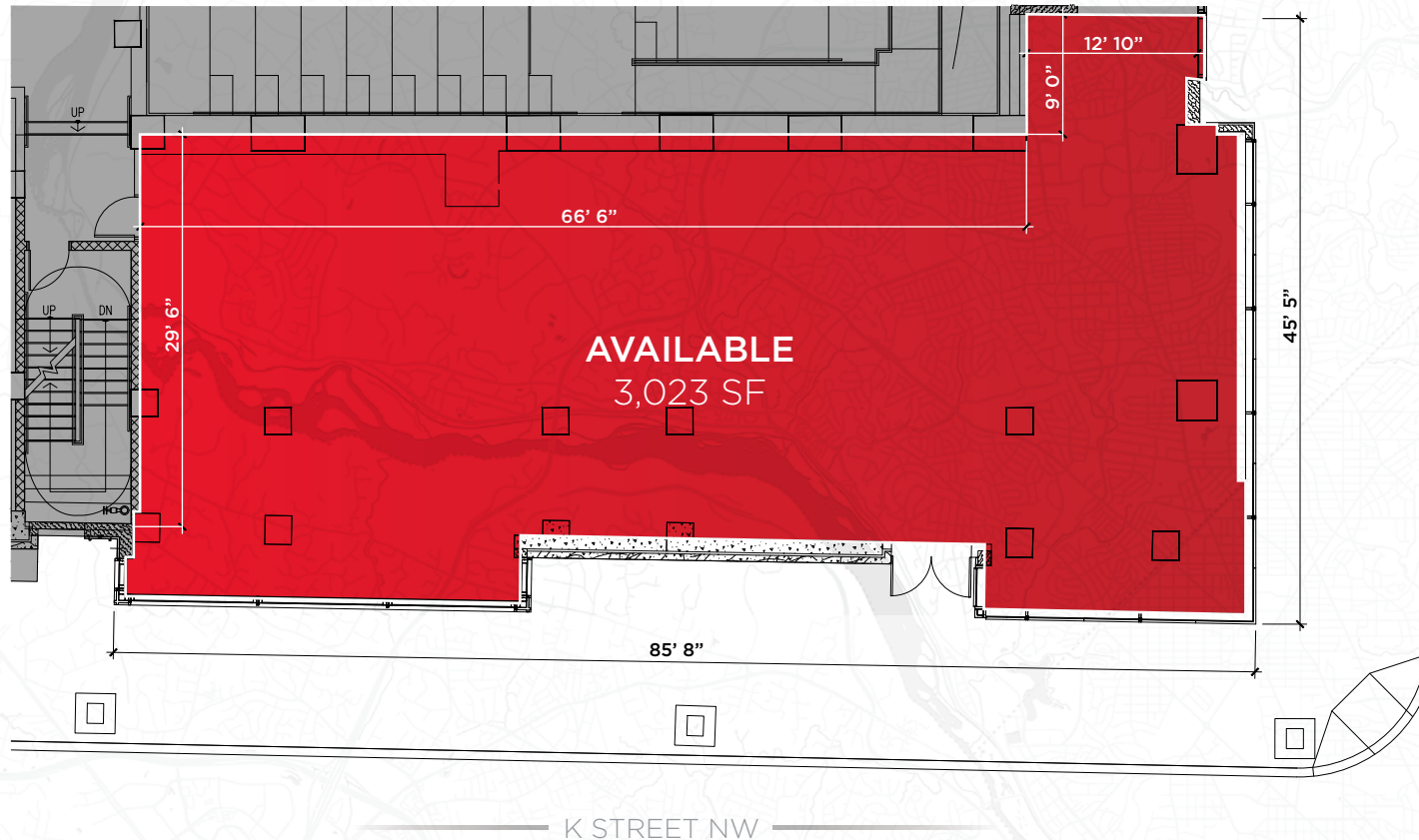
SOULCYCLE

NEARBY CO-TENANCY

Charming, historic Georgetown is Washington, DC's highest-profile destination for shopping and dining. Home to an affluent, highly educated population and flanked by Georgetown University to the north and the Georgetown Waterfront to the south, Georgetown draws visiting dignitaries and politicians alongside daytrippers.



SECOND GENERATION RESTAURANT



SPECS

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TOTAL HOTEL ROOMS WITHIN A HALF MILE

1,568

NEARBY OFFICE SQUARE FOOTAGE WITHIN A HALF MILE

4.2M SF

TOTAL STUDENT POPULATION AT GEORGETOWN & GWU

20,984 25,939
GEORGETOWN GWU

TOTAL VISITORS TO GEORGETOWN IN 2023

12.5M

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION	9,619	21,968	133,447
AVERAGE HOUSEHOLD INCOME	\$243,236	\$186,362	\$181,120
TOTAL HOUSING UNITS	563	5,845	24,617
FOOD AWAY FROM HOME (AVG)	\$8,813	\$6,824	\$6,823

*2024 Data