



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
202.971.8788 | matthew@dochalex.com

David Dochter
202.971.8989 | david@dochalex.com

Elena Kozak
301.300.7690 | elena@dochalex.com

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

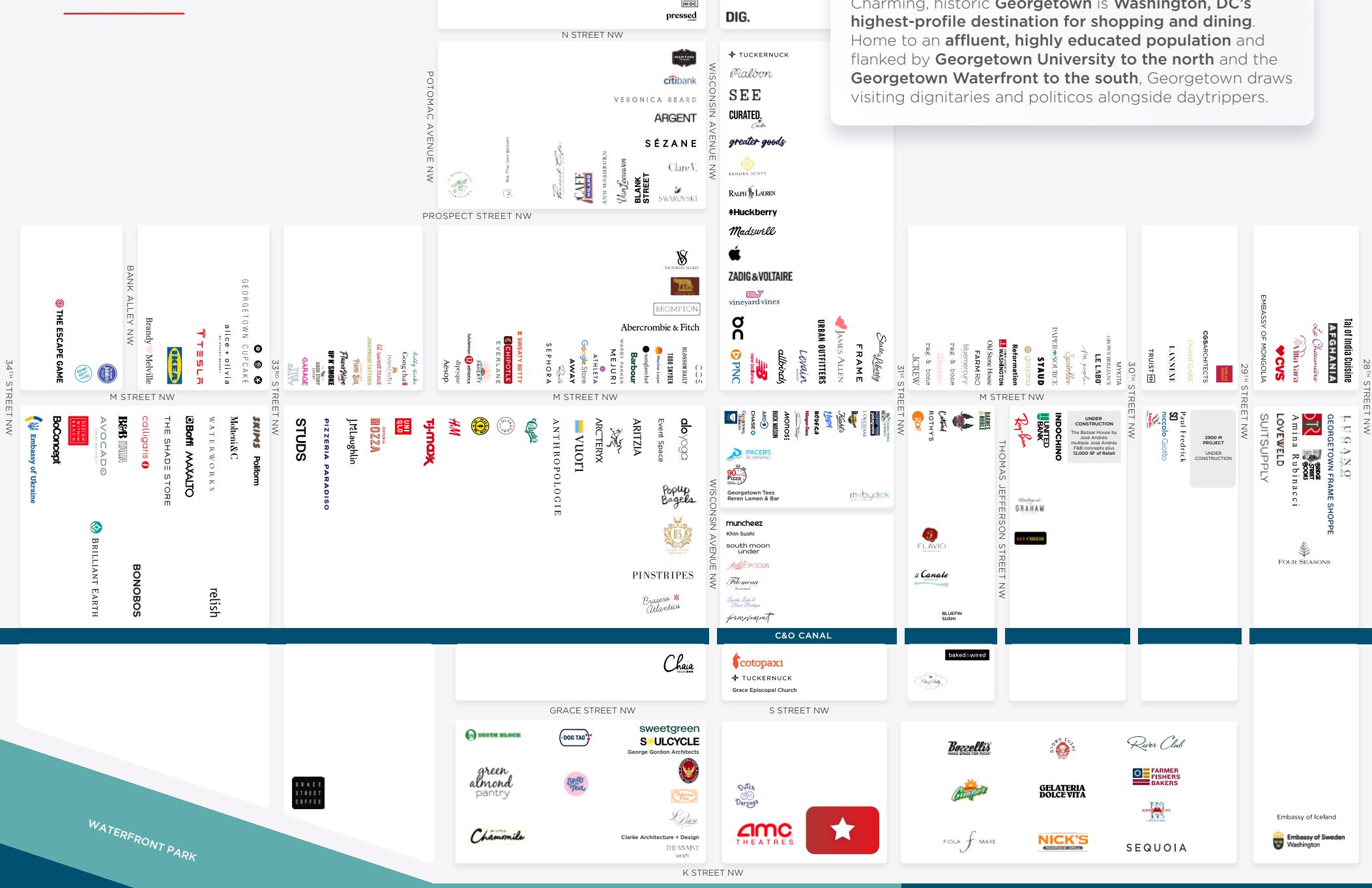


River Club

sweetgreen

SOULCYCLE

NEARBY CO-TENANCY

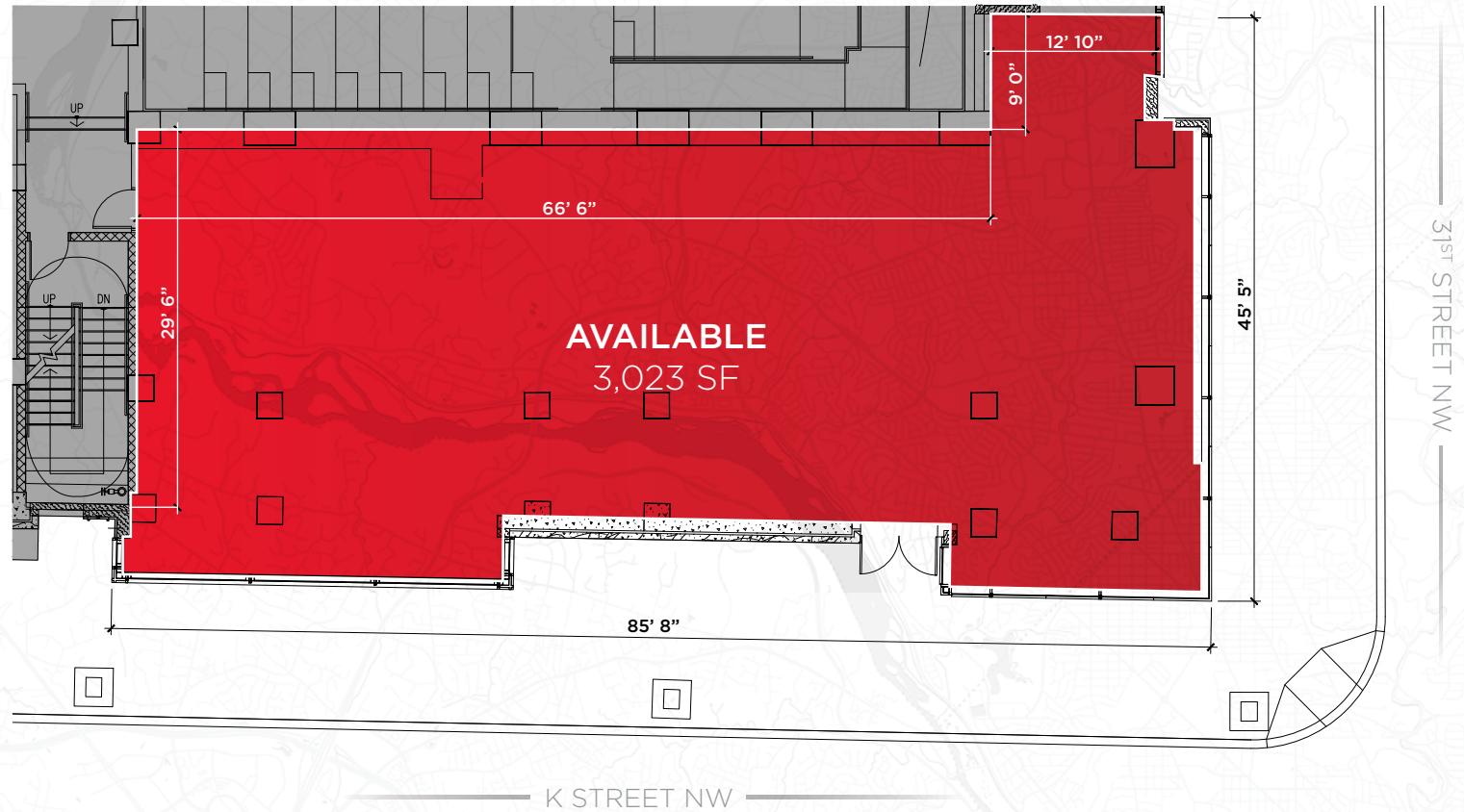


Charming, historic Georgetown is Washington, DC's highest-profile destination for shopping and dining. Home to an affluent, highly educated population and flanked by Georgetown University to the north and the Georgetown Waterfront to the south, Georgetown draws visiting dignitaries and politicos alongside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

3101 K Street NW
Washington, DC

 DOCHTER & ALEXANDER
RETAIL ADVISORS

SECOND GENERATION RESTAURANT



SPECS

Square Footage | 3,023 SF

Frontage | 85' 8" on K Street NW

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

Matthew Alexander
202.971.8788
matthew@dochalex.com

David Dochter
202.971.8989
david@dochalex.com

Elena Kozak
301.300.7690
elena@dochalex.com

DOCHALEX.COM

3101 K Street NW
Washington, DC

 DOCHTER & ALEXANDER
RETAIL ADVISORS



**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
GEORGETOWN** **25,939
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