



DOCHTER & ALEXANDER
RETAIL ADVISORS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

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

Ceiling Heights | Up to 20'

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

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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

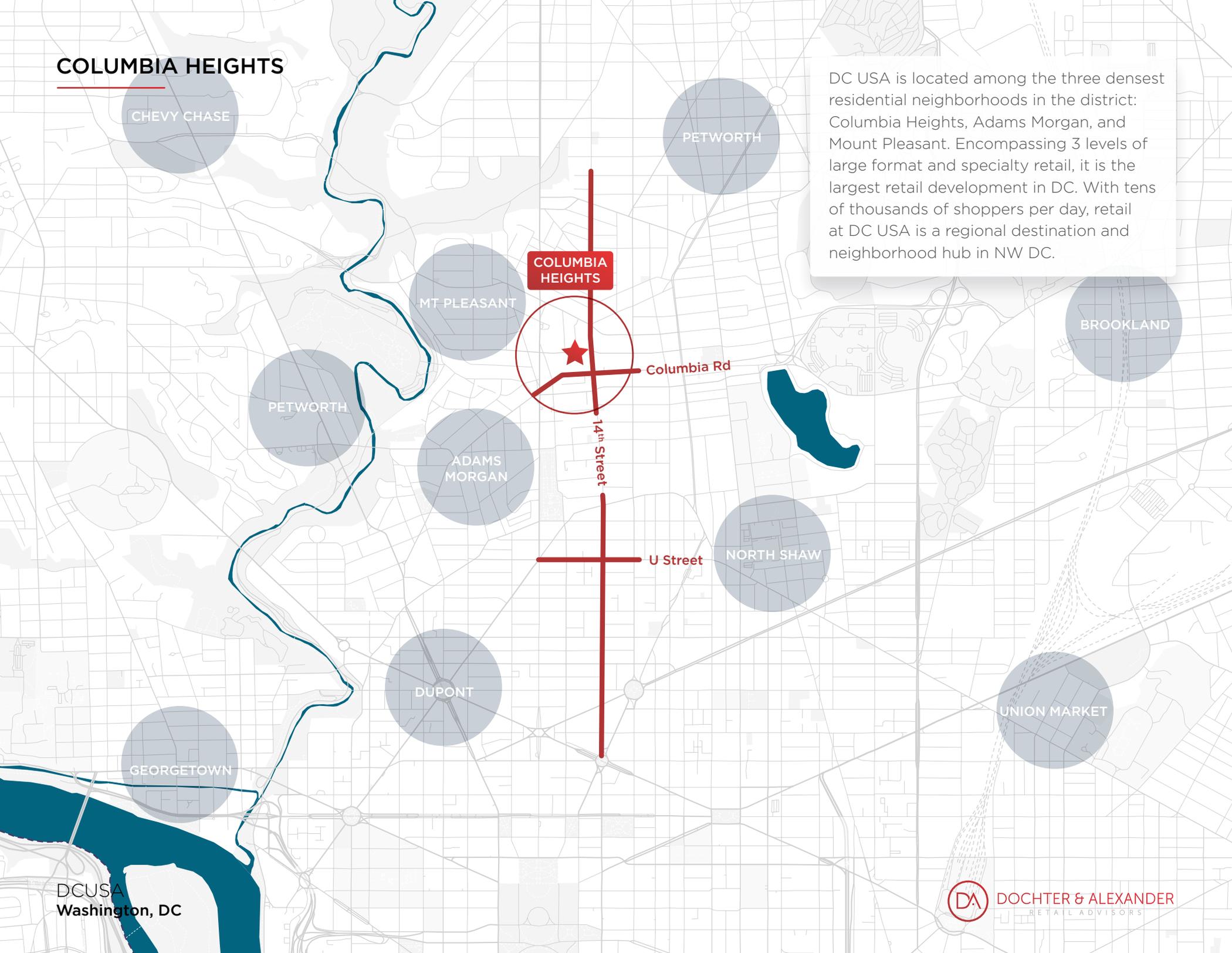
OLD NAVY

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

PARK RD
5,252 ADT

IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

COLUMBIA HEIGHTS
9,840 ^{WEEKLY} | 6,001 ^{WEEKLY}
AVERAGE EXITS

Businesses on-site: Children's National, UPS, Mattress Warehouse, Giant, Wells Fargo, Dave's Hot Chicken, Subway, DC BOBA, PNC, LETA, Mattress Firm, Chase, Old Navy, Target, LIDL, Burlington, Snipes, DSW, Best Buy, WSC Washington Sports Clubs, Crackerfish, Taco Bell, Marshalls, IHOP, Bank of America, Petco, FedEx Office, Starbucks, Cava Mezza, Truist, Chipotle, T-Mobile, Citibank, Campero, Pho 72.

11TH STREET 6 MIN WALK

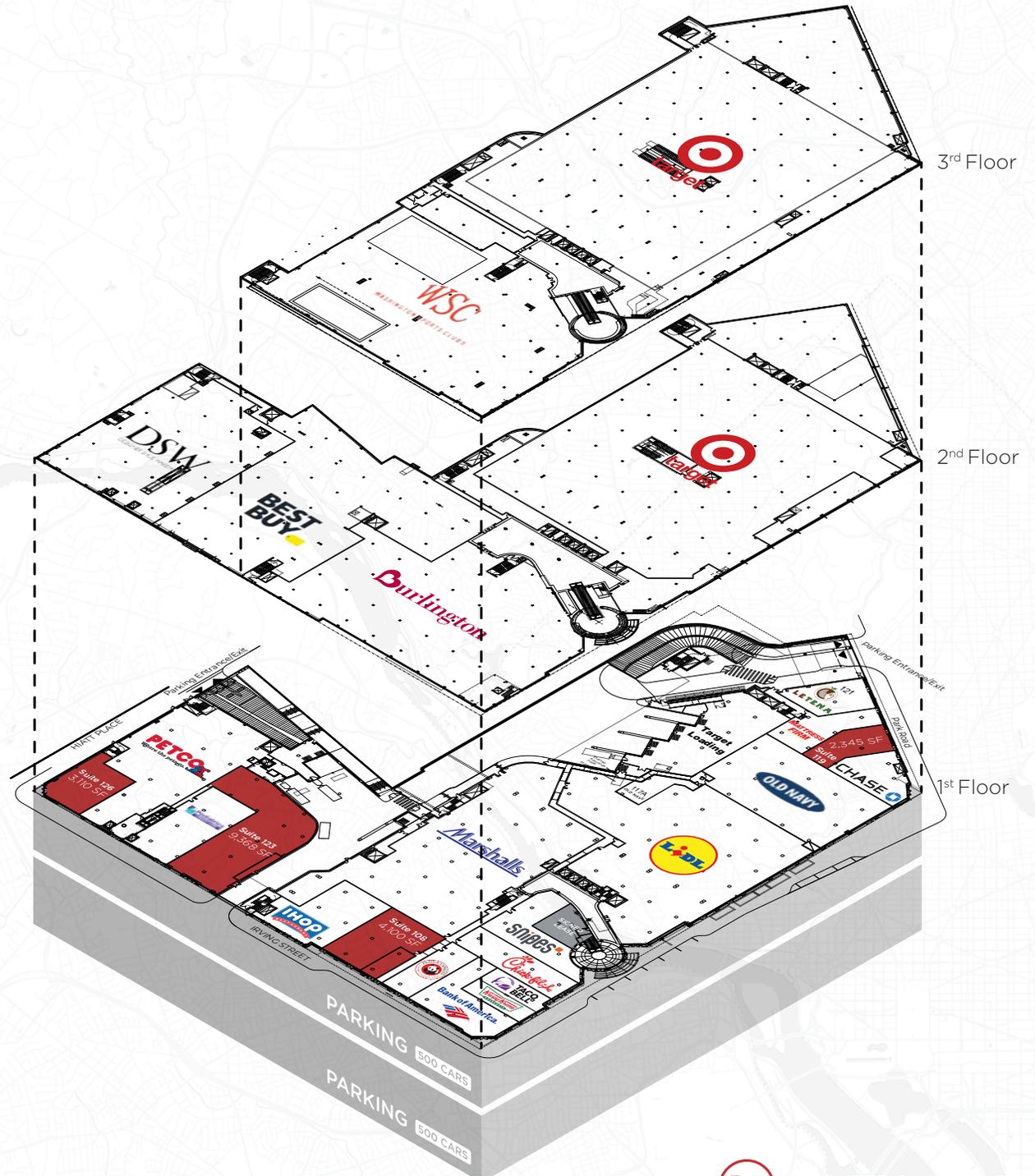


PROJECT STACK

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



PROJECT CO-TENANCY

FIRST FLOOR



SPECS

SUITE 107

Square Footage | +/- 789

Ceiling Heights | 19' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 108 DIVISIBLE

Square Footage | 4,100

Ceiling Heights | 19' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

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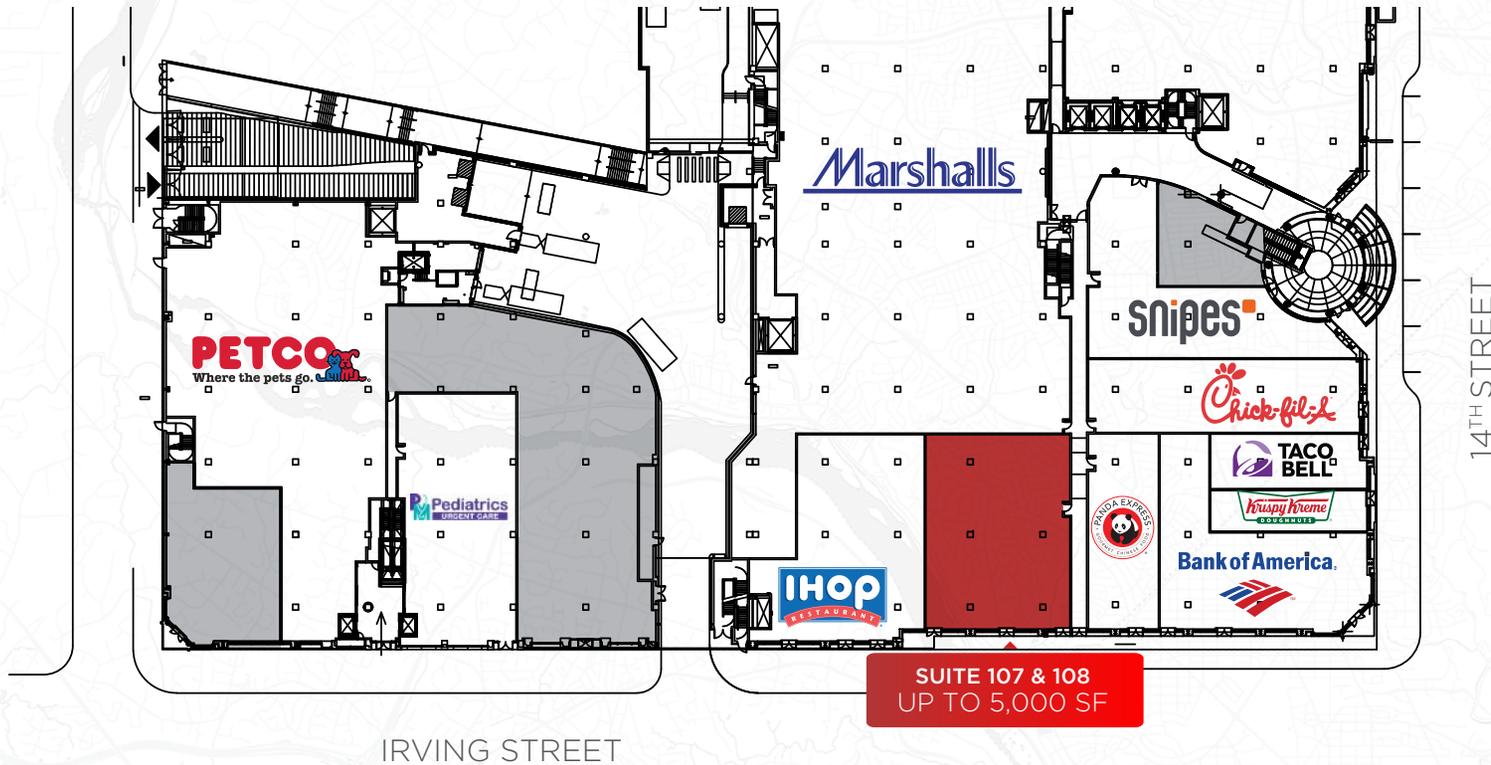
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FULL FLOORPLAN

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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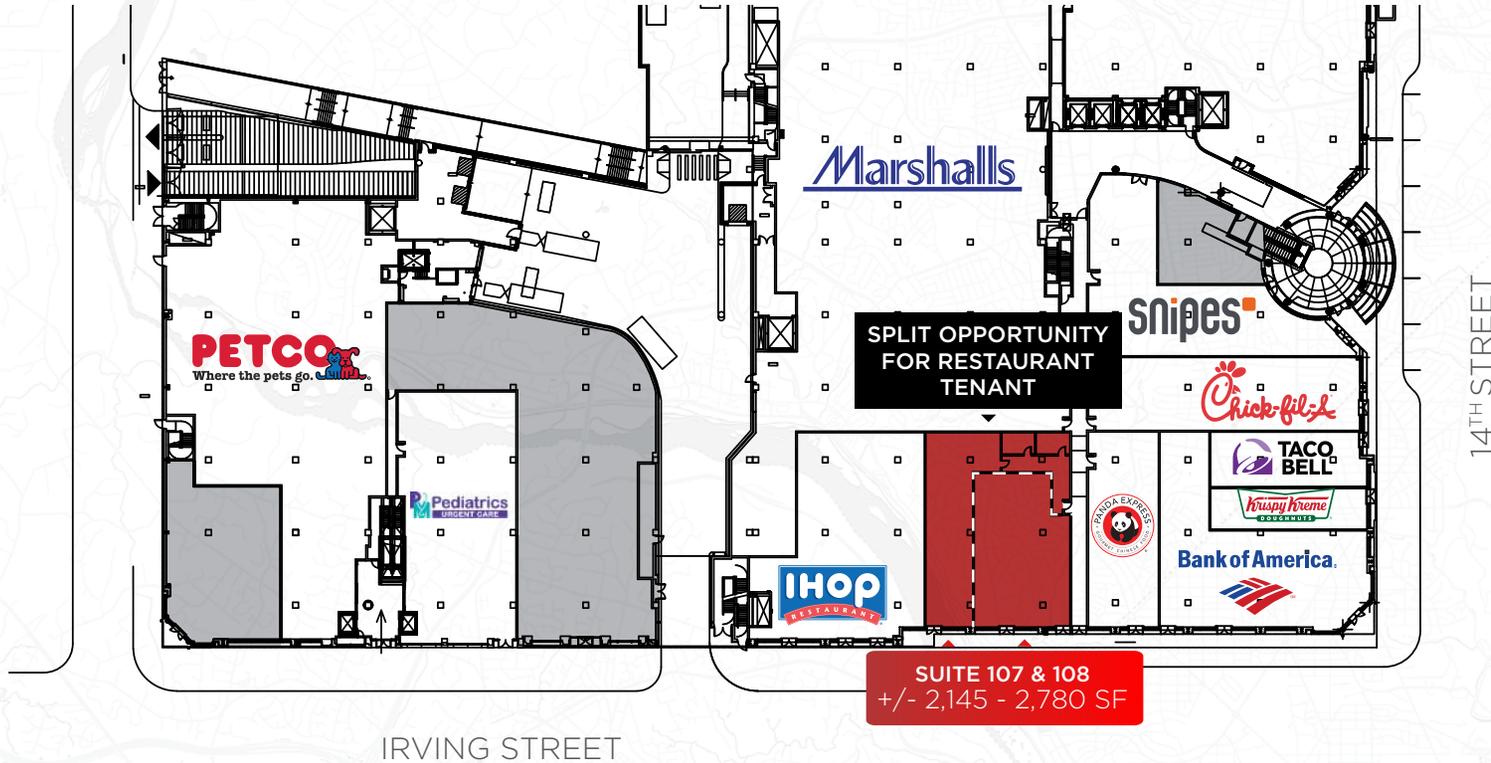
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QSR DEMISING SCENARIO

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

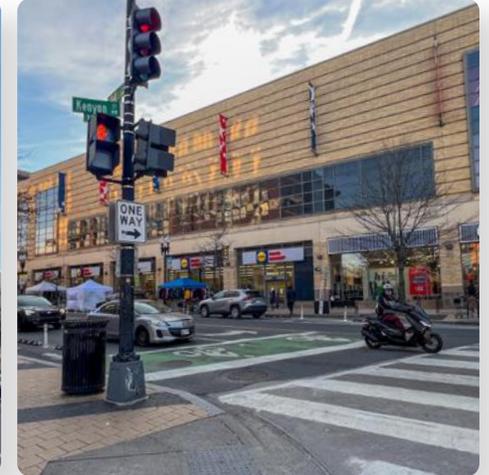
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AVERAGE DAILY PEDESTRIANS

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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