

# WASHINGTON, DC RETAIL MARKET REPORT

## SPRING 2026

### DC Retail Submarkets Snapshot

Market High Street	Units	Inventory (SF)	Vacant (SF)	WINTER 2026	SPRING 2026	Shadow <sup>1</sup> Available (SF)	Shadow Rate (%)	Vacancy +Shadow (%)
				Vacancy Rate (%)	Vacancy Rate (%)			
<b>Georgetown</b>	<b>435</b>	<b>1,699,295 SF</b>	<b>141,656 SF</b>	<b>8.85%</b>	<b>8.34%</b>	<b>45,315 SF</b>	<b>2.67%</b>	<b>11.00%</b>
M Street	179	894,667 SF	68,533 SF	7.38%	7.66%	19,100 SF	2.13%	9.80%
Wisconsin Avenue	256	804,628 SF	73,123 SF	10.46%	▼ 9.09%	26,215 SF	3.26%	12.35%
<b>Connecticut Avenue Corridor</b>	<b>294</b>	<b>964,495 SF</b>	<b>234,882 SF</b>	<b>19.93%</b>	<b>▲ 24.35%</b>	<b>26,019 SF</b>	<b>2.70%</b>	<b>27.05%</b>
Central Business District	194	713,697 SF	173,753 SF	19.69%	▲ 24.35%	17,416 SF	2.44%	26.79%
Dupont Circle North	100	250,798 SF	61,129 SF	20.58%	▲ 24.37%	8,603 SF	3.43%	27.80%
<b>East End</b>	<b>531</b>	<b>2,743,976 SF</b>	<b>600,574 SF</b>	<b>20.19%</b>	<b>▲ 21.89%</b>	<b>94,312 SF</b>	<b>3.44%</b>	<b>25.32%</b>
F Street	102	636,279 SF	206,330 SF	31.42%	▲ 32.43%	38,897 SF	6.11%	38.54%
7 <sup>th</sup> Street	131	737,231 SF	112,233 SF	17.71%	▼ 15.22%	38,593 SF	5.23%	20.46%
H Street & City Center	102	371,689 SF	80,187 SF	18.61%	▲ 21.57%	2,018 SF	0.54%	22.12%
11 <sup>th</sup> Street	27	387,717 SF	60,138 SF	6.36%	▲ 15.51%	2,548 SF	0.66%	16.17%
McPherson	169	611,060 SF	141,686 SF	21.21%	▲ 23.19%	12,256 SF	2.01%	25.19%
<b>Capitol Hill</b>	<b>168</b>	<b>367,696 SF</b>	<b>43,491 SF</b>	<b>10.39%</b>	<b>▲ 11.83%</b>	<b>6,986 SF</b>	<b>1.90%</b>	<b>13.73%</b>
Pennsylvania Avenue	76	158,583 SF	17,099 SF	9.96%	10.78%	2,000 SF	1.26%	12.04%
Barracks Row	92	209,113 SF	26,392 SF	10.72%	▲ 12.62%	4,986 SF	2.38%	15.01%
<b>14<sup>th</sup> Street Corridor</b>	<b>236</b>	<b>841,579 SF</b>	<b>84,522 SF</b>	<b>12.02%</b>	<b>▼ 10.04%</b>	<b>33,390 SF</b>	<b>3.97%</b>	<b>14.01%</b>
<b>Shaw</b>	<b>269</b>	<b>760,032 SF</b>	<b>115,043 SF</b>	<b>13.48%</b>	<b>▲ 15.14%</b>	<b>13,338 SF</b>	<b>1.75%</b>	<b>16.89%</b>
<b>Chevy Chase</b>	<b>127</b>	<b>1,276,904 SF</b>	<b>486,123 SF</b>	<b>29.65%</b>	<b>▲ 38.07%</b>	<b>129,616 SF</b>	<b>10.15%</b>	<b>48.22%</b>
<b>Navy Yard</b>	<b>196</b>	<b>737,371 SF</b>	<b>121,823 SF</b>	<b>16.12%</b>	<b>16.52%</b>	<b>2,270 SF</b>	<b>0.31%</b>	<b>16.83%</b>
<b>Clarendon</b>	<b>197</b>	<b>963,983 SF</b>	<b>75,745 SF</b>	<b>8.50%</b>	<b>7.86%</b>	<b>58,207 SF</b>	<b>6.04%</b>	<b>13.90%</b>
<b>Old Town Alexandria</b>	<b>251</b>	<b>688,816 SF</b>	<b>38,466 SF</b>	<b>7.28%</b>	<b>▼ 5.58%</b>	<b>33,822 SF</b>	<b>4.91%</b>	<b>10.49%</b>
<b>Tysons</b>	<b>276</b>	<b>2,314,309 SF</b>	<b>155,843 SF</b>	<b>8.71%</b>	<b>▼ 6.73%</b>	<b>43,507 SF</b>	<b>1.88%</b>	<b>8.61%</b>
<b>Bethesda Row</b>	<b>129</b>	<b>468,292 SF</b>	<b>8,560 SF</b>	<b>1.84%</b>	<b>1.83%</b>	<b>3,198 SF</b>	<b>0.68%</b>	<b>2.51%</b>
<b>Rockville Pike</b>	<b>643</b>	<b>3,856,170 SF</b>	<b>366,869 SF</b>	<b>11.52%</b>	<b>▼ 9.51%</b>	<b>107,268 SF</b>	<b>2.78%</b>	<b>12.30%</b>
<b>Downtown Silver Spring</b>	<b>261</b>	<b>1,289,087 SF</b>	<b>150,217 SF</b>	<b>9.87%</b>	<b>▲ 11.65%</b>	<b>17,190 SF</b>	<b>1.33%</b>	<b>12.99%</b>
<b>Columbia Heights</b>	<b>139</b>	<b>729,212 SF</b>	<b>88,613 SF</b>	<b>11.92%</b>	<b>12.15%</b>	<b>14,750 SF</b>	<b>2.02%</b>	<b>14.17%</b>
<b>Union Market / NoMa</b>	<b>211</b>	<b>1,002,060 SF</b>	<b>177,413 SF</b>	<b>17.05%</b>	<b>17.70%</b>	<b>4,880 SF</b>	<b>0.49%</b>	<b>18.19%</b>
<b>Totals</b>	<b>4,363</b>	<b>20,703,277 SF</b>	<b>2,889,840 SF</b>	<b>13.54%</b>	<b>13.96%</b>	<b>634,068 SF</b>	<b>3.06%</b>	<b>17.02%</b>

<sup>1</sup> Shadow: Occupied space available for lease, availability may not be widely advertised.

# Openings & Closings Along DC High Streets

	RECENTLY OPENED			OPENING SOON			RECENTLY CLOSED		
	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL
14 <sup>TH</sup> STREET CORRIDOR	2	1	3	11	3	14	3	2	5
BETHESDA ROW	-	1	1	1	4	5	2	2	4
CAPITOL HILL	4	-	4	4	-	4	1	-	1
CENTRAL BUSINESS DISTRICT	-	-	-	6	2	8	2	1	3
CHEVY CHASE	1	-	1	2	4	6	1	4	5
CLARENDON	-	1	1	8	1	9	1	-	1
COLUMBIA HEIGHTS	1	-	1	3	1	4	-	-	-
DOWNTOWN SILVER SPRING	-	-	-	5	-	5	-	2	2
DUPONT CIRCLE NORTH	1	-	1	-	-	-	1	1	2
EAST END	3	3	6	7	4	11	7	1	8
GEORGETOWN	4	1	5	10	12	22	1	4	5
NAVY YARD	2	-	2	4	3	7	-	-	-
OLD TOWN ALEXANDRIA	-	-	-	8	2	10	-	1	1
ROCKVILLE PIKE	5	4	9	15	11	26	2	6	8
SHAW	3	-	3	6	1	7	4	1	5
TYSONS	3	-	3	5	5	10	-	1	1
UNION MARKET / NOMA	2	1	3	5	5	10	2	-	2
<b>TOTAL</b>	<b>31</b>	<b>12</b>	<b>43</b>	<b>100</b>	<b>58</b>	<b>158</b>	<b>27</b>	<b>26</b>	<b>53</b>



ALERO | UNION MARKET / NOMA

# Openings & Closings Along DC High Streets

## RECENTLY OPENED

Name	Type	Address	Submarket
<a href="#">ACE Hardware</a>	Retail	815-895 Rockville Pike	Rockville Pike
<a href="#">Alero</a>	Restaurant	202 Florida Avenue NE	Union Market / NoMa
<a href="#">Barnes &amp; Noble</a>	Retail	1025 F Street NW	East End
<a href="#">Bartaco</a>	Restaurant	11886 Grand Park Avenue	Rockville Pike
<a href="#">Beau Jour De Ma Vie</a>	Restaurant	7787 Leesburg Pike	Tysons
<a href="#">Canton Disco</a>	Restaurant	1025 1st Street SE	Navy Yard
<a href="#">CHAR'D Burgers</a>	Restaurant	11881 Grand Park Avenue	Rockville Pike
<a href="#">Civic</a>	Restaurant	501 8th Street SE	Capitol Hill
<a href="#">Cotti Coffee &amp; Wuji Tea Studio</a>	Restaurant	900 M Street NW	Shaw
<a href="#">Crafted Boutique Salon</a>	Retail	2300 Clarendon Boulevard	Clarendon
<a href="#">Cycle Gear</a>	Retail	1520-1550 Rockville Pike	Rockville Pike
<a href="#">Fava Pot</a>	Restaurant	1622-1656 Boro Place	Tysons
<a href="#">Flavor Hive</a>	Restaurant	5520-5566 Randolph Road	Rockville Pike
<a href="#">Fork &amp; Kitchen</a>	Restaurant	150 Gibbs Street	Rockville Pike
<a href="#">Fruitive</a>	Restaurant	701 Pennsylvania Avenue NW	East End
<a href="#">Hall Pass (Pop-up)</a>	Restaurant	700-734 7th Street NW	East End
<a href="#">Harmonious Kitchen</a>	Restaurant	1610 20th Street NW	Dupont Circle North
<a href="#">JINYA Ramen Bar</a>	Restaurant	1525-1527 Wisconsin Avenue NW	Georgetown
<a href="#">Just Salad</a>	Restaurant	1201 F Street NW	East End
<a href="#">Katsumi</a>	Restaurant	1510-1520 14th Street NW	14th Street Corridor
<a href="#">Little Engine</a>	Restaurant	250 7th Street SE	Capitol Hill
<a href="#">Maru San</a>	Restaurant	325 7th Street SE	Capitol Hill

Name	Type	Address	Submarket
<a href="#">Nuts Factory</a>	Restaurant	1326 Wisconsin Avenue NW	Georgetown
<a href="#">OBA Turkish Grill</a>	Restaurant	1832 Wisconsin Avenue NW	Georgetown
<a href="#">OTTO</a>	Restaurant	1832 Wisconsin Avenue NW	Georgetown
<a href="#">Pho House</a>	Restaurant	925 U Street NW	Shaw
<a href="#">Pitango Gelato</a>	Restaurant	1401 S Street NW	14th Street Corridor
<a href="#">Popeyes</a>	Restaurant	409 8th Street SE	Capitol Hill
<a href="#">Prim's Cafe</a>	Restaurant	1847 7th Street NW	Shaw
<a href="#">School of Rock</a>	Retail	1043-1099 Rockville Pike	Rockville Pike
<a href="#">Scolapasta</a>	Restaurant	1201 Half Street SE	Navy Yard
<a href="#">Sephora</a>	Retail	7235-7271 Woodmont Avenue	Bethesda Row
<a href="#">Stefano Ricci</a>	Retail	925 H Street NW	East End
<a href="#">Sweetgreen</a>	Restaurant	8365-8397 Leesburg Pike	Tysons
<a href="#">Tipping Point</a>	Retail	12274 - C Rockville Pike	Rockville Pike
<a href="#">Tous Les Jours</a>	Restaurant	550 Morse Street NE	Union Market / NoMa
<a href="#">Tropical Smoothie</a>	Restaurant	3109 14th Street NW	Columbia Heights
<a href="#">Tuckermuck</a>	Retail	1267 Wisconsin Avenue NW	Georgetown
<a href="#">United Bank</a>	Retail	1600 14th Street NW	14th Street Corridor
<a href="#">Warby Parker</a>	Retail	750 9th Street NW	East End
<a href="#">Wild Bean Coffee</a>	Restaurant	1520-1550 Rockville Pike	Rockville Pike
<a href="#">Wonder</a>	Restaurant	5300 Wisconsin Avenue NW	Chevy Chase
<a href="#">Yoga District</a>	Retail	300 Morse Street NE	Union Market / NoMa

## RECENTLY CLOSED

Name	Type	Address	Submarket
<a href="#">AllBirds</a>	Retail	3135 M Street NW	Georgetown
<a href="#">Aloha Poke</a>	Restaurant	1350 Connecticut Avenue NW	Central Business District
<a href="#">Amazon Fresh</a>	Retail	5425 Wisconsin Avenue NW	Chevy Chase
<a href="#">Anine Bing</a>	Retail	7235-7271 Woodmont Ave	Bethesda Row
<a href="#">Baker's Daughter</a>	Restaurant	1201 K Street NW	East End
<a href="#">Bar Pilar</a>	Restaurant	1833 14th Street NW	14th Street Corridor
<a href="#">Barbour</a>	Retail	3221 M Street NW	Georgetown
<a href="#">Bluemercury</a>	Retail	1425 P Street NW	14th Street Corridor
<a href="#">California Closets</a>	Retail	5211-5223 Wisconsin Avenue NW	Chevy Chase
<a href="#">CAVA</a>	Restaurant	1921 8th Street NW	Shaw
<a href="#">Chip City</a>	Restaurant	4915-4945 Elm Street	Bethesda Row
<a href="#">Compass Coffee</a>	Restaurant	1916-1934 14th Street NW	14th Street Corridor
<a href="#">Compass Coffee</a>	Restaurant	655 New York Avenue	East End
<a href="#">Compass Coffee</a>	Restaurant	1401 I Street NW	East End
<a href="#">Compass Coffee</a>	Restaurant	1921 8th Street NW	Shaw
<a href="#">Cranes</a>	Restaurant	750 9th Street NW	East End
<a href="#">Dan's Fan City</a>	Retail	1043-1099 Rockville Pike	Rockville Pike
<a href="#">H&amp;M</a>	Retail	1133 Connecticut Avenue NW	Central Business District
<a href="#">Hobby Works</a>	Retail	12274 Rockville Pike	Rockville Pike
<a href="#">Home Depot Design Center</a>	Retail	12087 Rockville Pike	Rockville Pike
<a href="#">Kaiju Ramen</a>	Restaurant	525 8th Street SE	Capitol Hill
<a href="#">Land's End</a>	Retail	154 Congressional Lane	Rockville Pike
<a href="#">Los Cuates Restaurant</a>	Restaurant	1564 Wisconsin Avenue NW	Georgetown
<a href="#">Matchbox</a>	Restaurant	7236-7278 Woodmont Avenue	Bethesda Row
<a href="#">Mi Vida</a>	Restaurant	1901 14th Street NW	14th Street Corridor
<a href="#">Michele</a>	Restaurant	1201 K Street NW	East End
<a href="#">Mykita</a>	Retail	3001 M Street NW	Georgetown

Name	Type	Address	Submarket
<a href="#">Nina McLemore</a>	Retail	5330 Wisconsin Avenue NW	Chevy Chase
<a href="#">Outerknown</a>	Retail	1238 Wisconsin Avenue NW	Georgetown
<a href="#">Peeet's Coffee</a>	Restaurant	1275 1st Street NE	Union Market / NoMa
<a href="#">Pret a Manger</a>	Restaurant	1800 M Street NW	Central Business District
<a href="#">Rien Tong Thai Asian Restaurant &amp; Sushi Bar</a>	Restaurant	3131 Wilson Boulevard	Clarendon
<a href="#">Right Proper Brewing</a>	Restaurant	624-632 T Street NW	Shaw
<a href="#">Room &amp; Board</a>	Retail	7236-7278 Woodmont Avenue	Bethesda Row
<a href="#">Ross Dress for Less</a>	Retail	112 North Washington Street	Old Town Alexandria
<a href="#">Saks off Fifth</a>	Retail	555 12th Street NW	East End
<a href="#">Salvation Army</a>	Retail	11550 Rockville Pike	Rockville Pike
<a href="#">Sephora</a>	Retail	5330 Western Avenue	Chevy Chase
<a href="#">Somewhere</a>	Restaurant	1285 4th Street NE	Union Market / NoMa
<a href="#">Soundcheck</a>	Restaurant	1420 K Street NW	East End
<a href="#">Soundcheck Lounge</a>	Restaurant	1420 K Street NW	East End
<a href="#">TD Bank</a>	Retail	8661 Colesville Road	Downtown Silver Spring
<a href="#">The Cheesecake Factory</a>	Restaurant	5335 Wisconsin Avenue NW	Chevy Chase
<a href="#">Tiger Sugar</a>	Restaurant	12266 Rockville Pike	Rockville Pike
<a href="#">TJ Maxx</a>	Retail	8661 Colesville Road	Downtown Silver Spring
<a href="#">Ugly Duckling</a>	Restaurant	1550 7th Street NW	Shaw
<a href="#">United Bank</a>	Retail	1301 U Street NW	14th Street Corridor
<a href="#">Value City Furniture</a>	Retail	12051-12071 Rockville Pike	Rockville Pike
<a href="#">Vie de France</a>	Restaurant	5100-5154 Nicholson Lane	Rockville Pike
<a href="#">Walgreens</a>	Retail	1815 Connecticut Avenue NW	Dupont Circle North
<a href="#">Warby Parker</a>	Retail	1924 8th Street NW	Shaw
<a href="#">Yardbird Outdoor Furniture</a>	Retail	1929 Old Gallows Road	Tysons
<a href="#">Zelene Cafe</a>	Restaurant	1605 Connecticut Avenue NW	Dupont Circle North

# Great Reads

## NATIONAL

[Amazon to Shut Down All Amazon Go and Amazon Fresh Stores](#) by **The Wall Street Journal**

[America Now Has More Spas and Gyms Than Stores Selling Actual Stuff](#) by **The Wall Street Journal**

[Dinner and No Drinks: Restaurants Are Struggling as Americans Drink Less](#) by **The New York Times**

[Freedom With a Side of Guilt: How Food Delivery Is Reshaping Mealtime](#) by **The New York Times**

[The Allure of ‘Slop Bowls’ Fades as Consumers Tighten Spending](#) by **The New York Times**

[Why the world’s biggest restaurant chains choose Los Angeles first](#) by **SF Gate**

## DC, VA, MD REGIONAL

[100 Very Best Restaurants 2026](#) by **Washingtonian**

[20 Restaurants That Have Recently Closed in Northern Virginia](#) by **Northern Virginia**

[2026 Rammy Awards semifinalists revealed in weeklong suspense](#) by **WTOP News**

[Compass Coffee had Starbucks-size ambitions. Here’s how it unraveled.](#) by **The Washington Post**

[D.C. restaurants brace for a wave of immigration-related workforce losses](#) by **The Washington Post**

[Here are the 2026 James Beard Award finalists for D.C.](#) by **Axios D.C.**

[In D.C.’s Office Wreckage, The Jemal Real Estate Dynasty Makes Its Move](#) by **Bisnow**

[Michelin-starred chef Nick Stefanelli files for personal bankruptcy](#) by **Washington Business Journal**

[U.K.-based Caffè Nero buys Compass Coffee assets in auction](#) by **The Washington Post**

[Virginia’s food-to-alcohol ratio poised to change for first time in decades](#) by **Washington Business Journal**

[What a possible \\$25 D.C. minimum wage could mean for the region’s restaurant industry](#) by **ARLnow**

## WASHINGTON, DC NEIGHBORHOODS

[Annual Review: Business Ins & Outs 2025](#) by **The Georgetown**

[Appeals court rejects proposed 1,200-person strip club next to JPMorgan’s D.C. headquarters](#) by **Washington Business Journal**

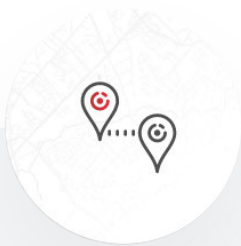
[Bethesda developer pitches rare retail-only project in Woodmont Triangle](#) by **Washington Business Journal**

[Crumbs & Whiskers, DC’s first cat cafe, temporarily closed in Georgetown, Staff says this happened right after they decided to form a union.](#) by **Popville**

[Here are 10 developments to watch in DC’s Georgetown district in 2026](#) by **CoStar**



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