



DOCHTER & ALEXANDER  
RETAIL ADVISORS



EXISTING STOREFRONT



CONCEPTUAL RENDERING

**3130-3132 M STREET NW**  
WASHINGTON, DC | GEORGETOWN

**Square Footage** | Up to 13,946 SF

**Frontage** | Up to 62' on M Street NW

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

**CONTACT**

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**HIGHLIGHTS**

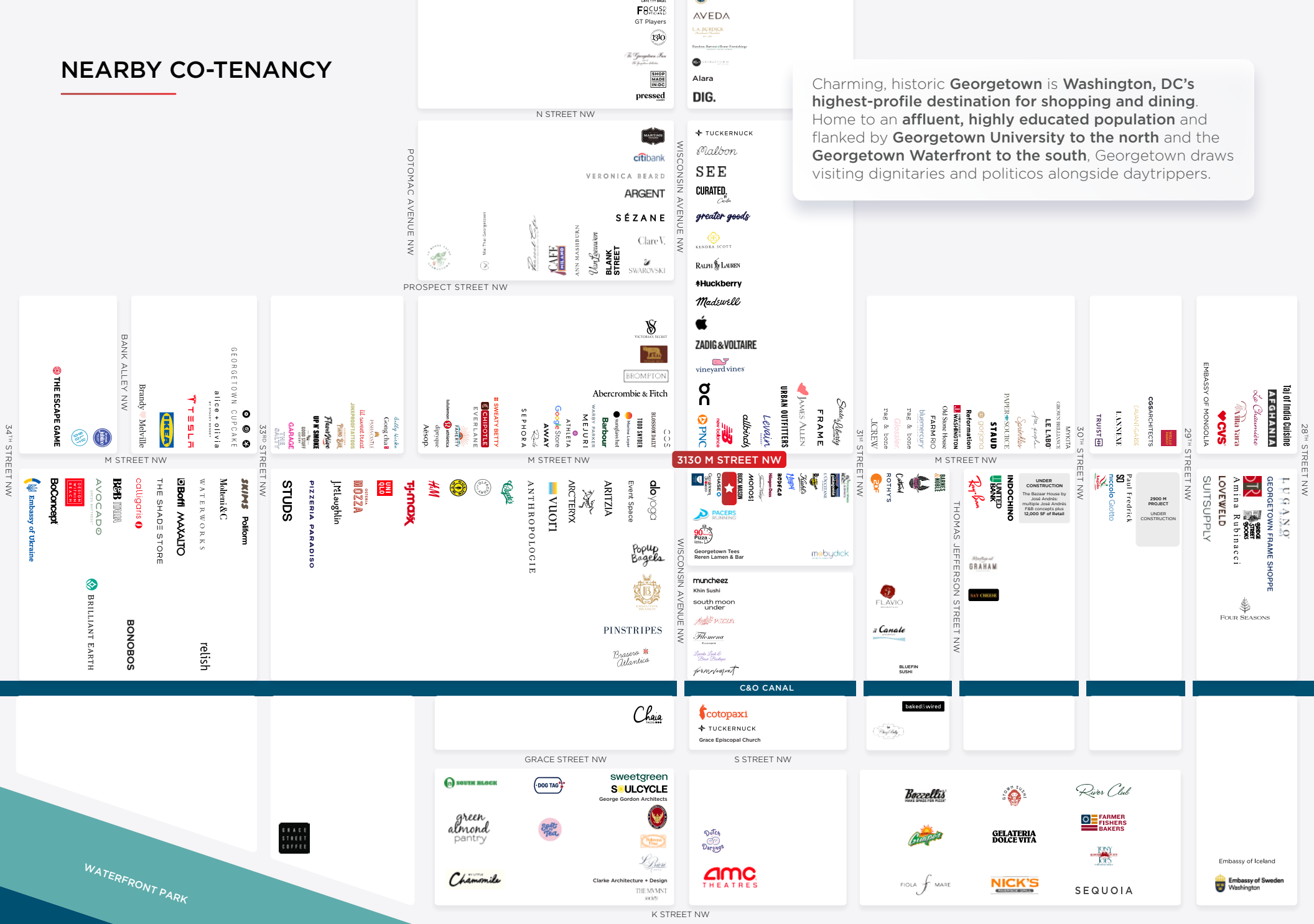
- Situated at the iconic retail corridor of **M Street NW** and **Wisconsin Avenue NW** alongside high-profile brands such as **Vuori, Arcteryx, Aritzia, Todd Snyder, Frame, Rag & Bone, Google Store, On Running, Ralph Lauren** and **Barnes & Noble**
- Positioned alongside **M Street NW** with exposure to **23,700 average daily traffic**
- Within close reach of **Georgetown University** and **GW University**, drawing from a **combined student population of 46,923**.

**NEARBY TENANTS**



# 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.



3130-3132 M Street NW  
Washington, DC

NEARBY CO-TENANCY



BROMPTON

Abercrombie & Fitch

- CCS
- BLOSSOM DAILY
- TODD SNYDER
- Marine Layer
- sunglass hut
- Barbour
- WARBY PARKER
- MEJURI
- ATHLETA
- Google Store
- AWAY



ZADIG & VOLTAIRE



vineyard vines



allbirds

Lerain BAKERY

URBAN OUTFITTERS

JAMES ALLEN

FRAME

States of Liberty

JCREW

rag & bone

Glossier

rag & bone

bluemercury

FARM RIO

Old Stone House

WASHINGTON

Reformation

gorjana

STAUD

PAPER SOURCE

Spiniblas

five people

LE LABO

GROWN BRILLIANCE

MYKITA

M STREET NW

3130 M STREET NW

M STREET NW

- ANTHROPOLOGIE
- VUORI
- ARC'TERYX
- ARITZIA
- Event Space
- alo yoga
- PopUp Bagels
- PINSTRIPES
- Brasero Atlantico

WISCONSIN AVENUE NW

- PORTLAND WINES & SPIRITS
- DATEGONIA
- L'OCITANE
- THE BAKERY
- Stash's
- Mugsy
- BODEGA
- Häagen-Dazs
- Samurai Shiro
- MONOS
- BUICK MASON
- CHASE
- Georgetown 90 Second Pizza

PACERS RUNNING



Georgetown Tees  
Reren Lamen & Bar

mobydick

muncheez

Khin Sushi

south moon under

Andy's PIZZA

Filomena Ristorante

Lovely Lash & Beau Boutique

formovement

- ROTHY'S
- Carford
- BARNES & NOBLE



FLAVIO RESTAURANT & BAR

il Canale georgetown

BLUEFIN SUSHI

THOMAS JEFFERSON STREET NW

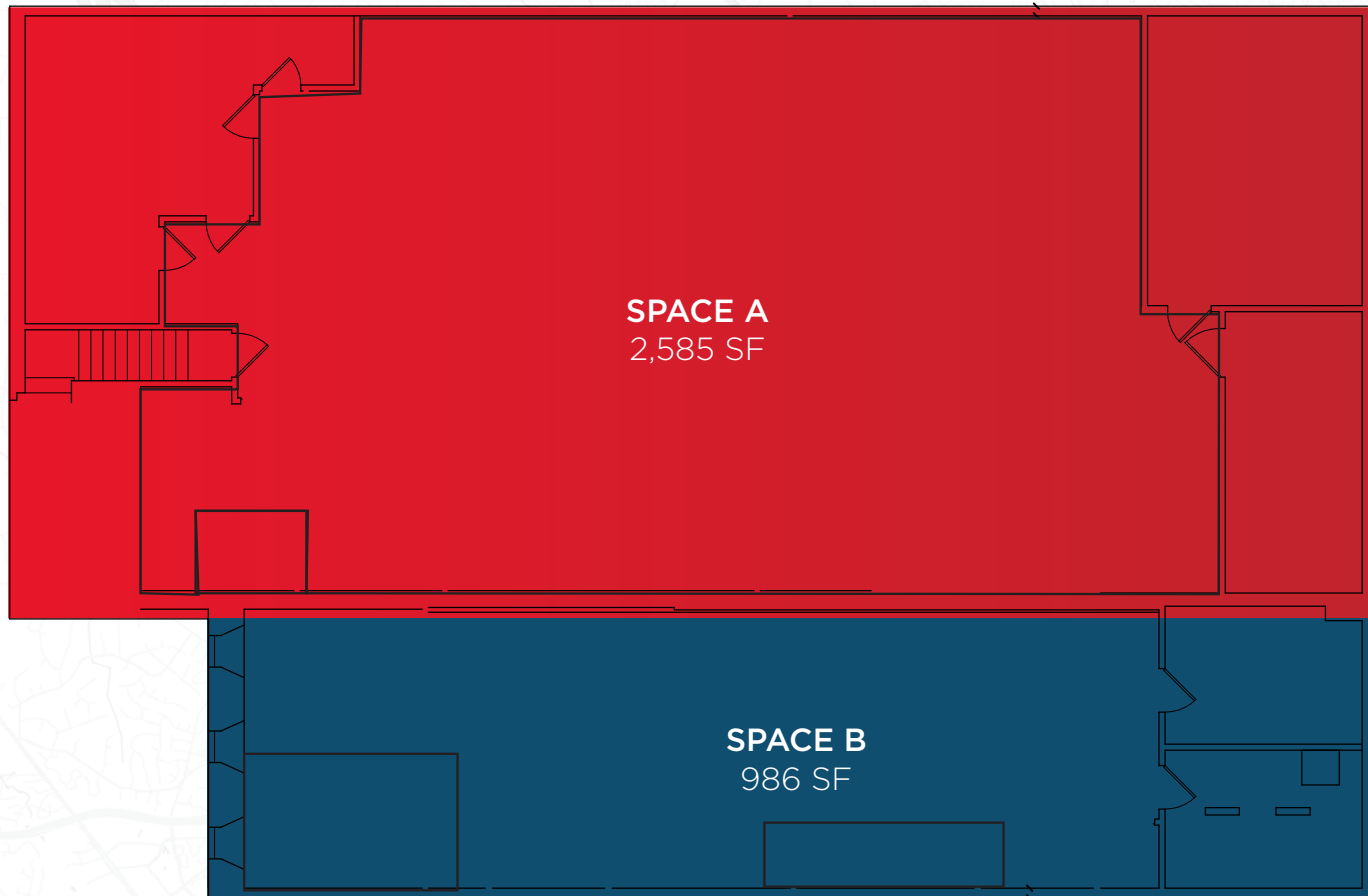
- INDOCHINO
- UNITED BANK
- Pay.com

UNDER CONSTRUCTION  
The Bazaar House by José Andrés:  
multiple José Andrés F&B concepts plus 12,000 SF of Retail

RoofTop at THE GRAHAM

SAY CHEESE

## LOWER LEVEL



## SPECS

### SPACE A

**Square Footage** | 10,388 SF

**Lower Level** | 2,585 SF

**Ground Level** | 4,113 SF

**Mezzanine** | 220 SF

**Second Level** | 3,470 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

### SPACE B

**Square Footage** | 3,558 SF

**Lower Level** | 986 SF

**Ground Level** | 1,295 SF

**Second Level** | 1,277 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

### COMBINED

**Square Footage** | 13,946 SF

**Lower Level** | 3,571 SF

**Ground Level** | 5,408 SF

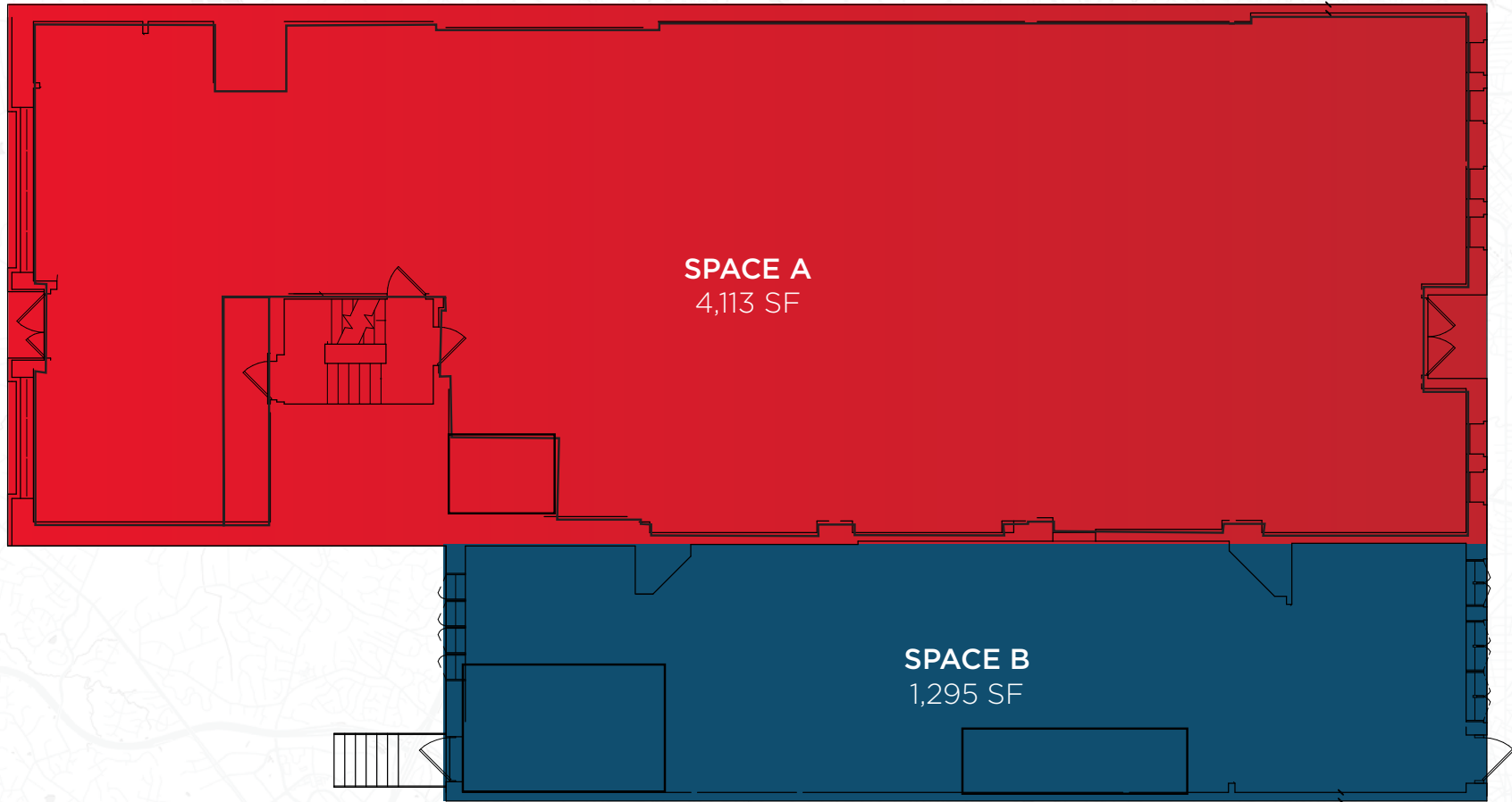
**Mezzanine** | 220 SF

**Second Level** | 4,747 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

# GROUND LEVEL



## SPECS

### SPACE A

- Square Footage** | 10,388 SF
- Lower Level** | 2,585 SF
- Ground Level** | 4,113 SF
- Mezzanine** | 220 SF
- Second Level** | 3,470 SF
- Frontage** | 41' 4"
- Timing** | Immediate
- Rent/Nets** | Available Upon Request

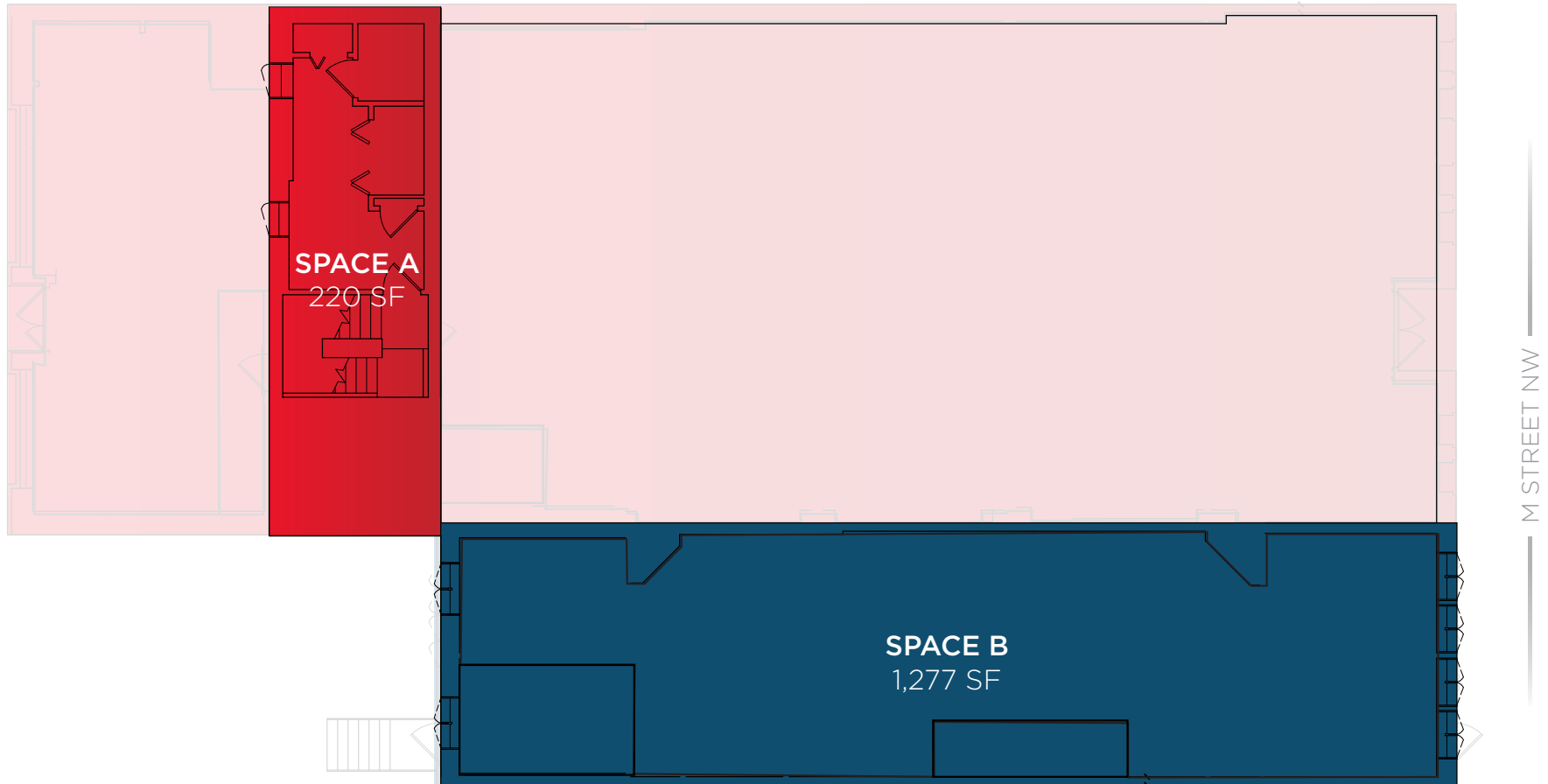
### SPACE B

- Square Footage** | 3,558 SF
- Lower Level** | 986 SF
- Ground Level** | 1,295 SF
- Second Level** | 1,277 SF
- Frontage** | 19' 10"
- Timing** | Immediate
- Rent/Nets** | Available Upon Request

### COMBINED

- Square Footage** | 13,946 SF
- Lower Level** | 3,571 SF
- Ground Level** | 5,408 SF
- Mezzanine** | 220 SF
- Second Level** | 4,747 SF
- Frontage** | 62'
- Timing** | Immediate
- Rent/Nets** | Available Upon Request

## MEZZANINE & SPACE B SECOND LEVEL



### SPECS

#### SPACE A

**Square Footage** | 10,388 SF

**Lower Level** | 2,585 SF

**Ground Level** | 4,113 SF

**Mezzanine** | 220 SF

**Second Level** | 3,470 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

#### SPACE B

**Square Footage** | 3,558 SF

**Lower Level** | 986 SF

**Ground Level** | 1,295 SF

**Second Level** | 1,277 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

#### COMBINED

**Square Footage** | 13,946 SF

**Lower Level** | 3,571 SF

**Ground Level** | 5,408 SF

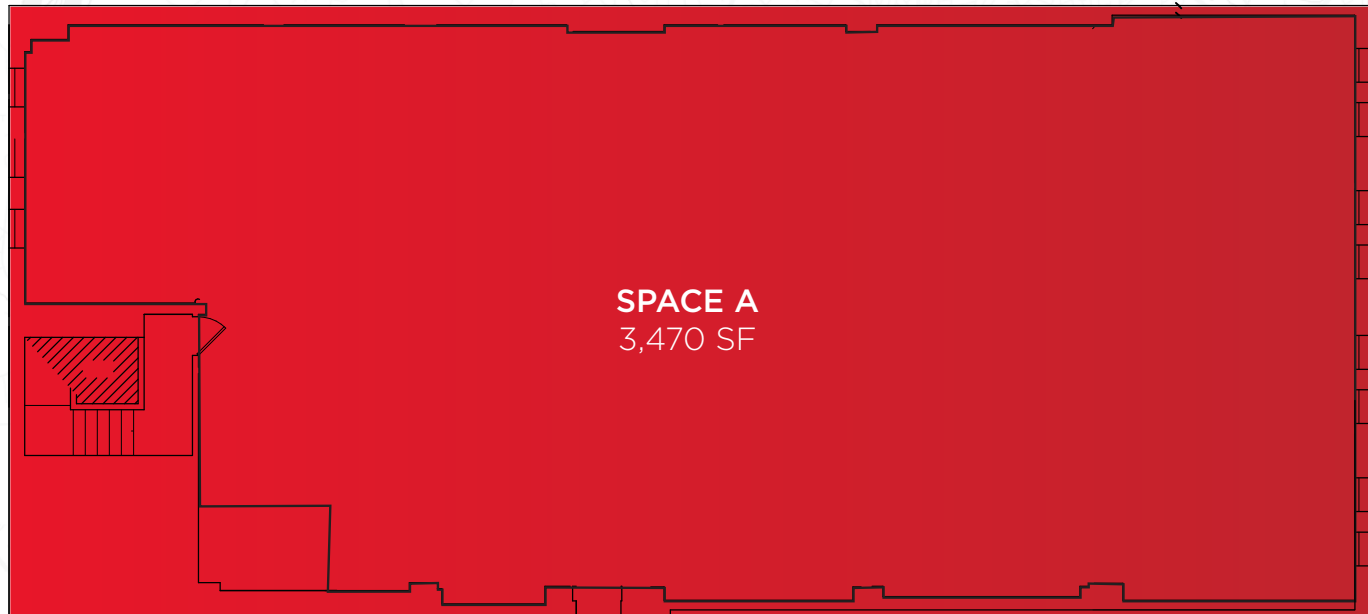
**Mezzanine** | 220 SF

**Second Level** | 4,747 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

## SPACE A SECOND LEVEL



## SPECS

### SPACE A

**Square Footage** | 10,388 SF

**Lower Level** | 2,585 SF

**Ground Level** | 4,113 SF

**Mezzanine** | 220 SF

**Second Level** | 3,470 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

### SPACE B

**Square Footage** | 3,558 SF

**Lower Level** | 986 SF

**Ground Level** | 1,295 SF

**Second Level** | 1,277 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

### COMBINED

**Square Footage** | 13,946 SF

**Lower Level** | 3,571 SF

**Ground Level** | 5,408 SF

**Mezzanine** | 220 SF

**Second Level** | 4,747 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request



**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\***

	<b>.25 Miles</b>	<b>.5 Miles</b>	<b>1 Mile</b>
DAYTIME POPULATION	10,054	20,694	127,995
AVERAGE HOUSEHOLD INCOME	\$247,221	\$235,858	\$197,477
TOTAL HOUSING UNITS	1,333	5,347	24,050
FOOD AWAY FROM HOME (AVG)	\$9,262	\$8,865	\$7,603

*\*2025 Data*

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