DOCHTER & ALEXANDER
RETAIL ADVISORS



AVAILABLE

AT LEASE

3130

3132

3132 M STREET NW

WASHINGTON, DC | GEORGETOWN

CONCEPTUAL STOREFRONT

Square Footage | 12,429 SF

Frontage | 41'+ 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**, **Aritza**, **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**.

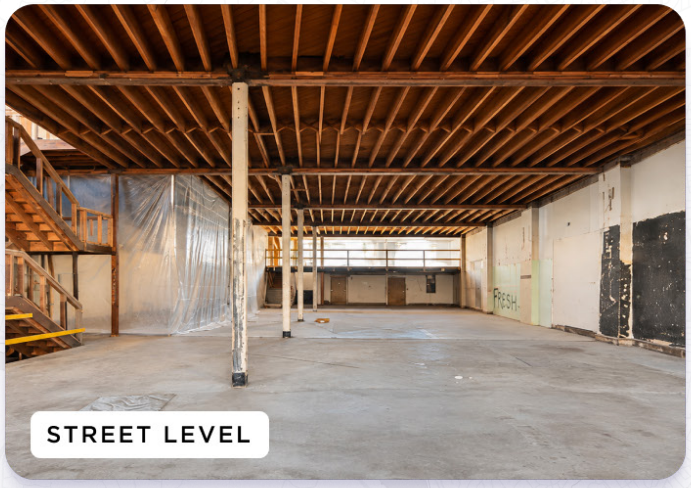
NEARBY TENANTS

BARNES & NOBLE · rag & bone · ARITZIA · Google Store · ARC'TERYX · vuori · on · FRAME · RALPH LAUREN · TODD SNYDER

INTERIOR PHOTOS

Newly shelled, clean, and ready for buildout, with high exposed timber ceilings, original brick, and abundant natural light, including skylights on the second floor.







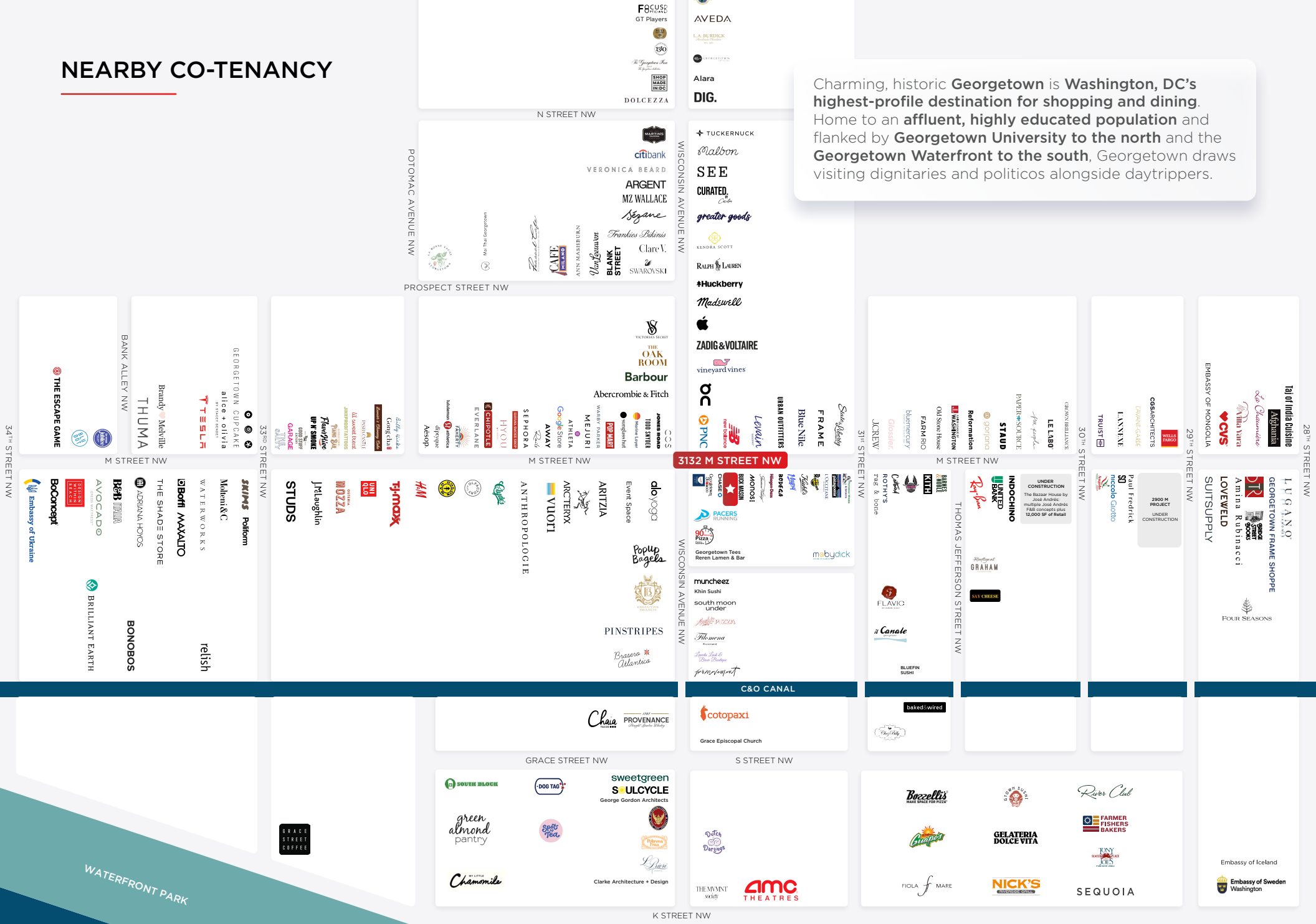






NEARBY CO-TENANCY

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.



NEARBY CO-TENANCY

THE OAK ROOM
Barbour
Abercrombie & Fitch
JONES ROAD
TODD SNYDER
Marine Layer
sunglass hut
POP MART
MEJURI
WARBY PARKER
ATHLETA
Google Store
AWAY
COS

M STREET NW

ZADIG&VOLTAIRE
vineyard vines
PNC
new balance
Levain BAKERY
URBAN OUTFITTERS
Blue Nile
FRAME
State & Liberty CLOTHIER

3132 M STREET NW

31st STREET NW

GROWN BRILLIANCE
LE LABO
fire people
PAPER SOURCE
STAUD
gorjana
Reformation
JUNIOR LEAGUE OF WASHINGTON
Old Stone House
FARM RIO
bluemercury
Glossier.
J.CREW

M STREET NW

UNDER CONSTRUCTION

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

INDOCHINO
UNITED BANK
Ray-Ban
Rooftop at GRAHAM
SAY CHEESE

THOMAS JEFFERSON STREET NW

BARNES & NOBLE
KITH
Cotton Candy
ROTHY'S
rag & bone
FLAVIO RESTAURANT & BAR
il Canale georgetown
BLUEFIN SUSHI

C&O CANAL

BUCK MASON
CHASE
Georgetown Tobacco
MONOS
Häagen-Dazs
BODEGA
Muggy
Kiehl's
L'OCCITANE
Patagonia
POTOMAC WINES & SPIRITS
PACERS RUNNING
90 Second Pizza
Georgetown Tees
Reren Lamen & Bar
mobydick HOUSE OF KABOB

muncheez
Khin Sushi
south moon under
Andy's PIZZA
Filomena Ristorante
Laveda Lash & Brow Boutique
movement

WISCONSIN AVENUE NW

alo yoga
Event Space
ARITZIA
ARC'TERYX
VUORI
Popup Bagels
EXECUTIVE BRANCH
PINSTRIPES
Brasero Atlantico

NEIGHBORHOOD

3132 M Street NW
Washington, DC

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LAYOUT

Second Level

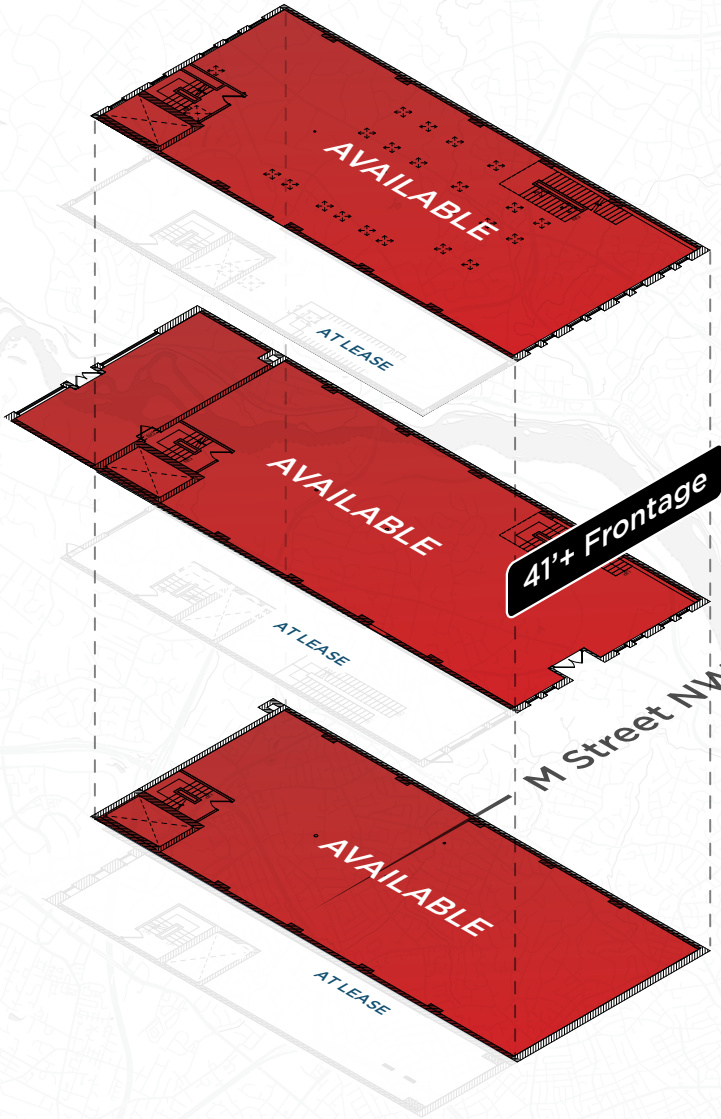
13’ 6” Ceiling Height **3,891 SF**

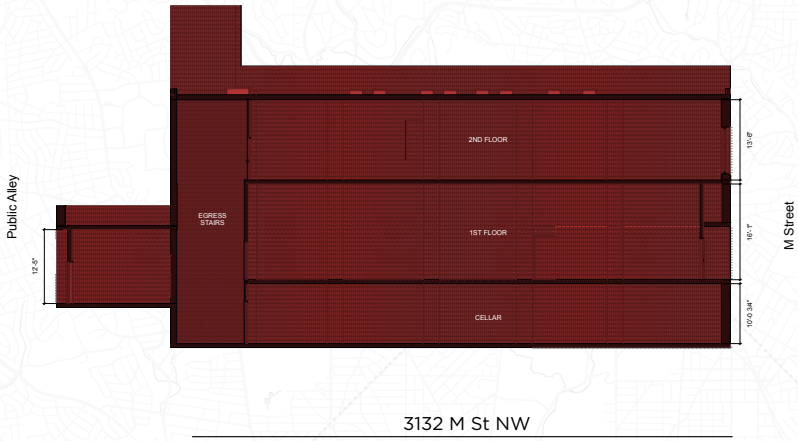
Street Level

16’ 1” Ceiling Height **4,646 SF**

Lower Level

10’ 1” Ceiling Height **3,892 SF**

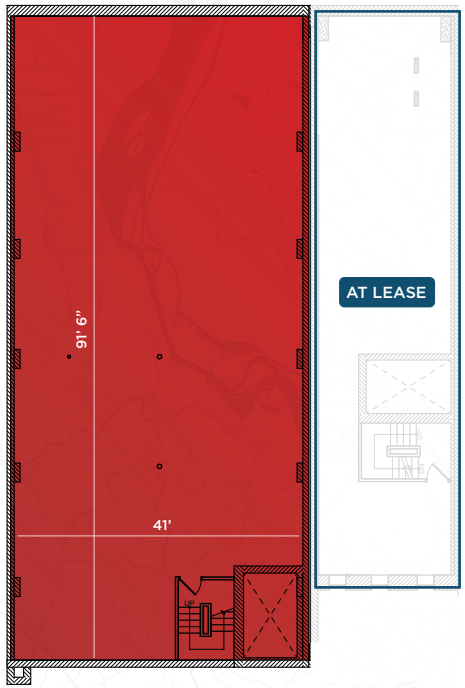




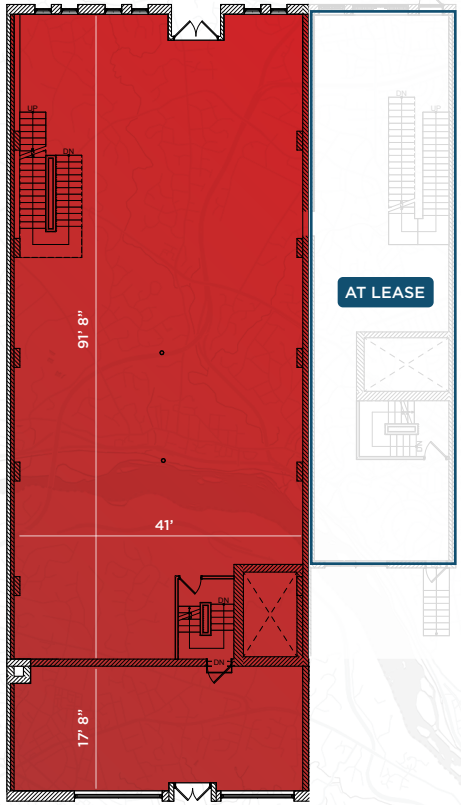
SPECS

Square Footage | 12,429 SF
Ceiling Heights | 10’ - 16’ 1”
Frontage | 41’
Timing | Immediate
Rent/Nets | Available Upon Request

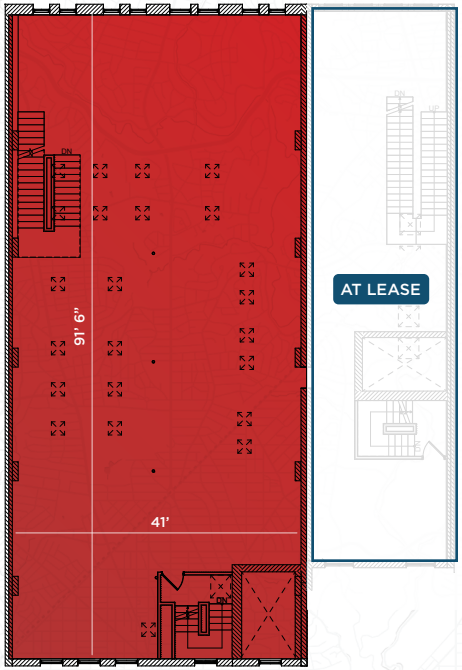
FLOORPLAN



Lower Level



Street Level



Second Level

SPECS

AVAILABLE

Square Footage | 12,429 SF
- **Lower Level** | 3,892 SF
- **Street Level** | 4,646 SF
- **Second Level** | 3,891 SF

Ceiling Heights | 10' - 16' 1"
Frontage | 41'
Timing | Immediate
Rent/Nets | Available Upon Request

AT LEASE

Square Footage | 4,796 SF
- **Lower Level** | 1,620 SF
- **Street Level** | 1,583 SF
- **Second Level** | 1,593 SF

Ceiling Heights | 9' 4" - 19' 10"
Frontage | 19' 10"
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 GEORGETOWN

25,939 GWU

TOTAL VISITORS
TO GEORGETOWN IN 2023

12.5M

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
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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