

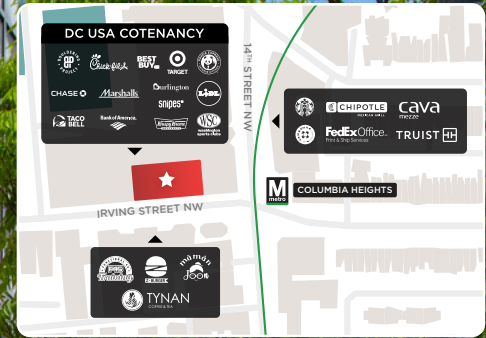


DOCHTER & ALEXANDER
RETAIL ADVISORS

HOP RESTAURANT



VENTED 2ND GENERATION RESTAURANTS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | +/- 789 - 10,189 SF

Ceiling Heights | 20' slab to slab

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

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HIGHLIGHTS

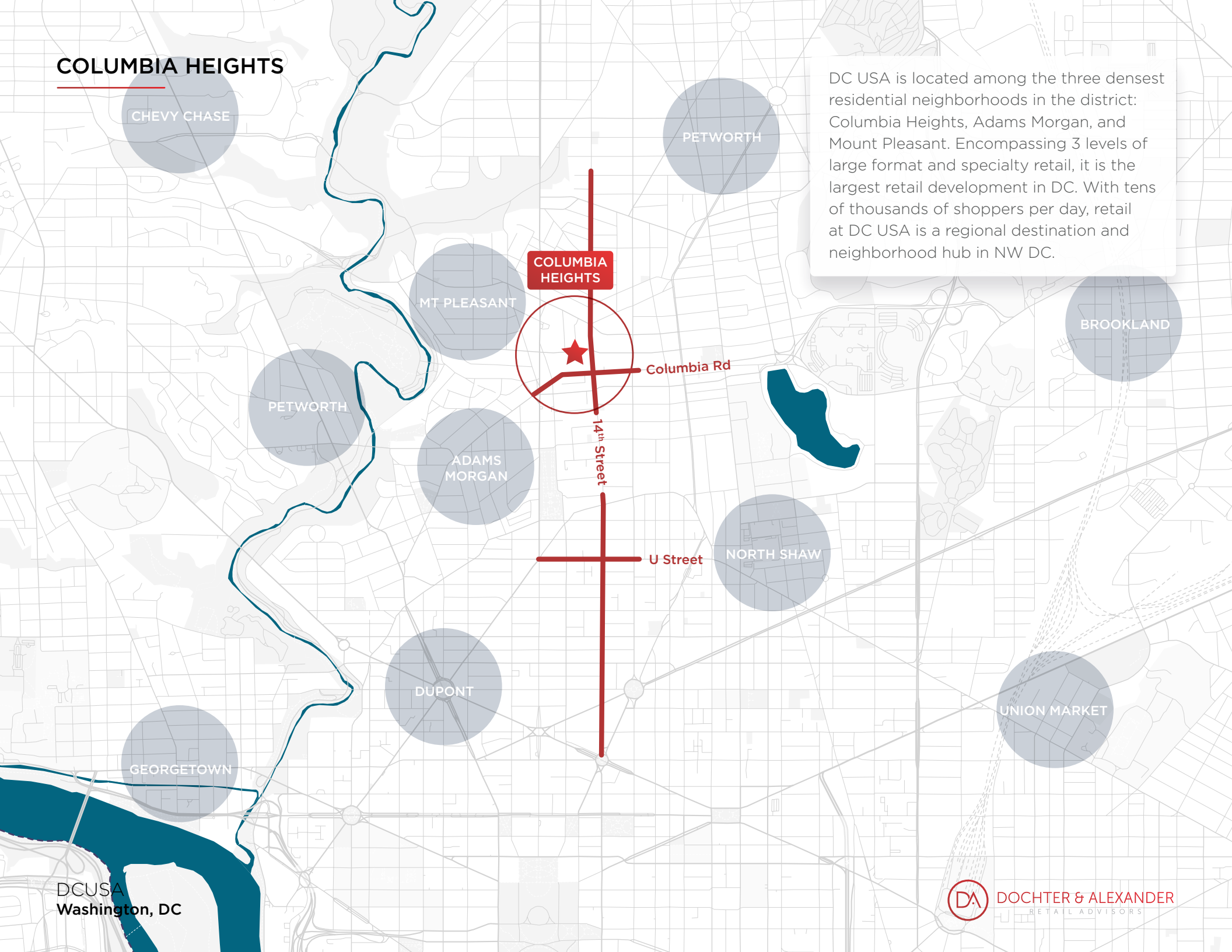
- Three second-generation restaurant spaces fronting Irving Street with flexible demising options and metro accessibility
- DC USA, the largest retail development in DC, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights
- On a typical 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



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.

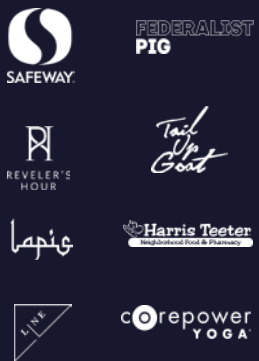


CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC

IRVING ST
7,508 ADT



COLUMBIA HEIGHTS
9,840 WALKERS | 6,007 WHEELCHAIR
AVERAGE EXITS

PARK RD
5,252 ADT

14TH STREET
13,155 ADT

11TH STREET 6 MIN WALK

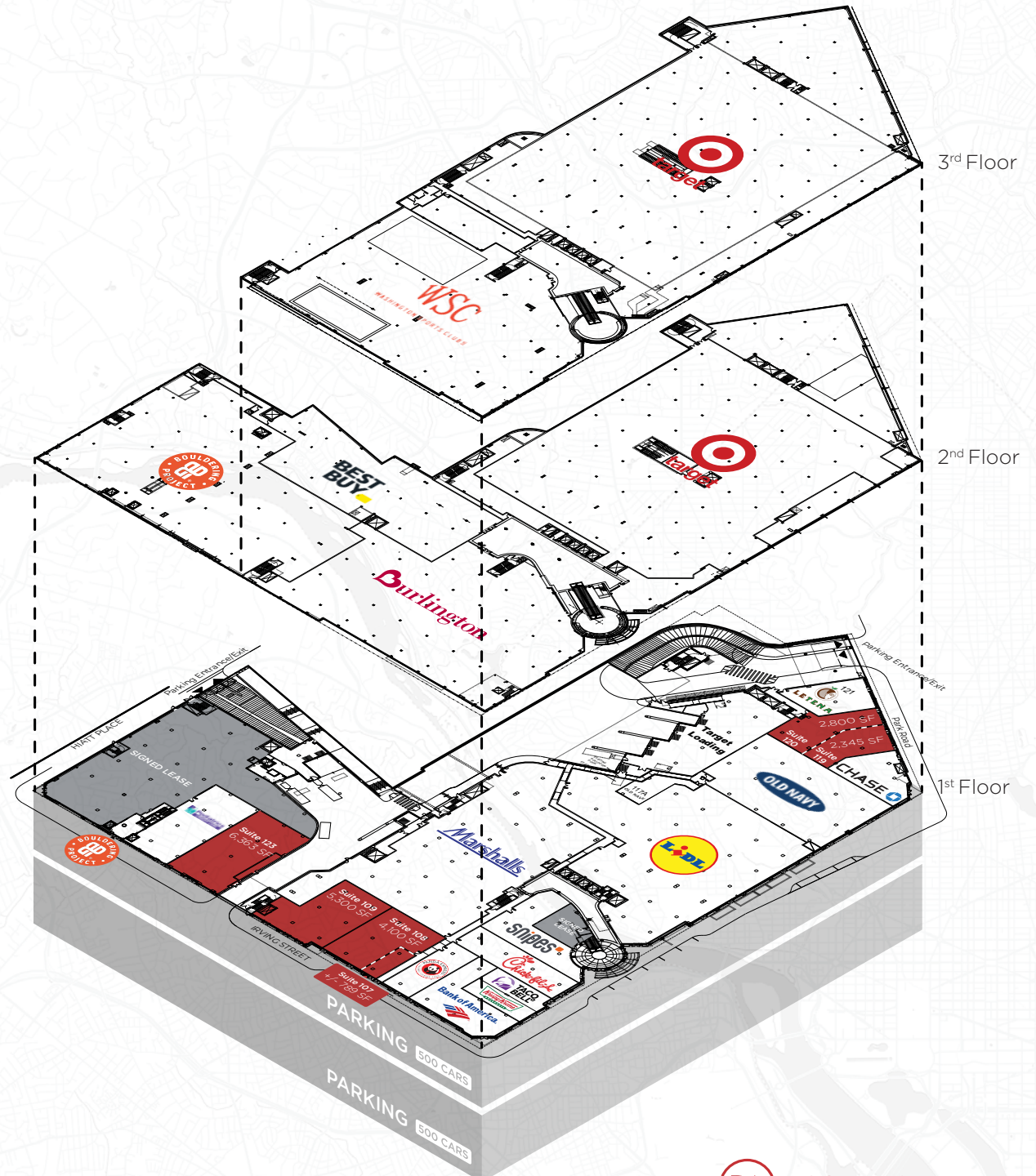


PROJECT STACK

TARGET
LIDL
WASHINGTON SPORTS CLUB
CHASE
OLD NAVY
BEST BUY
BURLINGTON
BOULDERING PROJECT
PM PEDIATRICS
PANDA EXPRESS
BANK OF AMERICA
CHICK-FIL-A
KRISPY KREME
TACO BELL
SNIPES
MARSHALLS
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



CURRENT FLOORPLAN

SUITE 107 - 109



SPECS

SUITE 107

Square Footage | +/- 789

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting available

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 108

Square Footage | 4,100

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting available

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 109

Square Footage | 5,300

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting available

Timing | Immediate

Rent/Nets | Available Upon Request

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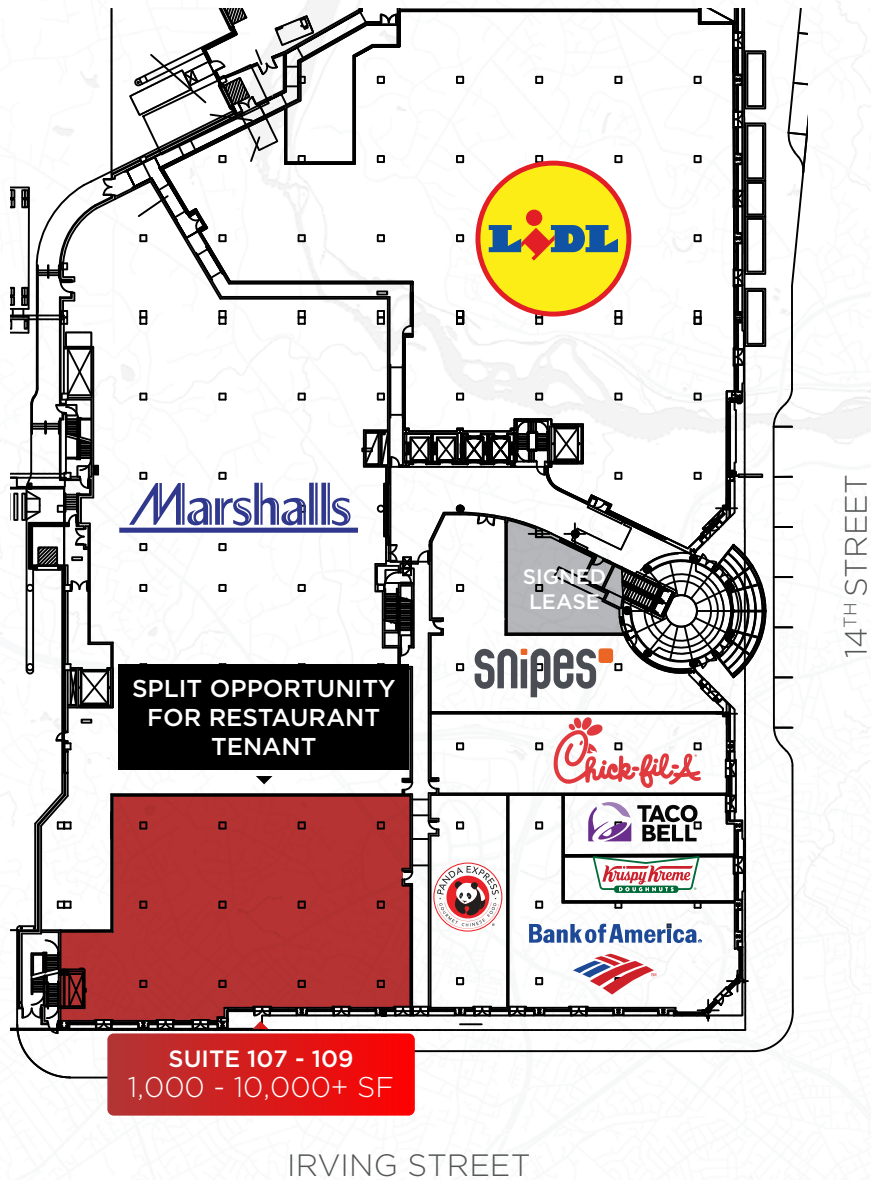
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FULL FLOORPLAN

DEMISING FLEXIBILITY FOR RESTAURANT USE



SPECS

SUITE 107 - 109 COMBINED

Square Footage | 1,000 - 10,000

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting available

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



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

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