



DOCHTER & ALEXANDER
RETAIL ADVISORS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | 2,345 - 5,145 SF

Ceiling Heights | 20' slab to slab

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

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HIGHLIGHTS

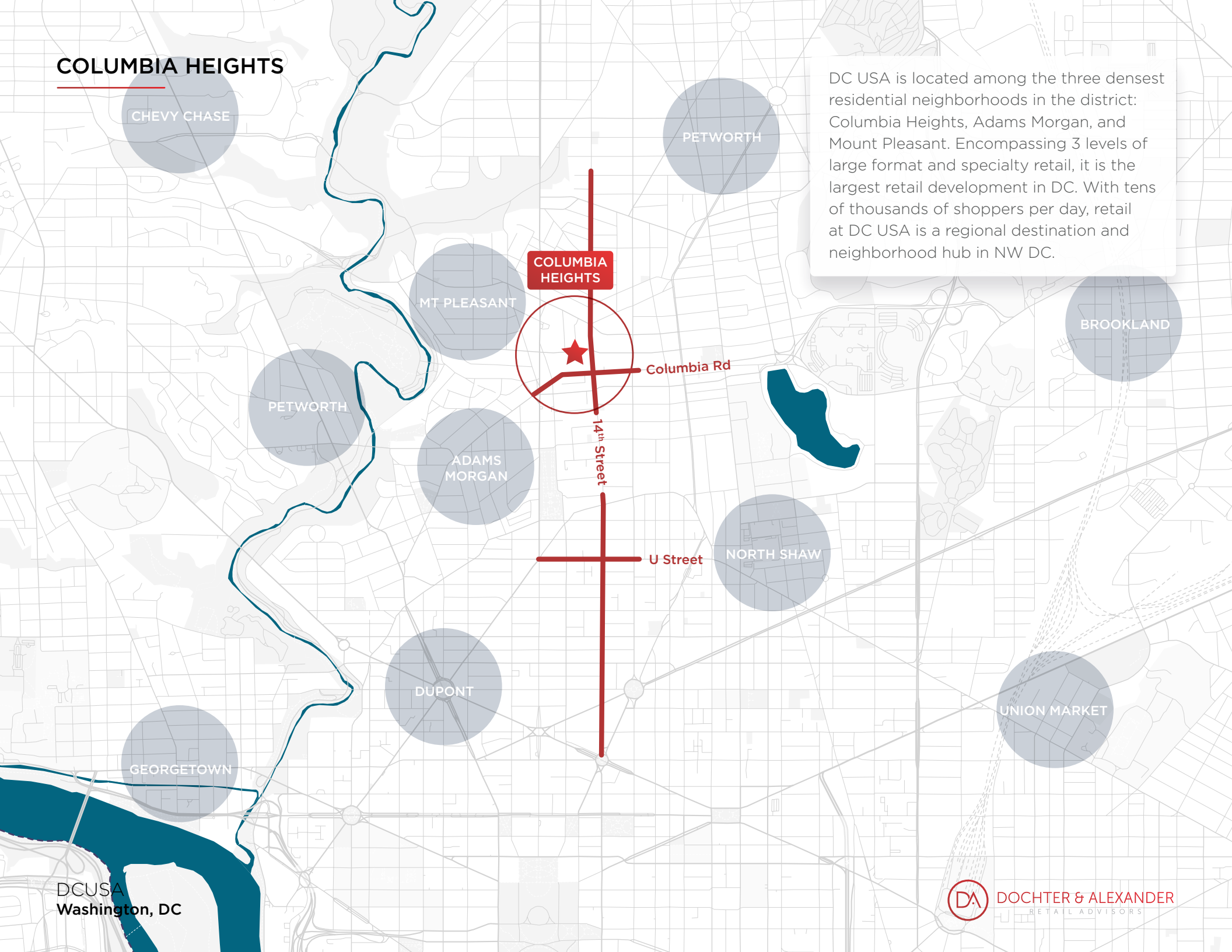
- DC USA, the largest retail development in DC, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights
- There is a two-level underground parking facility containing 1,000 spaces in addition to 90 covered bicycle storage spots on site
- 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.



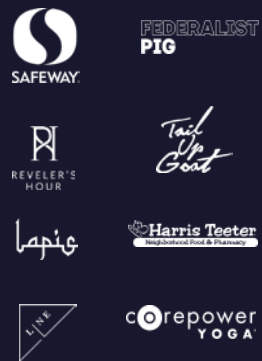
DCUSA
Washington, DC

CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC

11TH STREET 6 MIN WALK



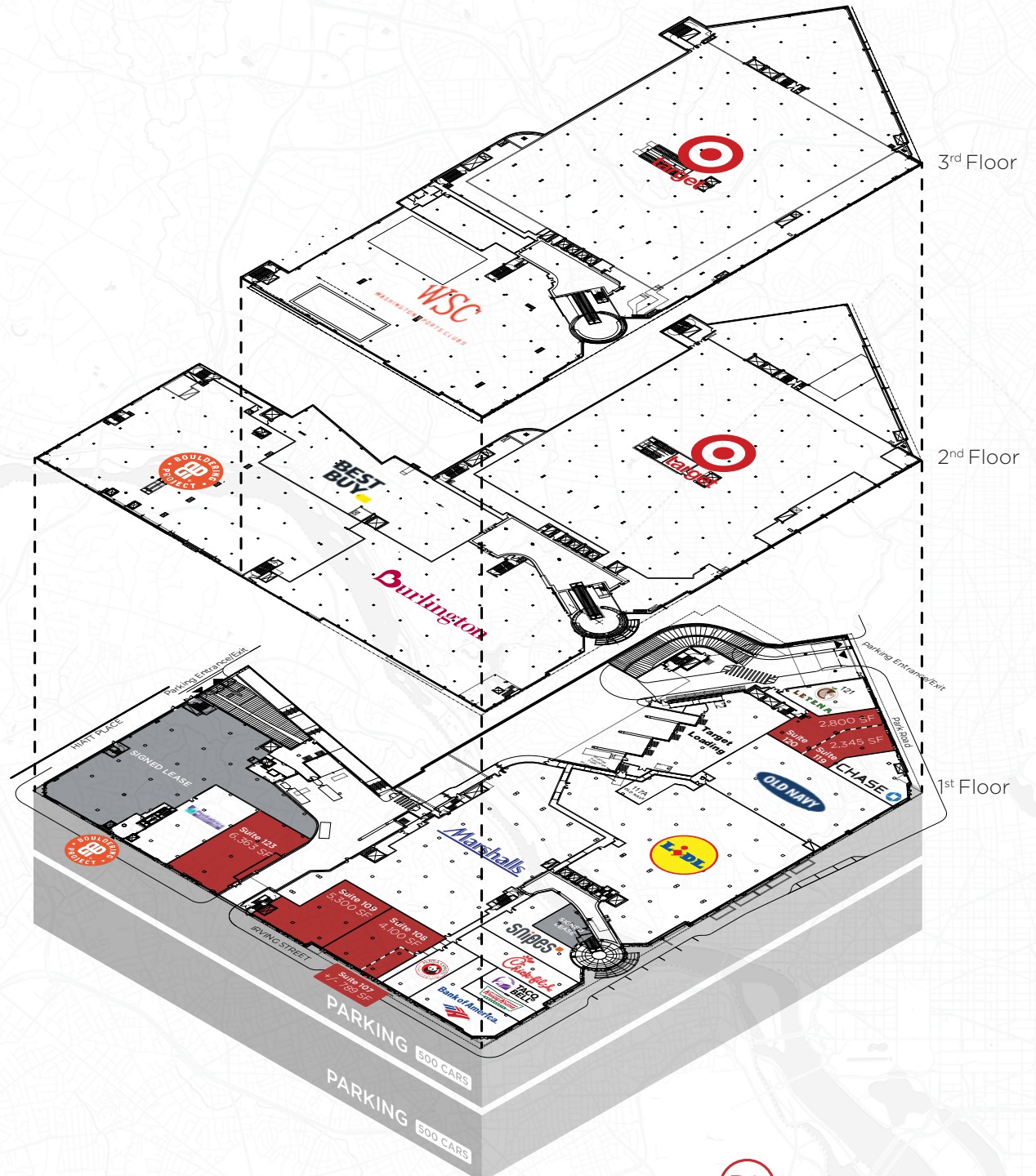
M metro
COLUMBIA HEIGHTS
9,840 sq ft | 6,000 sq ft
AVERAGE EXITS

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



FULL FLOORPLAN

SUITE 119 & 120



SPECS

SUITE 119

Square Footage | 2,345

Ceiling Heights | 20' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 120

Square Footage | 2,800

Ceiling Heights | 20' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 119 & 120 COMBINED

Square Footage | 5,145

Ceiling Heights | 20' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

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[DOCHALEX.COM](https://www.dochalex.com)



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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