



DOCHTER & ALEXANDER
RETAIL ADVISORS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

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

Ceiling Heights | Up to 20'

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



CHASE

Marshall's



Burlington

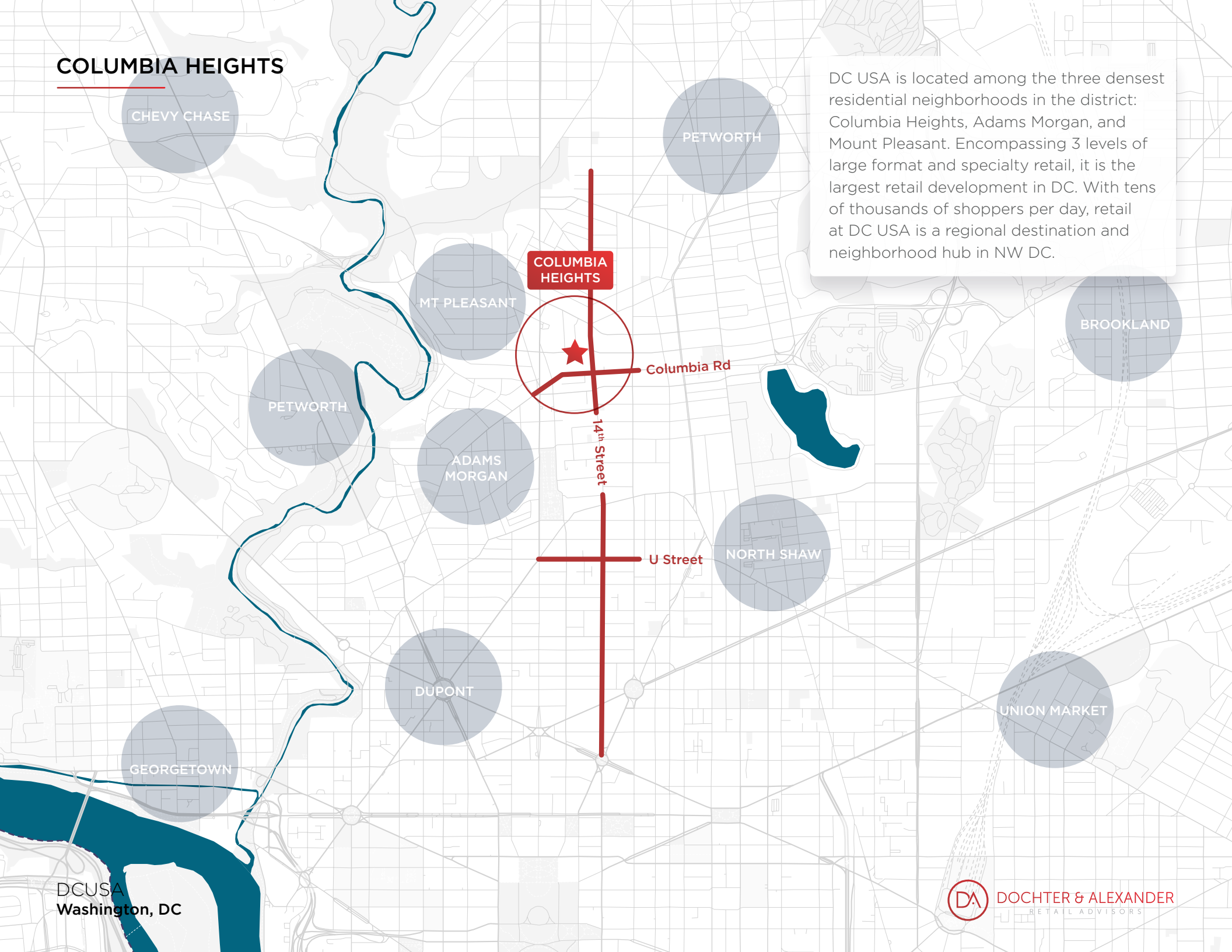
WSC
WASHINGTON SPORTS CLUBS

OLD NAVY

LIDL

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.



CHEVY CHASE

PETWORTH

COLUMBIA HEIGHTS

MT PLEASANT

BROOKLAND

PETWORTH

ADAMS MORGAN

Columbia Rd

14th Street

U Street

NORTH SHAW

DUPONT

GEORGETOWN

UNION MARKET

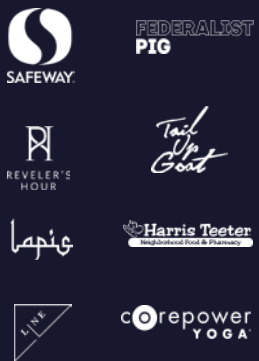
DCUSA
Washington, DC

CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC

PARK RD
5,252 ADT

IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

LEENA

CHASE

TARGET

OLD NAVY

Burlington

snipes

BEST BUY

WSC
Washington sports clubs

Chick-fil-A

TACO BELL

petco

Bank of America

UPS

Children's National

Subway

PNC

MATTRESS Warehouse

Giant

WELLS FARGO

DAVE'S HOT CHICKEN

PHO 72

citibank

CAMPERO

T Mobile

CHIPOTLE

FedEx Office
Print & Ship Services

Starbucks

cava
mezze

TRUIST

M metro

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

TYNAN
CORONA TEA

mamam JON

SEBIZ

DC BOBA

11TH STREET 6 MIN WALK



LEASING OPPORTUNITIES

FIRST FLOOR



SPECS

SUITE 107

Square Footage | +/- 789

Ceiling Heights | 19' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 108 DIVISIBLE

Square Footage | 4,100

Ceiling Heights | 19' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 109

Square Footage | 5,300

Ceiling Heights | 20' slab to slab

Venting | Type 1 (grease) venting

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 119 & 120

Square Footage | 2,345 - 5,145

Ceiling Heights | 20' slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request

SUITE 123

Square Footage | 6,393

Ceiling Heights | 17' 7" slab to slab

Timing | Immediate

Rent/Nets | Available Upon Request



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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