



DOCHTER & ALEXANDER
RETAIL ADVISORS

RECENTLY SIGNED



YORK AVE



1100 NEW YORK
WASHINGTON, DC

Square Footage | 2,548 SF

Rent/Nets | Negotiable

Timing | Arranged

Ceiling Heights | 11' 10" slab to slab

EAST END PROPERTY

CONTACT

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HIGHLIGHTS

- Centrally located with over 48 million SF of office and over 8,600 residential units within a half-mile radius; 1100 New York Ave is a true 24/7 destination
- Second-generation restaurant opportunity at a prime DC corner, directly across from CityCenterDC's Tatte and along the same stretch as Rivian
- A strong, new lineup of best-in-class tenants such as Rivian and chef-driven concepts such as La Midi by Hakan Ilhan, Any Day Now by Tim Ma and Rosselli by Ashok Bajaj

NEARBY TENANTS



CONCEPTUAL STOREFRONT RENDERING

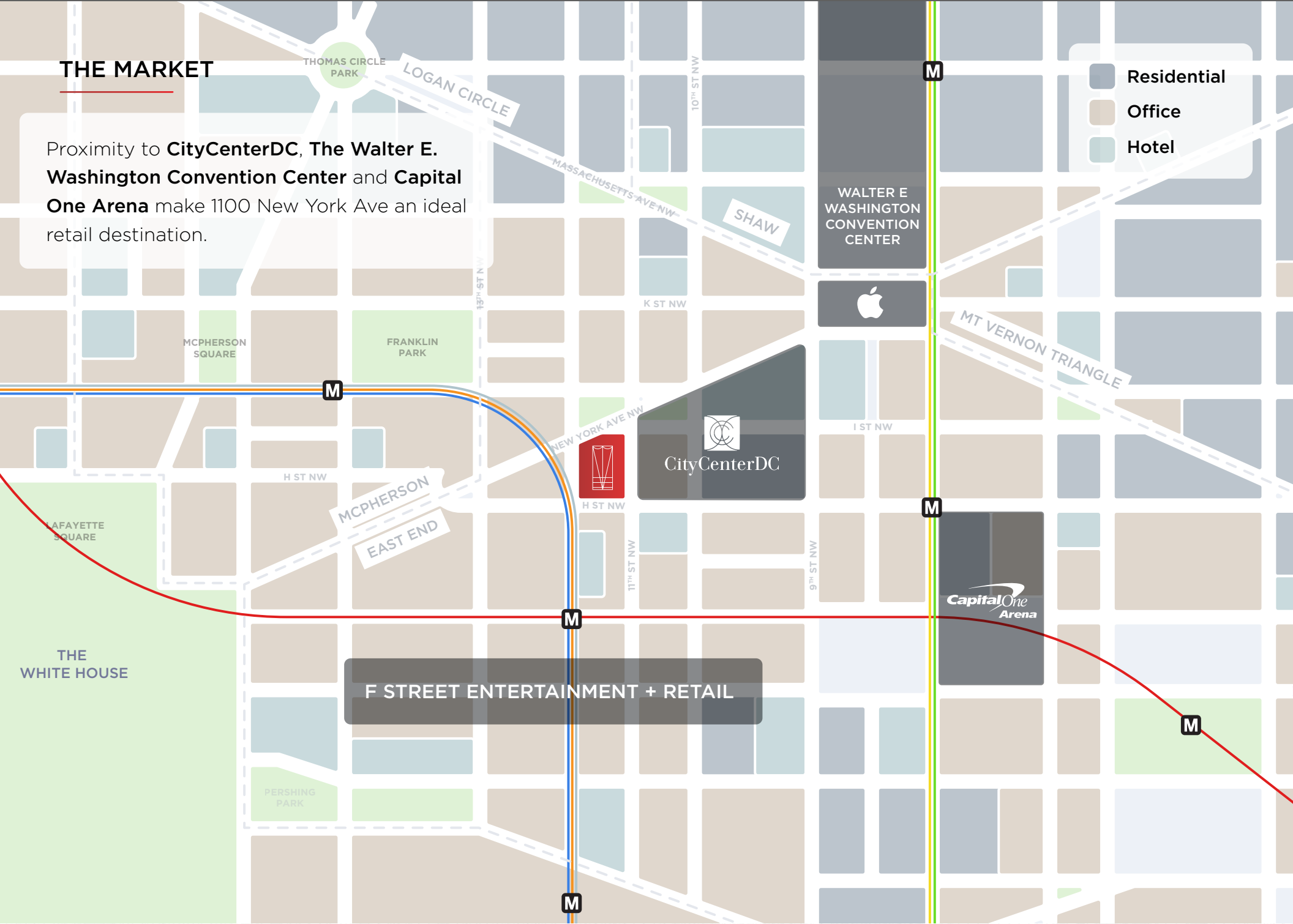


1100 New York Ave NW
Washington, DC

THE MARKET

Proximity to **CityCenterDC**, **The Walter E. Washington Convention Center** and **Capital One Arena** make 1100 New York Ave an ideal retail destination.

- Residential
- Office
- Hotel



F STREET ENTERTAINMENT + RETAIL

1100 New York Ave NW
Washington, DC

CO-TENANCY

1 MILE DEMOGRAPHICS

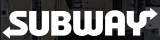
Office Inventory	98M SF
Daytime Population	332,925
Average Household Income	\$180,677
Hotel Keys	18,580
Food Away From Home (AVG)	\$7,031



11th ST NW
12,369 ADT

12th ST NW
16,168 ADT

9th ST NW
18,827 ADT



MCPHERSON SQUARE
5,503 WKDYS | 2,109 WKND
AVERAGE EXITS



SLIPSTREAM
COFFEE COCKTAILS PRODUCTIONS



BOBBY VAN'S



Hilton Garden Inn

The Cheesecake Factory



GONG CHA



CVS pharmacy

Wawa



macy's

METRO CENTER
11,042 WKDYS | 5,781 WKND
AVERAGE EXITS



OCEAN PRIME
FISH STEAKS COCKTAILS

GRAND HYATT

WARBY PARKER

BOQUERIA

SILVER MIRROR
FACIAL BAR

ZAYTINYA

GALLERY PL-CHINATOWN
8,820 WKDYS | 7,969 WKND
AVERAGE EXITS



ANN TAYLOR



CHOPT

OLD EBBITT GRILL



THE OCCAIRE
tj.maxx



BARNES & NOBLE



SUCCOTASH THE SMITH

NATIONAL PORTRAIT GALLERY

WILLARD INTERCONTINENTAL WASHINGTON DC

THE HENRI

TOSCA
RESTORANTE & BAR
NORDSTROM rack

EXPRESSO EST 1976 MANGO RIGGS
PERUVIAN CONNECTION WASHINGTON D.C.

SHAKE SHACK puttery

National Theatre



LANDMARK THEATRES FORD'S THEATRE

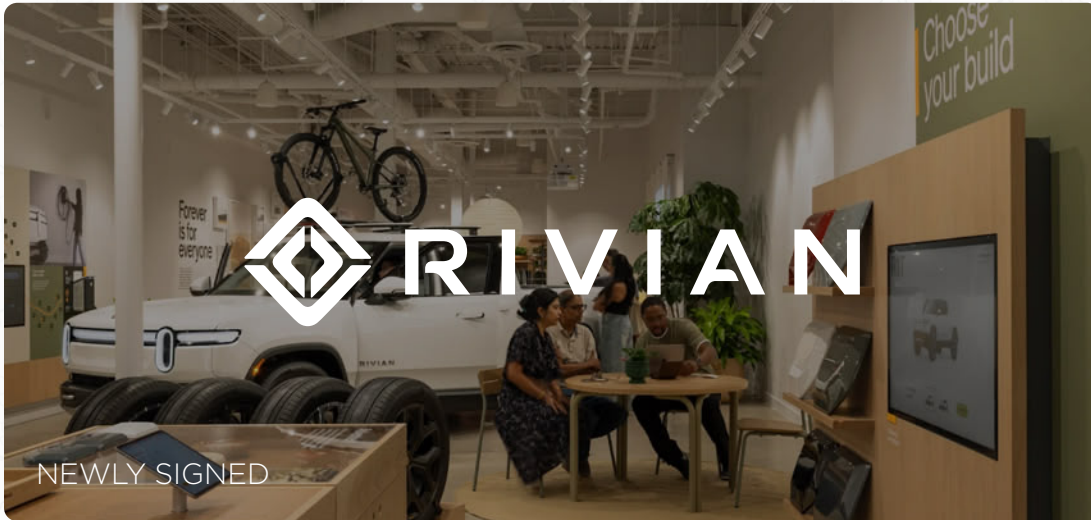


Penn Social minibar DOCHTER & ALEXANDER RETAIL ADVISORS

1100 New York Ave NW
Washington, DC

COTENANCY OVERVIEW

BEST-IN-CLASS & CHEF-DRIVEN CONCEPTS



NEIGHBORS



1100 New York Ave NW
Washington, DC

FLOORPLAN

SUITE 1



SPECS

SUITE 1

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LOBBY & ATRIUM RENDERING



1100 New York Ave NW
Washington, DC

LOBBY & ATRIUM RENDERING





TOTAL OFFICE INVENTORY
WITHIN .5 MILES

47,306,227 SF

NEARBY OFFICE TENANTS

Bloomberg **Arnold & Porter**
 
 American Hospital Association

AVERAGE DAILY METRO RIDERS
ON WEEKDAYS IN 2026

16,641 **16,774**
 METRO CENTER GALLERY PLACE

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	38,767	115,111	332,925
AVERAGE HOUSEHOLD INCOME	\$202,916	\$179,991	\$180,677
TOTAL HOUSING UNITS	1,005	8,831	36,005
FOOD AWAY FROM HOME (AVG)	\$8,023	\$7,075	\$7,031

**2025 Data*



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FOR INQUIRIES, CONTACT

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