

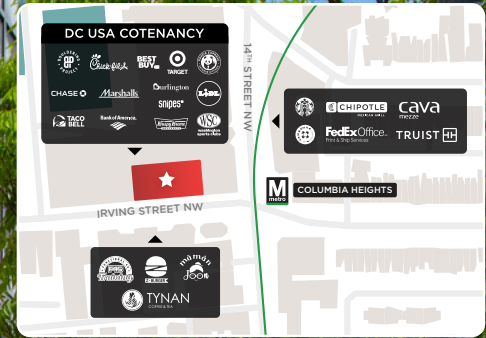


DOCHTER & ALEXANDER  
RETAIL ADVISORS

HOP RESTAURANT



VENTED 2<sup>ND</sup> 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

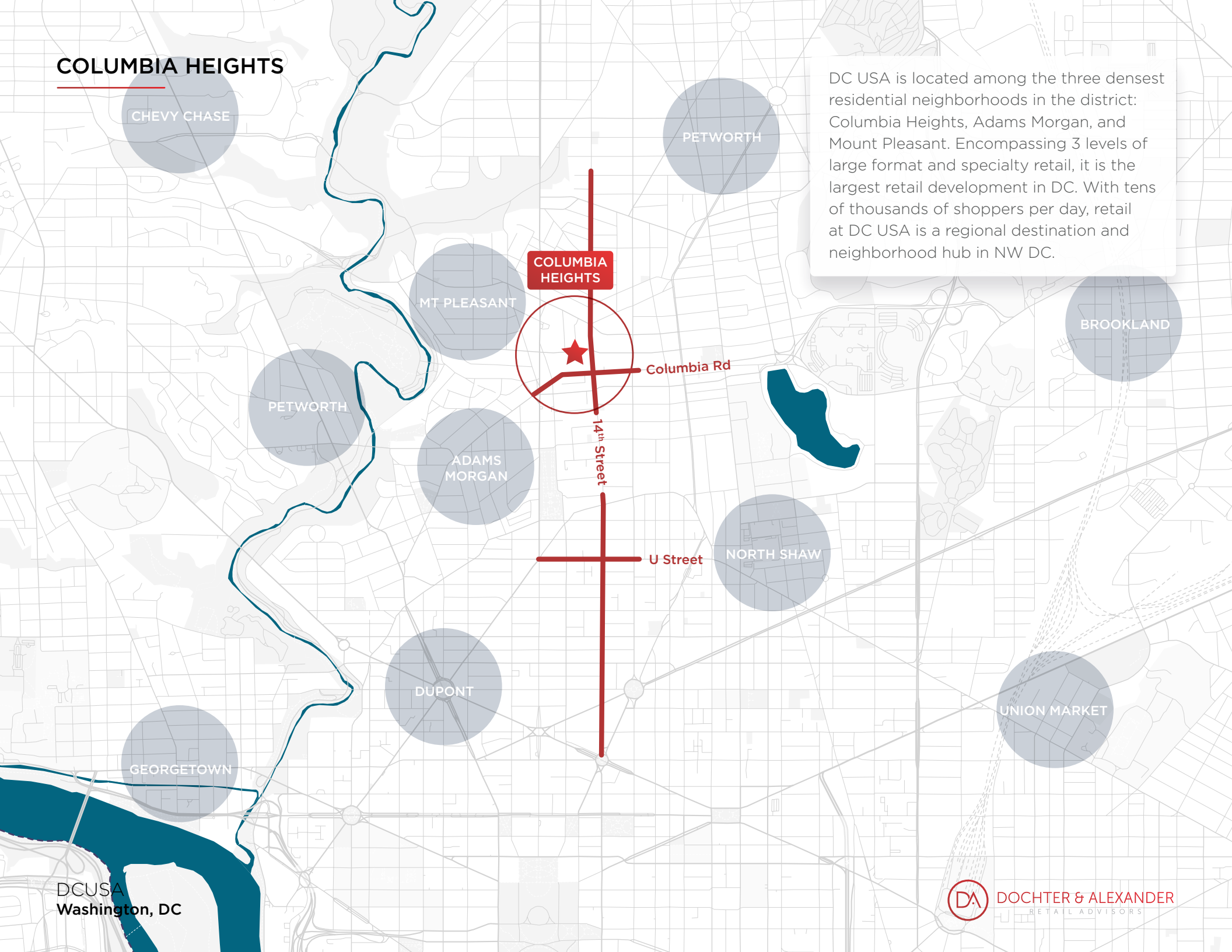
- Three second-generation restaurant spaces fronting Irving Street with flexible demising options and metro accessibility
- DC USA, the largest retail development in DC, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights
- On a typical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



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

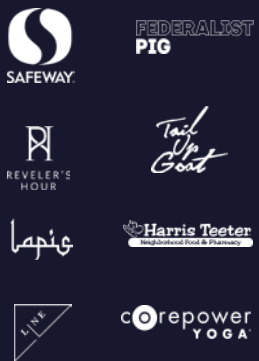
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# CO-TENANCY

## MT PLESANT 5 MIN WALK



## ADAMS MORGAN 12 MIN WALK



DCUSA  
Washington, DC

IRVING ST  
7,508 ADT



PARK RD  
5,252 ADT



14TH STREET  
13,155 ADT

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



## 11TH STREET 6 MIN WALK





# 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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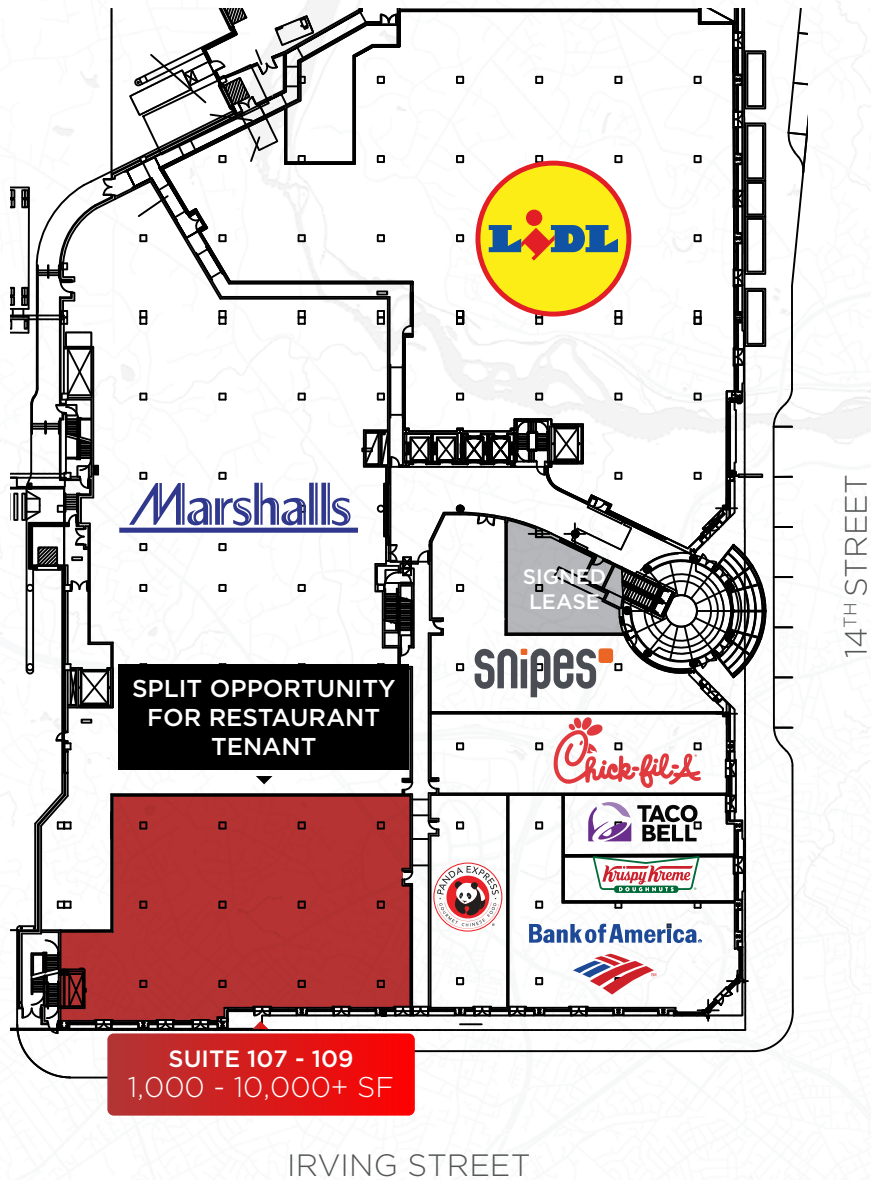
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# FULL FLOORPLAN

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 14<sup>TH</sup>, 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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