



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



CHASE

Marshalls



Burlington

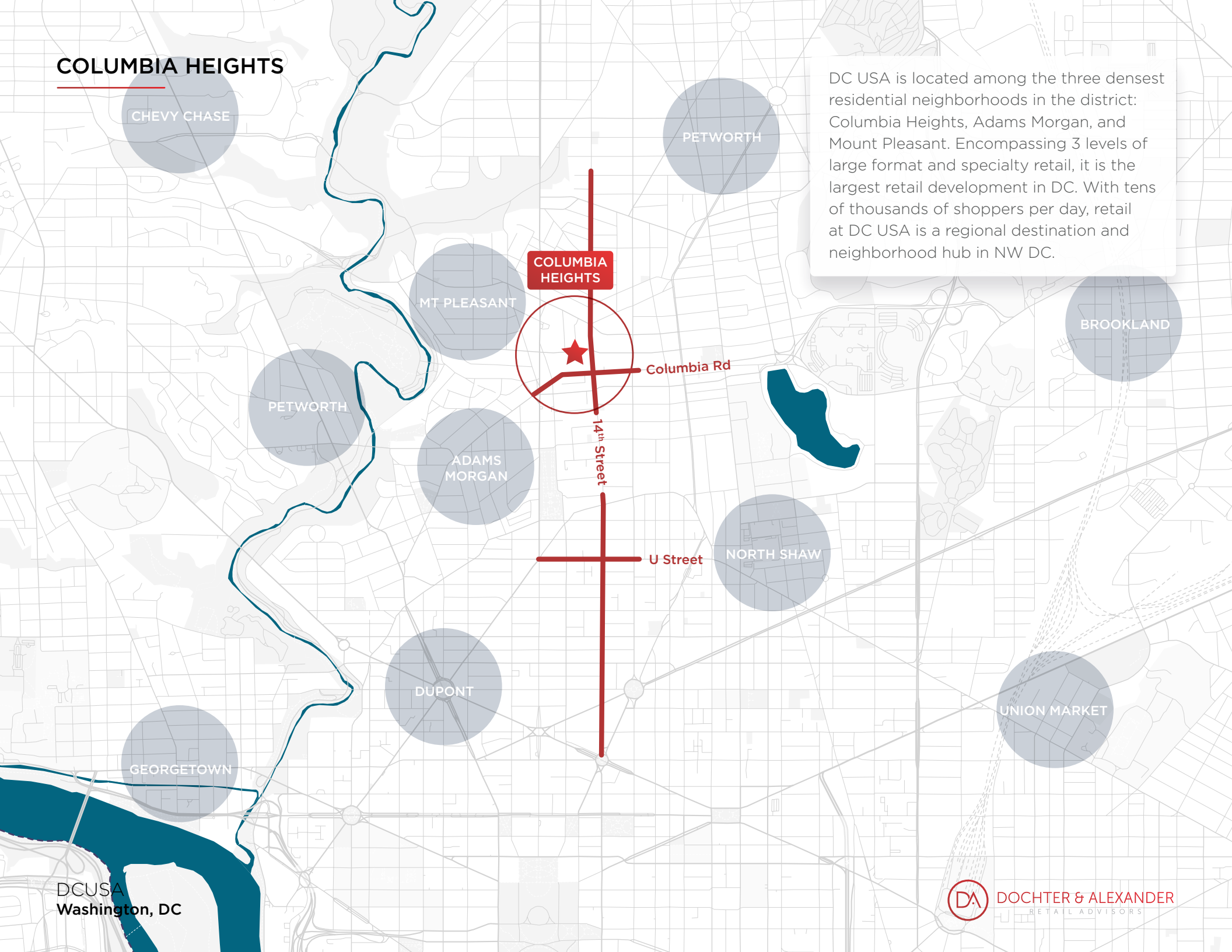
WSC  
WASHINGTON SPORTS CLUBS

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

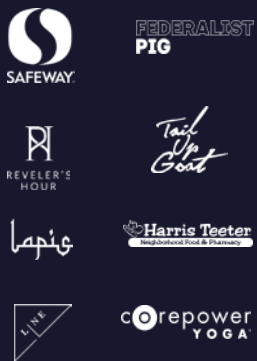
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# CO-TENANCY

## MT PLESANT 5 MIN WALK



## ADAMS MORGAN 12 MIN WALK



DCUSA  
Washington, DC

## 11TH STREET 6 MIN WALK



PARK RD  
5,252 ADT

IRVING ST  
7,508 ADT

14TH STREET  
13,155 ADT

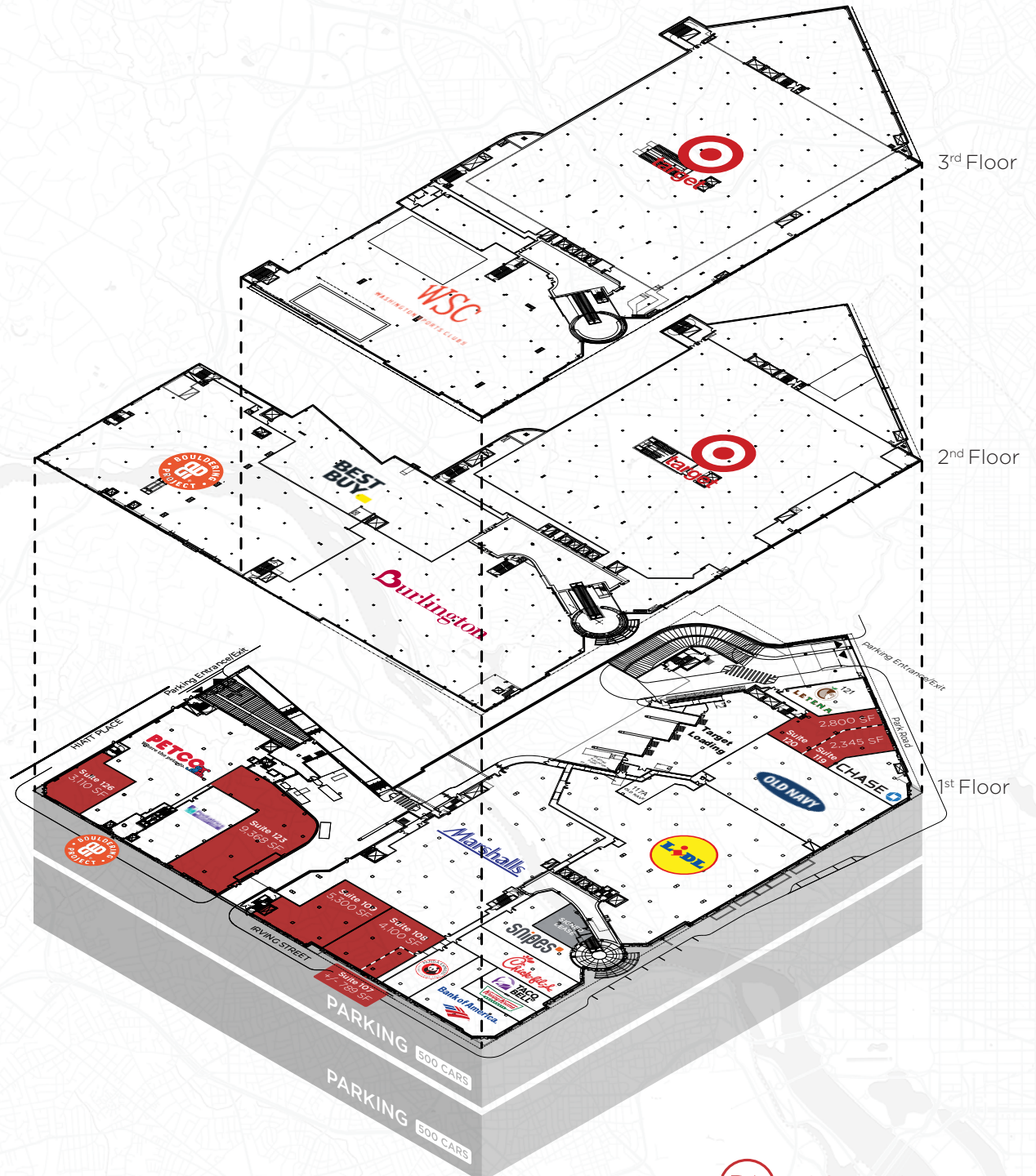
COLUMBIA HEIGHTS  
9,840 <sup>WEEKLY</sup> | 6,007 <sup>WEEKLY</sup>  
AVERAGE EXITS

## PROJECT STACK

TARGET  
LIDL  
WASHINGTON SPORTS CLUB  
CHASE  
OLD NAVY  
BEST BUY  
BURLINGTON  
BOULDERING PROJECT  
PM PEDIATRICS  
PETCO  
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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## AVERAGE DAILY PEDESTRIANS

PASSING DC USA ON 14<sup>TH</sup>, 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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