



DOCHTER & ALEXANDER
RETAIL ADVISORS



EXISTING STOREFRONT

3130-3132 M STREET NW
WASHINGTON, DC | GEORGETOWN

CONCEPTUAL RENDERING

Square Footage | Up to 17,225 SF

Frontage | Up to 61' on M Street NW

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

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HIGHLIGHTS

- Situated at the iconic retail corridor of **M Street NW** and **Wisconsin Avenue NW** alongside high-profile brands such as **Vuori**, **Arcteryx**, **Aritzia**, **Todd Snyder**, **Frame**, **Rag & Bone**, **Google Store**, **On Running**, **Ralph Lauren** and **Barnes & Noble**
- Positioned alongside **M Street NW** with exposure to **23,700 average daily traffic**
- Within close reach of **Georgetown University** and **GW University**, drawing from a **combined student population of 46,923**.

NEARBY TENANTS

BARNES
& NOBLE

rag & bone

ARITZIA

Google Store

ARCTERYX

vuori

g

FRAME

RALPH LAUREN

TODD SNYDER

NEARBY CO-TENANCY

THE
OAK
ROOM
Barbour

Abercrombie & Fitch

POP MART

sunglass hut

Marine Layer

TODD SNYDER

BLOSSOM DAILY

CCS

MEJURI

WARBY PARKER

ATHLETA

Google Store

AWAY



ZADIG & VOLTAIRE

vineyard vines

OC

PNC

new balance

Levain

URBAN OUTFITTERS

Blue Nile

FRAME

State of Liberty

31st STREET NW

3130 M STREET NW



PACERS RUNNING



Georgetown Tees
Reren Lamen & Bar

mobydick

muncheez

Khin Sushi

south moon
under

Andie's PIZZA

Filomena
Ristorante

Lovely Lash &
Brow Boutique

for movement

WISCONSIN AVENUE NW

C&O CANAL

PAPER SOURCE
STAUD
gorjana
Reformation
WASHINGTON
Old Stone House
FARM RIO
bluemercury
rag & bone
Glossier.
rag & bone
JCREW

CROWN BRILLIANCE
LE LABO
five people

M STREET NW



THOMAS JEFFERSON STREET NW

FLAVIO
RESTAURANT & BAR

il Canale
georgetown

BLUEFIN
SUSHI

UNDER
CONSTRUCTION
The Bazaar House by
José Andrés:
multiple José Andrés
F&B concepts plus
12,000 SF of Retail

INDOCHINO
UNITED
BANK
Pay.com

Rooftop at
THE GRAHAM
GEORGETOWN

SAY CHEESE

alo yoga
Event Space
ARITZIA

PopUp
Bagels



PINSTripES

Brasero
Atlantico

ARC'TERYX
vuori

ANTHROPOLOGIE

3130-3132 M Street NW
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS

Second Level

14' 7" Ceiling Height 1,593 SF

13' 6" Ceiling Height 3,891 SF

5,484 SF Total

Street Level

19' 10" Ceiling Height 1,583 SF

16' 1" Ceiling Height 4,646 SF

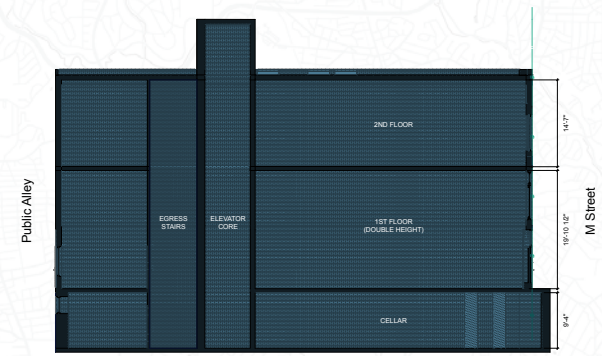
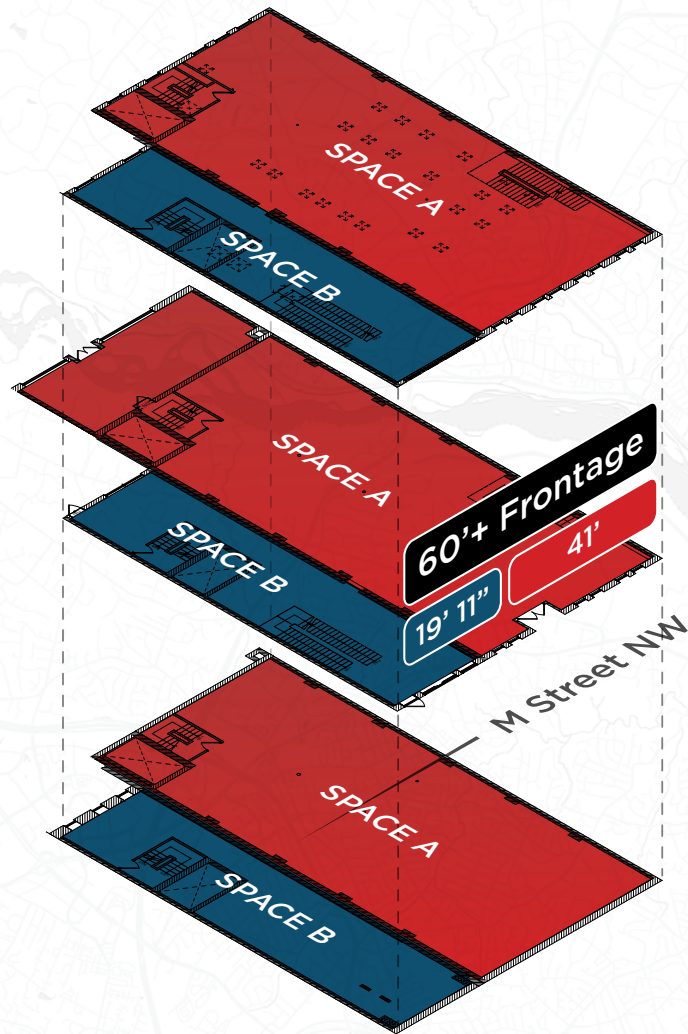
6,229 SF Total

Lower Level

9' 4" Ceiling Height 1,620 SF

10' 1" Ceiling Height 3,892 SF

5,512 SF Total

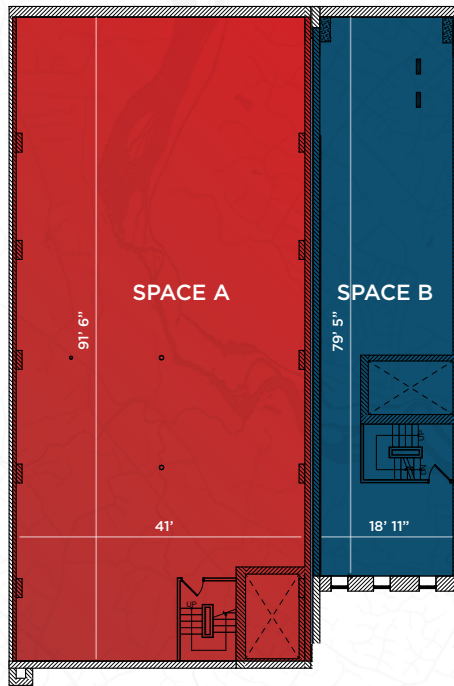


3130 M St NW

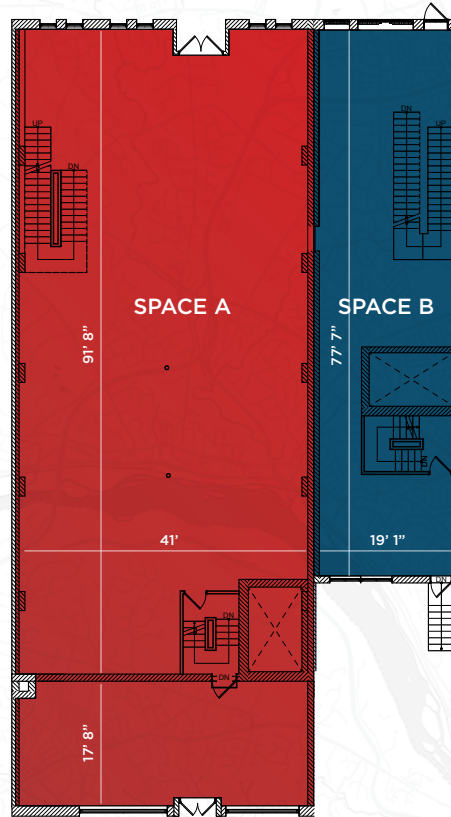


3130 M St NW

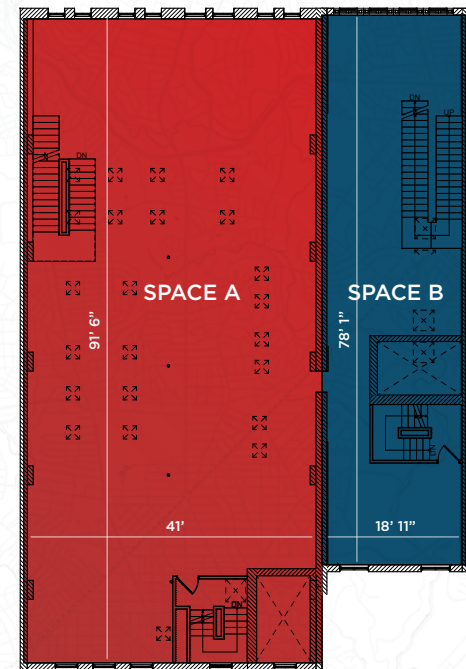
M Street NW



Lower Level



Street Level



Second Level

SPECS

SPACE A

Square Footage | 12,429 SF

Lower Level | 3,892 SF

Street Level | 4,646 SF

Second Level | 3,891 SF

Ceiling Heights | 10' - 16' 1"

Frontage | 41'

Timing | Immediate

Rent/Nets | Available Upon Request

SPACE B

Square Footage | 4,796 SF

Lower Level | 1,620 SF

Street Level | 1,583 SF

Second Level | 1,593 SF

Ceiling Heights | 9' 4" - 19' 10"

Frontage | 19' 10"

Timing | Immediate

Rent/Nets | Available Upon Request

COMBINED

Square Footage | 17,225 SF

Lower Level | 5,512 SF

Street Level | 6,229 SF

Second Level | 5,484 SF

Ceiling Heights | 9' 4" - 19' 10"

Frontage | 60' 1"

Timing | Immediate

Rent/Nets | Available Upon Request



TOTAL HOTEL ROOMS WITHIN A HALF MILE

1,568

NEARBY OFFICE SQUARE FOOTAGE WITHIN A HALF MILE

4.2M SF

TOTAL STUDENT POPULATION AT GEORGETOWN & GWU

20,984 25,939
GEORGETOWN GWU

TOTAL VISITORS TO GEORGETOWN IN 2023

12.5M

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION	10,054	20,694	127,995
AVERAGE HOUSEHOLD INCOME	\$247,221	\$235,858	\$197,477
TOTAL HOUSING UNITS	1,333	5,347	24,050
FOOD AWAY FROM HOME (AVG)	\$9,262	\$8,865	\$7,603

*2025 Data

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