

EAT STREET

DC USA



VERDE LEAF
FRESH SALADS & BOWLS

3100



KURO RAMEN

FORNO
PIZZERIA

LUCCA

PIZZERIA

PIZZERIA

PIZZERIA

PIZZERIA

PIZZERIA

PIZZERIA

PIZZERIA

PIZZERIA

HIGHLIGHTS

- ▼ **New Eat Street DC USA restaurant spaces** fronting **Irving Street**, from **700 to 15,000+ SF**, with **Type 1 grease venting** in place, **direct Metro access**, and flexibility to **combine spaces**
- ▼ **Bouldering Project** is opening a **38,000 SF climbing, fitness, and yoga destination** located along **Eat Street**, drawing an **active, highly engaged membership** through world-class climbing, group classes, and year-round social programming
- ▼ **Proven restaurant sales** with **\$118.5M on restaurant spending** within a half mile radius and **existing quick-service operators and retailers**
- ▼ On a typical weekday, approximately **25,529 pedestrians** pass the project with the number being even higher on weekends

OPPORTUNITIES

- Availability** Up to 8 spaces, 700 to 15,000+ SF
- Infrastructure** Multiple venting opportunities
- Venting** Type 1 (grease)
- Ceiling Heights** 20' slab to slab
- Parking** 1,000 spaces on site
- Timing** Immediate

COTENANCY



Marshalls

BEST
BUY



Burlington



OLD NAVY



CONTACT

Matthew Alexander

202.489.3830 | matthew@dochalex.com

David Dochter

410.258.3627 | david@dochalex.com

Elena Alexander

301.300.7690 | elena@dochalex.com



EAT STREET
at DC USA

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS

COLUMBIA HEIGHTS

CHEVY CHASE

PETWORTH

COLUMBIA
HEIGHTS

MT PLEASANT

BROOKLAND

WOODLEY
PARK

ADAMS
MORGAN

Columbia Rd

14th Street

U Street

NORTH SHAW

DUPONT

UNION MARKET

GEORGETOWN

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.

EAT STREET
at DC USA



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CO-TENANCY

MT PLEASANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



EAT STREET
at DC USA

PARK RD
5,252 ADT

IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

13TH STREET
13,155 ADT

12TH STREET
13,155 ADT

11TH STREET
13,155 ADT

10TH STREET
13,155 ADT

9TH STREET
13,155 ADT

8TH STREET
13,155 ADT

7TH STREET
13,155 ADT

6TH STREET
13,155 ADT

5TH STREET
13,155 ADT

4TH STREET
13,155 ADT

3TH STREET
13,155 ADT

2TH STREET
13,155 ADT

1TH STREET
13,155 ADT

Children's National

Subway

LE TEMA

Starbucks

Target

Burlington

HOUSE OF

BEST BUY

Marshall's

W.S.O. Washington Sports Clubs

Chai + 1

snipes

Chick-fil-A

TACO BELL

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

Bank of America

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Bank of America

11TH STREET 6 MIN WALK

THE COUPE

REDROCKS

Odd

CHUCHO

Queen's English

BUDDY'S

EL JARDIN MEXICANO

Wilderland Ballroom

ups

TRON AGE

fräiche

MATTRESS Warehouse

WELLS FARGO

Giant

PHO 72

citibank

CAMPERO

ALLURE NAIL BAR

T Mobile

GEICO

CHIPOTLE

FedEx Office

tropical CAFE

Starbucks

CAVA

TRUIST

DEMOGRAPHICS

	.5 MILE	.75 MILE	1 MILE
Total Population	37,691	66,019	89,921
Total Households	18,463	32,928	45,006
Population Density	48,764	38,341	30,616
Median HH Income	\$117,326	\$124,411	\$132,431
Average HH Income	\$165,797	\$174,404	\$183,715
Restaurant Spending	\$118.5M	\$223M	\$320.8M

COLUMBIA HEIGHTS
9,840 HHs | 6,001 WOOD
AVERAGE EXITS

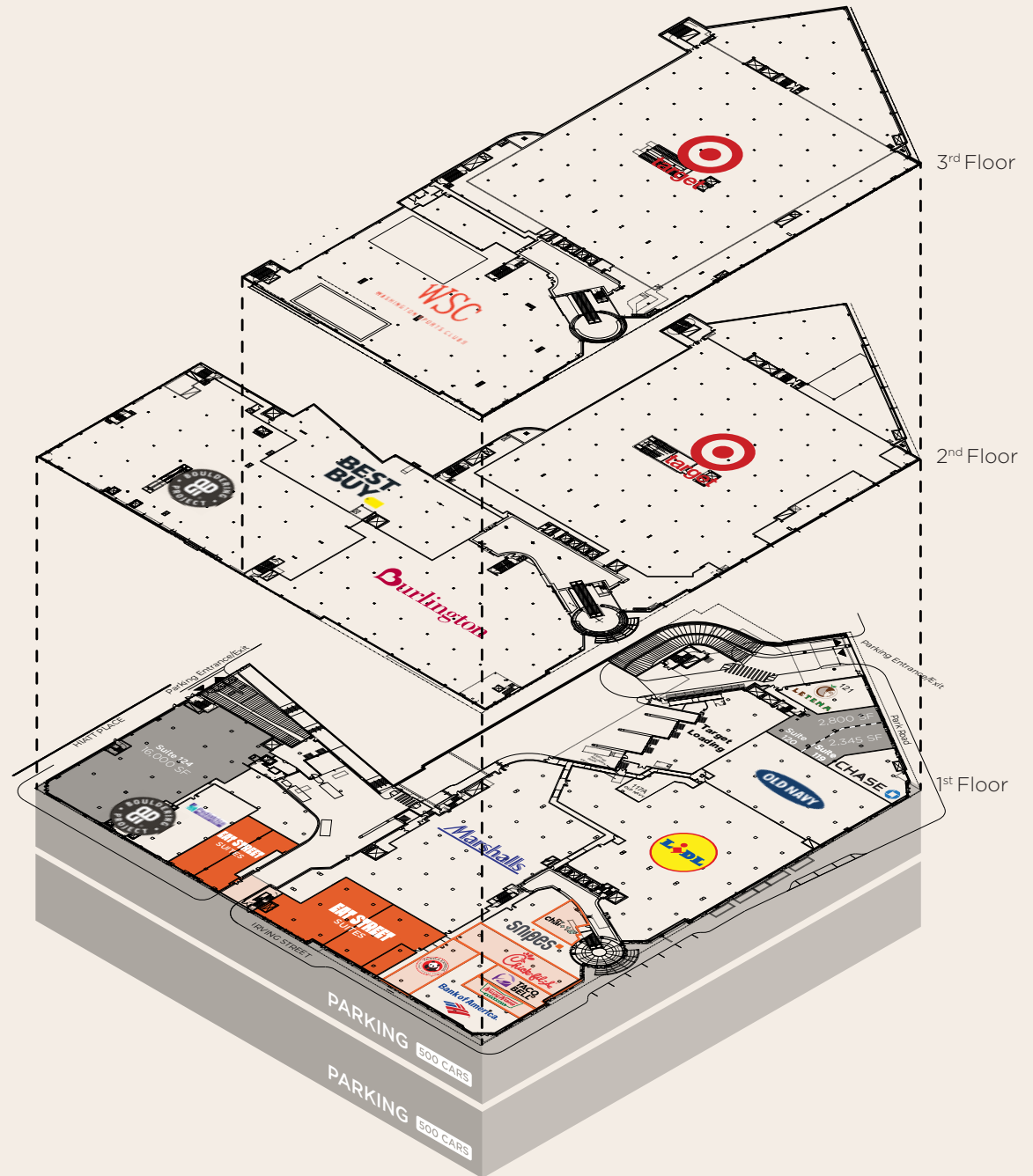
PROJECT STACK

TARGET
LIDL
CHAI PLUS ONE
CHASE
OLD NAVY
BEST BUY
BURLINGTON
BOULDERING PROJECT
PM PEDIATRICS
PANDA EXPRESS
BANK OF AMERICA
CHICK-FIL-A
KRISPY KREME
TACO BELL
SNIPES
MARSHALLS
LA TENA
WASHINGTON SPORTS CLUB

NEARBY TENANTS

GIANT
GALA THEATRE
PNC
CHIPOTLE
CAVA
DAVE'S HOT CHICKEN
STARBUCKS
SABEH CAFÉ AND PASTRY
Z BURGER
MAMA JOON
BOMBAY STREET FOOD
ELLE
FRAICHE
IRON AGE KOREAN BBQ
JOIA BURGER
KOOKOO PERSIAN
POLLO CAMPERO
PHO 72
THIP KHAO
TAMASHAA MODERN INDIAN
F45 TRAINING

EAT STREET
at DC USA



HALF-MILE DEMOGRAPHICS

	Irving Street	Union Market	Georgetown	The Wharf
Restaurant Spending	\$118.5M	\$59.6M	\$35.8M	\$57.8M
Population	37,691	17,515	8,095	14,030
Pop. Per Sq Mile	48,764	23,245	13,432	27,953
Housing Units	20,184	10,662	4,781	10,468

DC USA anchors the densest residential trade area among Washington's major retail destinations. Within a half mile, 37,691 residents living at nearly 49,000 people per square mile spend **\$118.5 million a year on food away from home, roughly double Union Market or The Wharf and more than three times Georgetown.** Extend to one mile and that pool reaches **\$320.8 million**, supported by a median household income of \$132,431, **the highest of the four markets.** Unlike waterfront and tourist-driven districts, this demand lives here. It is everyday frequency rather than occasion, and it holds year round.

A MENU FOR EVERYONE

OPPORTUNITIES FOR VARIOUS CONCEPTS

Morning + Cafe

All-Day Cafe
Coffee + Juice + Smoothie
Bagels

Fast Casual

Pizza
Burgers
Salads + Bowls

Global Kitchens

Mediterranean
Indian
Sushi + Ramen + Noodles

Evening + Dessert

Wine Bar
Brewery + Brew Pub
Ice Cream + Gelato

DC USA

25,529 9,879

Daily Pedestrian Traffic at
DC USA

Daily Columbia Heights
Metro Entries in 2026

NEW TO EAT STREET

Bouldering Project is a popular 38,610 SF fitness and community destination, drawing an active, engaged audience through its mix of world-class climbing, yoga, fitness classes, and social programming.

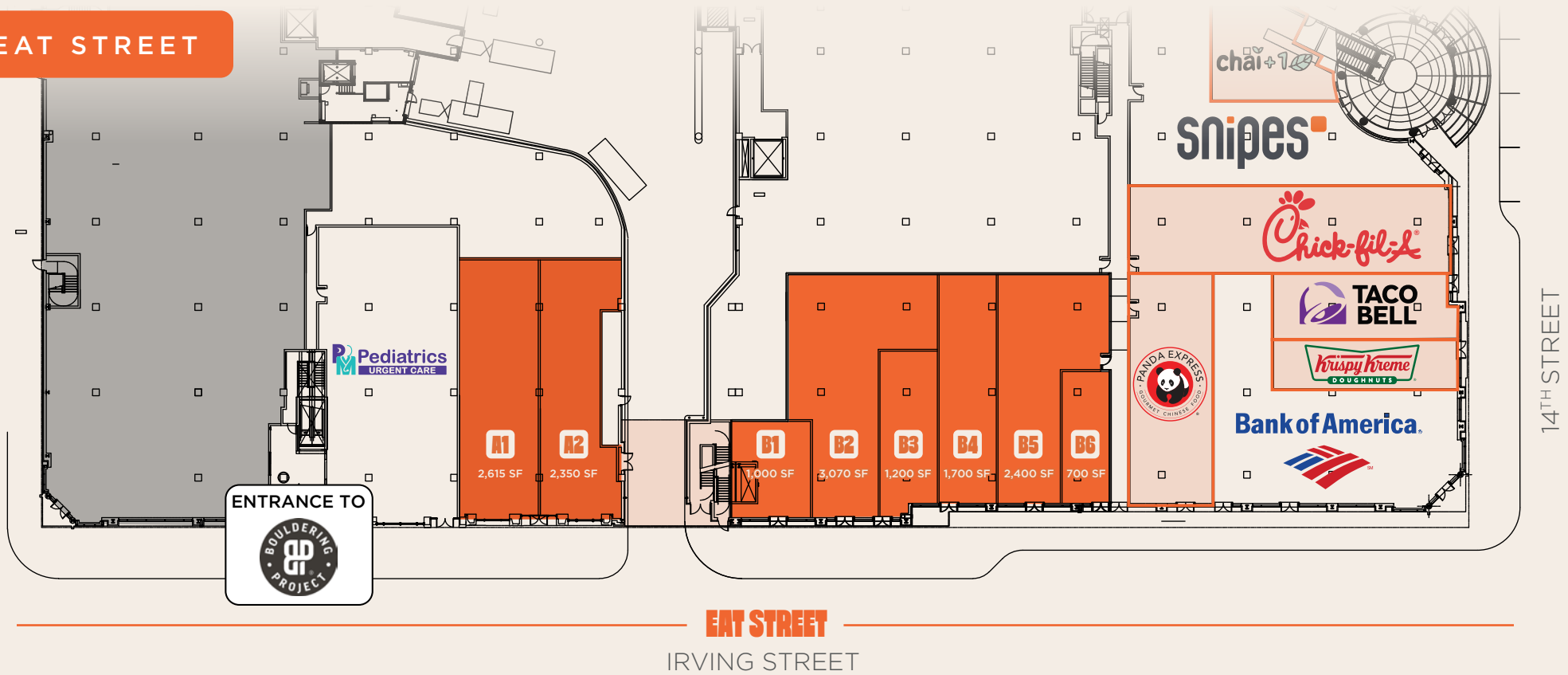


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RETAIL ADVISORS

EAT STREET



SPECS

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Infrastructure	Multiple venting opportunities
Venting	Type 1 (grease)
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