



DOCHTER & ALEXANDER
RETAIL ADVISORS

DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

SUITE 119 | 2,345 SF

SUITE 120 | 2,800 SF

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

Marshall's



Burlington

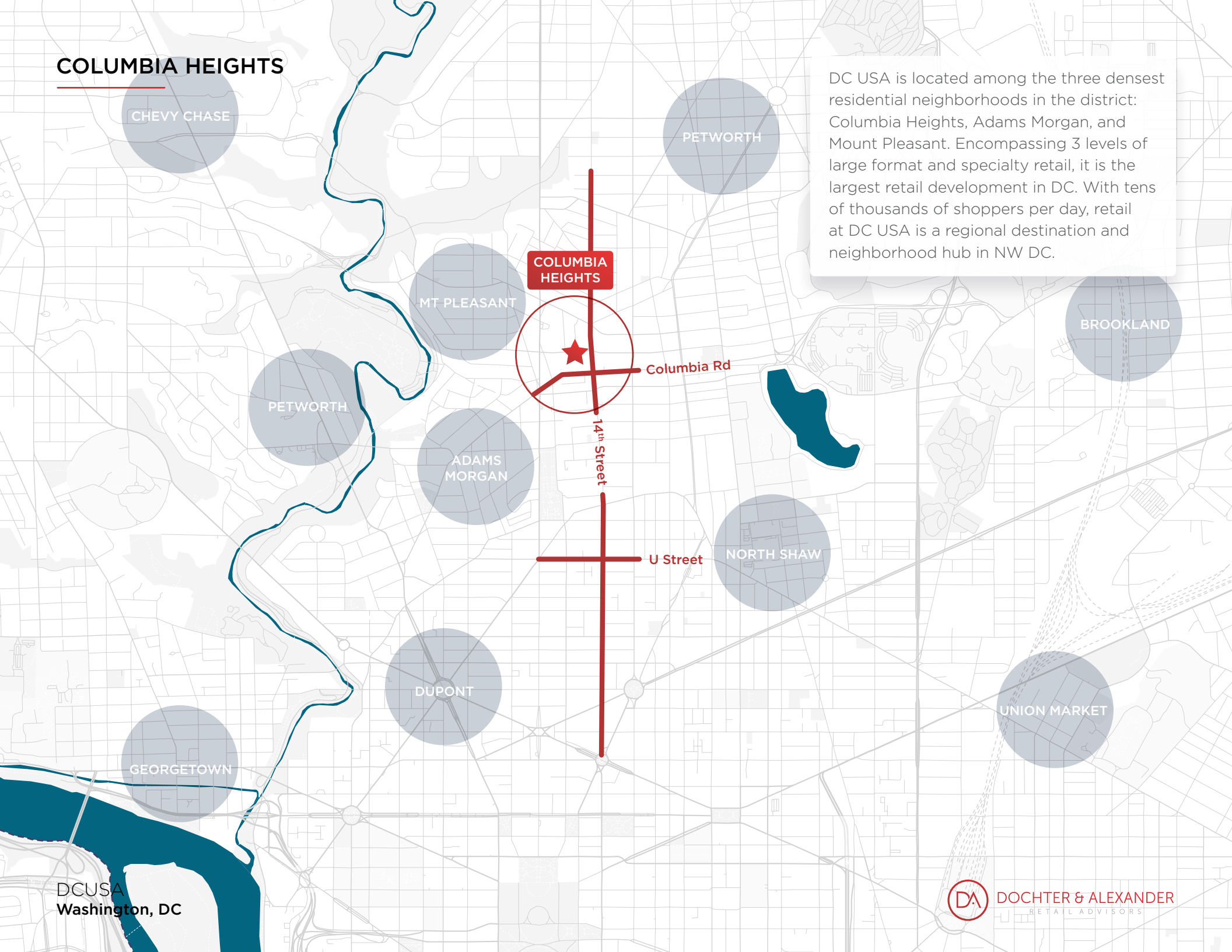
WSC
WASHINGTON SPORTS CLUBS

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.



DCUSA
Washington, DC

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS

CO-TENANCY

MT PLEASANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC

PARK RD
5,252 ADT

IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

M
metro

COLUMBIA HEIGHTS
9,840 HHs | 6,007 HHs
AVERAGE HHs

Children's National

Subway

DC BOBA

PRO

PNC

LETEA

CHASE

Starbucks

OLD NAVY

Target

LIDL

Burlington

chai + 1

snipes

Chick-fil-A

TACO BELL

Wingman

Bank of America

HOUSE OF

BEST BUY

WSC

washington sports clubs

Marshall's

Pediatrics

EAT STREET

Bank of America

AMERICAN

AMERICAN

AMERICAN

AMERICAN

AMERICAN

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

11TH STREET 6 MIN WALK

THE COUPE

REDROCKS

Odd

CHUCHO

Queen's English

BUDDY'S

EL JARDÍN MEXICANO

Wilderland Ballroom

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



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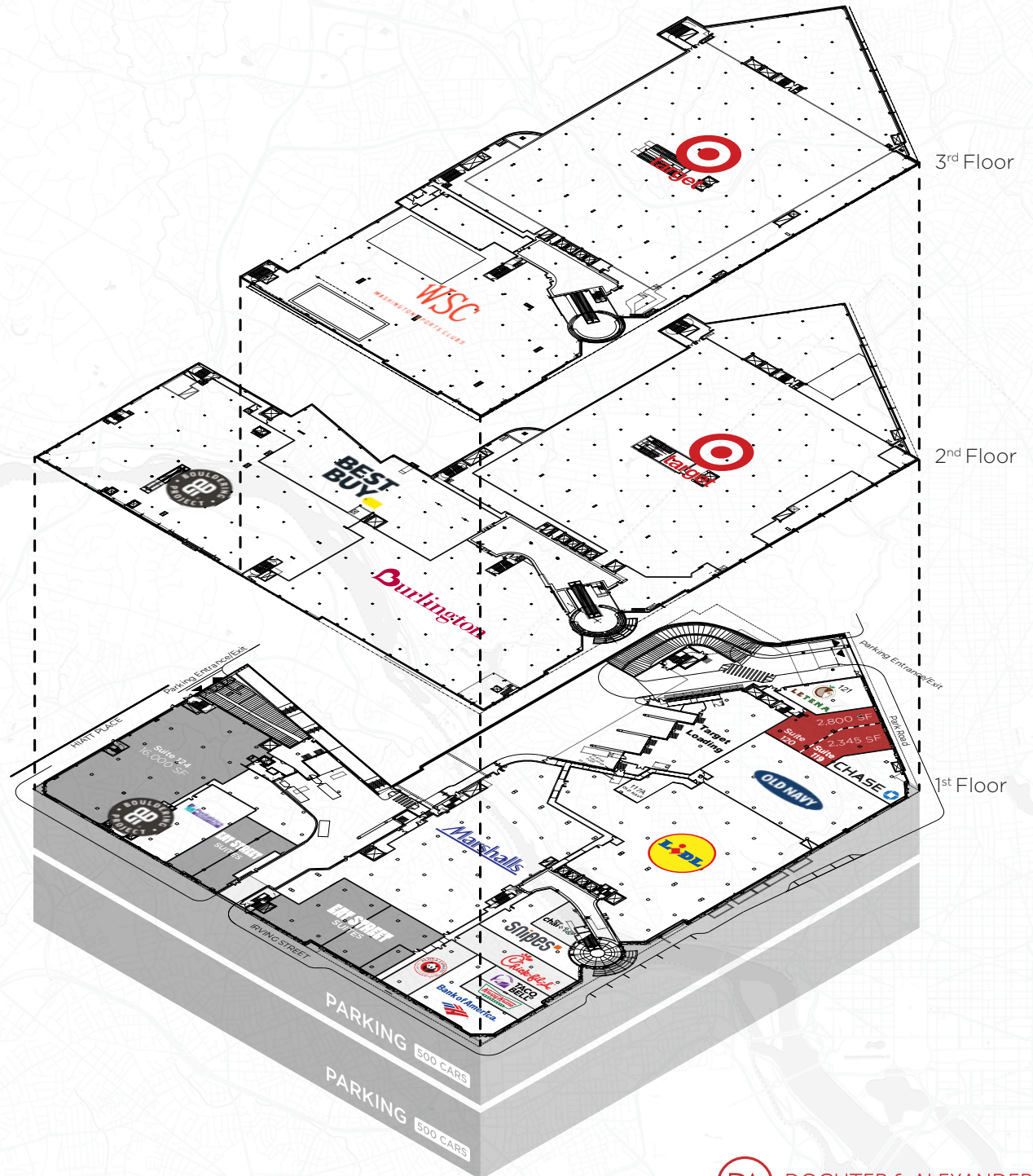
PROJECT STACK

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

DCUSA
Washington, DC



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 14TH, IRVING AND PARK

25,529

NEARBY BIG BOX RETAILERS



TARGET



Giant



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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