DOCHTER & ALEXANDER
RETAIL ADVISORS



3130-3132 M STREET NW

WASHINGTON, DC | GEORGETOWN

CONCEPTUAL STOREFRONT

Square Footage | Up to 17,225 SF

Frontage | Up to 61' on M Street NW

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

David Dochter
410.258.3627 | david@dochalex.com

Matthew Alexander
202.489.3830 | matthew@dochalex.com

Elena Alexander
301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- Situated at the iconic retail corridor of **M Street NW** and **Wisconsin Avenue NW** alongside high-profile brands such as **Vuori**, **Arcteryx**, **Aritza**, **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

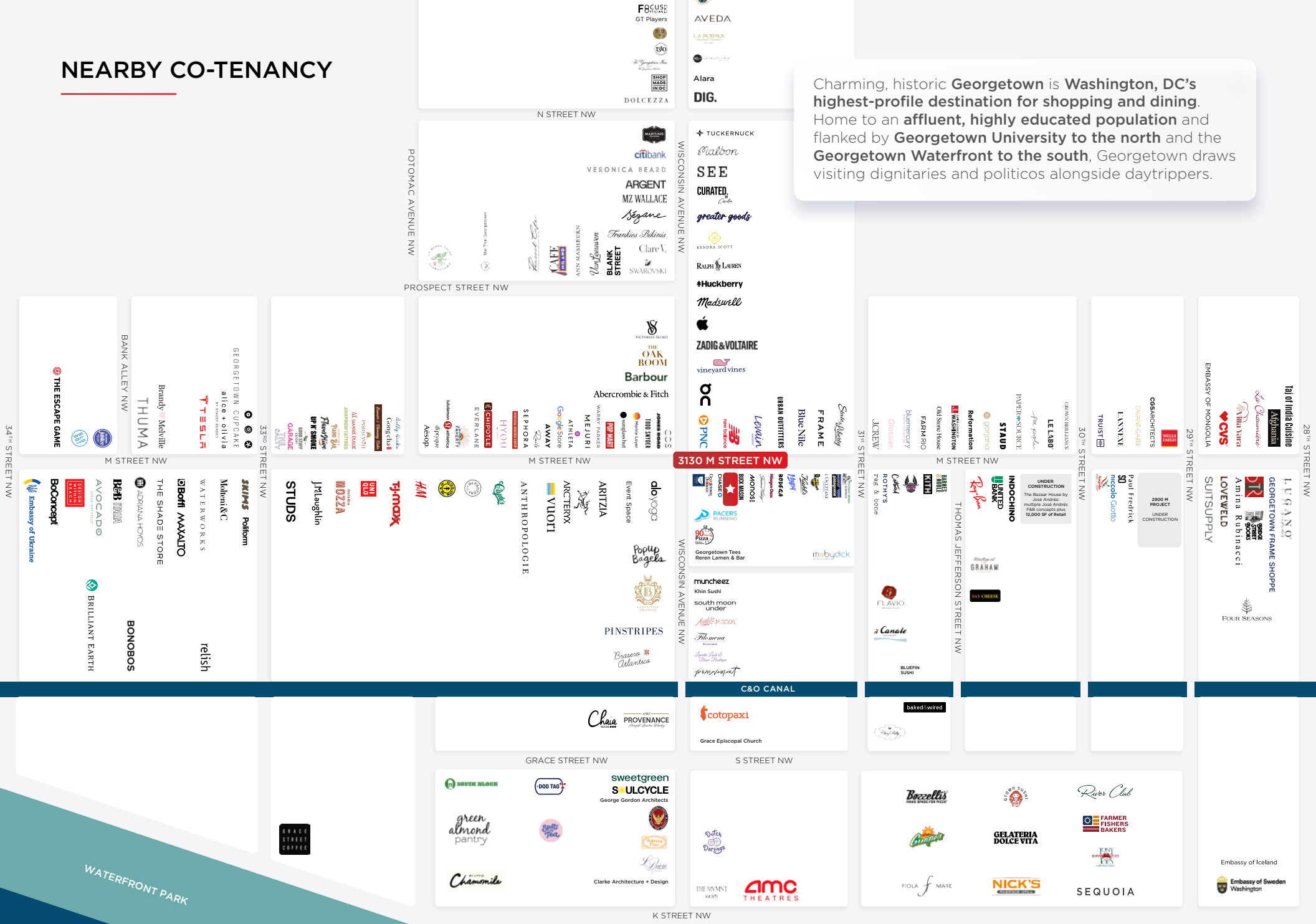
BARNES & NOBLE · rag & bone · ARITZIA · Google Store · ARC'TERYX · vuori · on · FRAME · RALPH LAUREN · TODD SNYDER

CONCEPTUAL STOREFRONT



NEARBY CO-TENANCY

Charming, historic **Georgetown** is **Washington, DC's highest-profile destination for shopping and dining**. Home to an **affluent, highly educated population** and flanked by **Georgetown University to the north** and the **Georgetown Waterfront to the south**, Georgetown draws visiting dignitaries and politicos alongside daytrippers.



3130-3132 M Street NW
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS

NEARBY CO-TENANCY

THE OAK ROOM

Barbour

Abercrombie & Fitch

JONES ROAD

TODD SNYDER

Marine Layer

sunglass hut

POP MART

MEJURI

WARBY PARKER

ATHLETA

Google Store

AWAY

COS

M STREET NW

ZADIG&VOLTAIRE

vineyard vines

PNC

new balance

Levain BAKERY

URBAN OUTFITTERS

Blue Nile

FRAME

State & Liberty CLOTHIER

3130 M STREET NW

31st STREET NW

GROWN BRILLIANCE

LE LABO

fire people

PAPER SOURCE

STAUD

gorjana

Reformation

JUNIOR LEAGUE OF WASHINGTON

Old Stone House

FARM RIO

bluemercury

Glossier.

J.CREW

M STREET NW

BUCK MASON

CHASE

Georgetown Tobacco

MONOS

Häagen-Dazs

BODEGA

Maggy

Kiehl's

L'OCCITANE

Patagonia

POTOMAC WINES & SPIRITS

PACERS RUNNING

90 Second Pizza

Georgetown Tees

Reren Lamen & Bar

mobydick

BARNES & NOBLE

KITH

Cotton Candy

ROTHY'S

rag & bone

FLAVIO

il Canale georgetown

BLUEFIN SUSHI

THOMAS JEFFERSON STREET NW

INDOCHINO

UNITED BANK

Ray-Ban

UNDER CONSTRUCTION

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

Rooftop at THE GRAHAM GEORGETOWN

SAY CHEESE

alo yoga

Event Space

ARITZIA

ARC'TERYX

VUORI

Popup Bagels

EXECUTIVE BRANCH

PINSTRIPES

Brasero Atlantico

WISCONSIN AVENUE NW

muncheez

Khin Sushi

south moon under

Andy's PIZZA

Filomena Ristorante

Laveda Lash & Brow Boutique

movement

C&O CANAL

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**

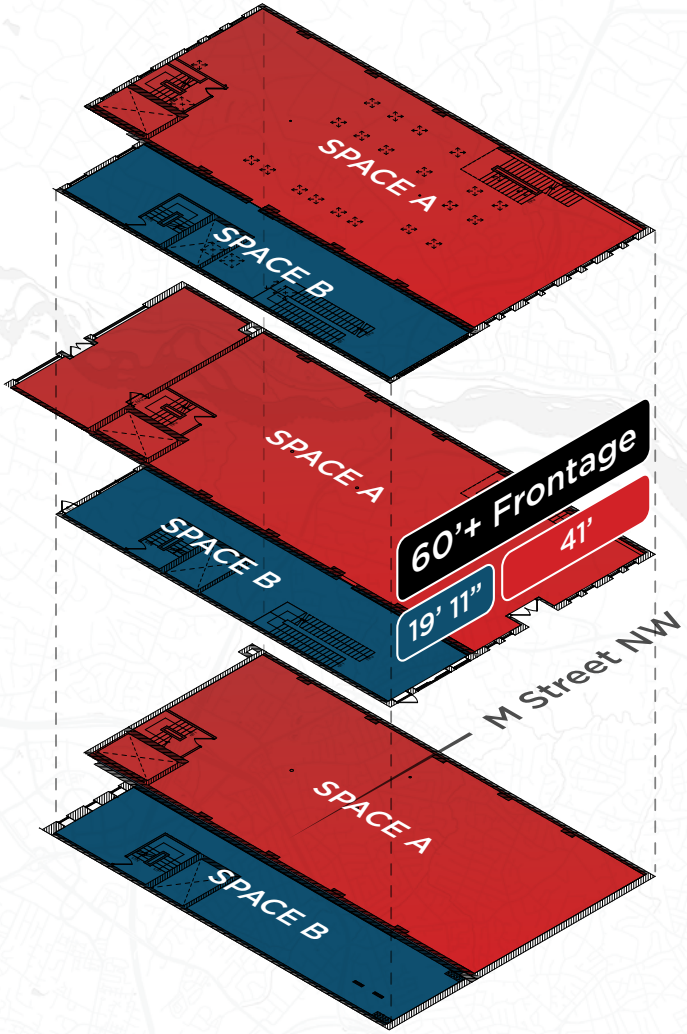
6,229 SF Total

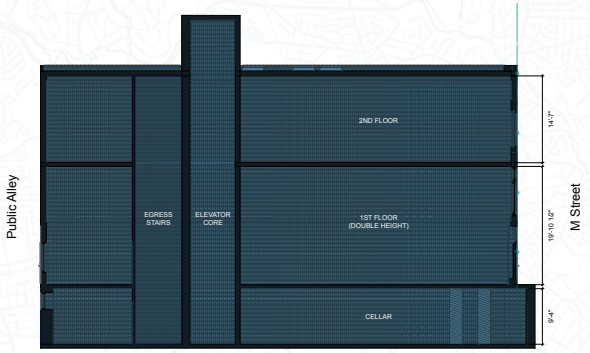
Lower Level

9’ 4” Ceiling Height **1,620 SF**

10’ 1” Ceiling Height **3,892 SF**

5,512 SF Total





3130 M St NW

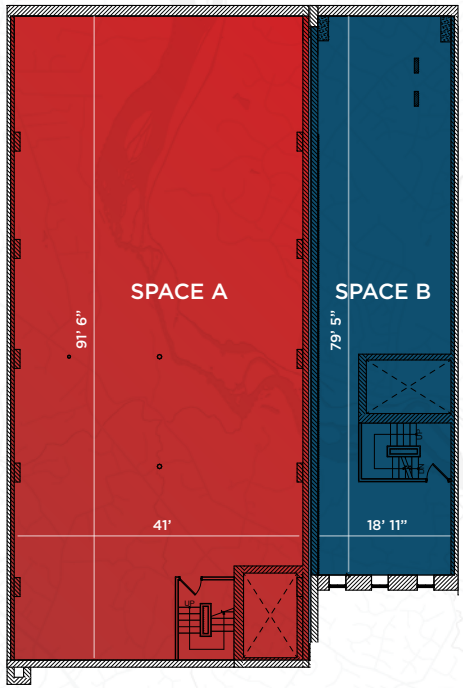


3130 M St NW

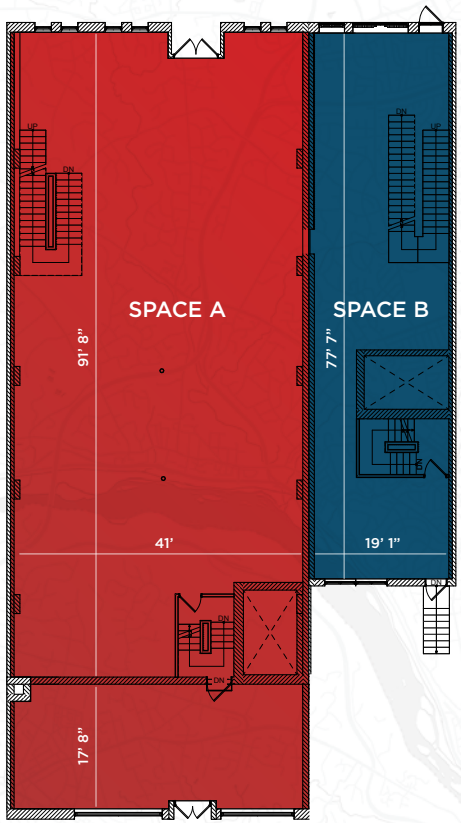
3130-3132 M Street NW
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS

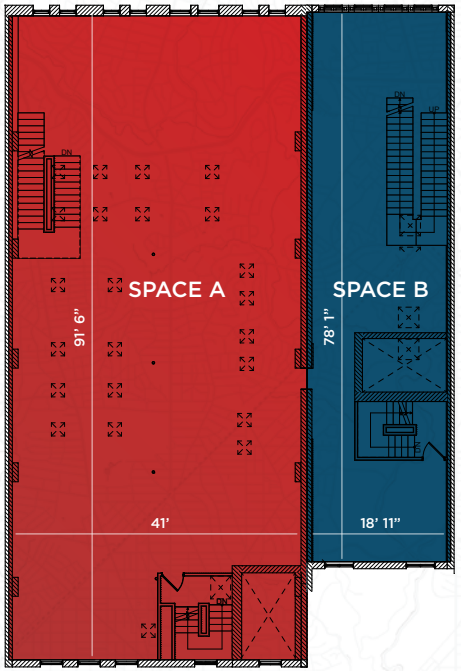
M Street NW



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

3130-3132 M Street NW
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS









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 GEORGETOWN

25,939 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*

CONTACT

David Dochter
410.258.3627
david@dochalex.com

Matthew Alexander
202.489.3830
matthew@dochalex.com

Elena Alexander
301.300.7690
elena@dochalex.com

DOCHALEX.COM

3130-3132 M Street NW
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS