
EAT STREET
DC USA
VERDE LEAF
FRESH SALADS & BOWLS
EAT STREET
3100
KURO RAMEN
FORNO
VERDE LEAF
FRESH & LOCAL EVERY DAY

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

TARGET · Chick-fil-A · Panda Express · Marshalls · Best Buy · Bouldering Project · Burlington · Taco Bell · Old Navy · Lidl · WSC Washington Sports Clubs

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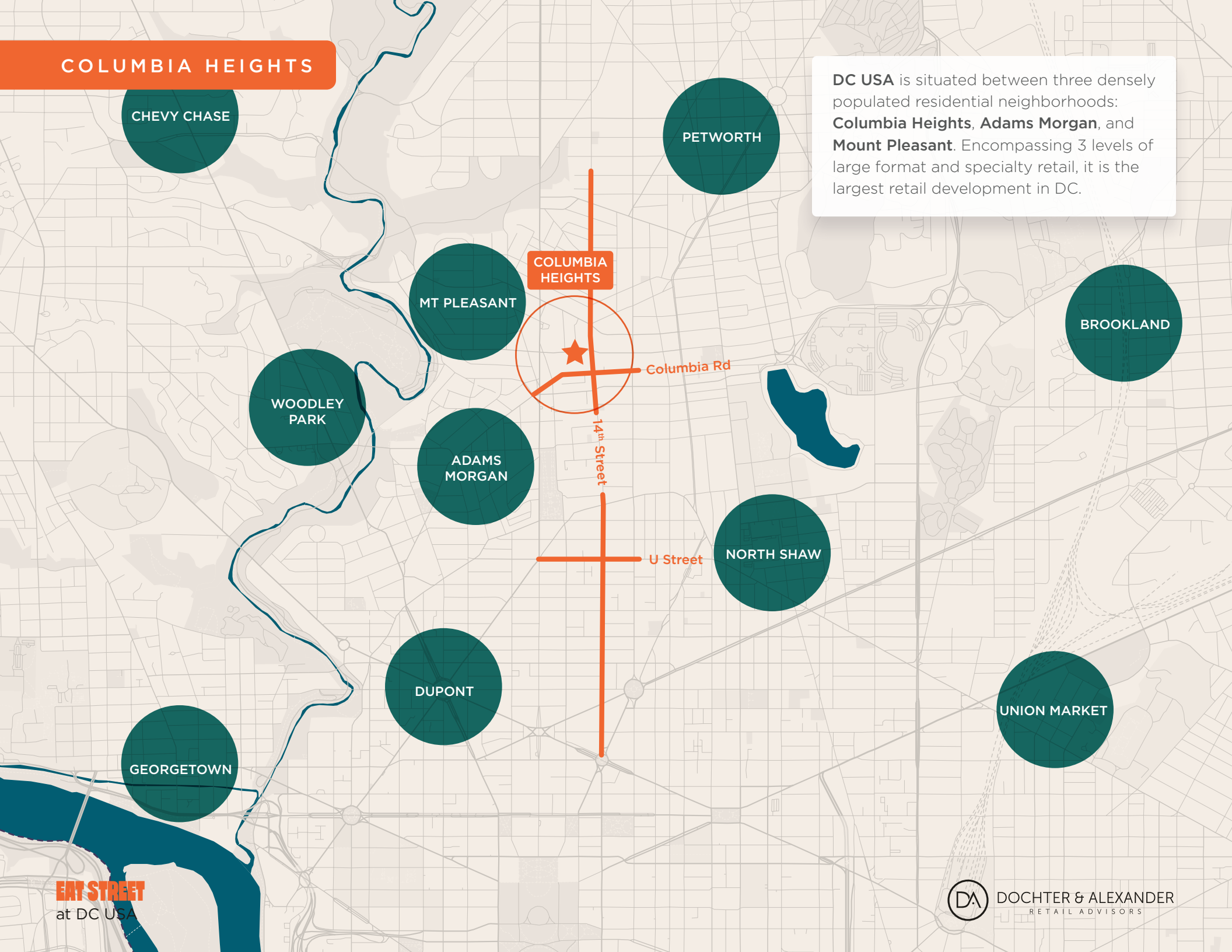






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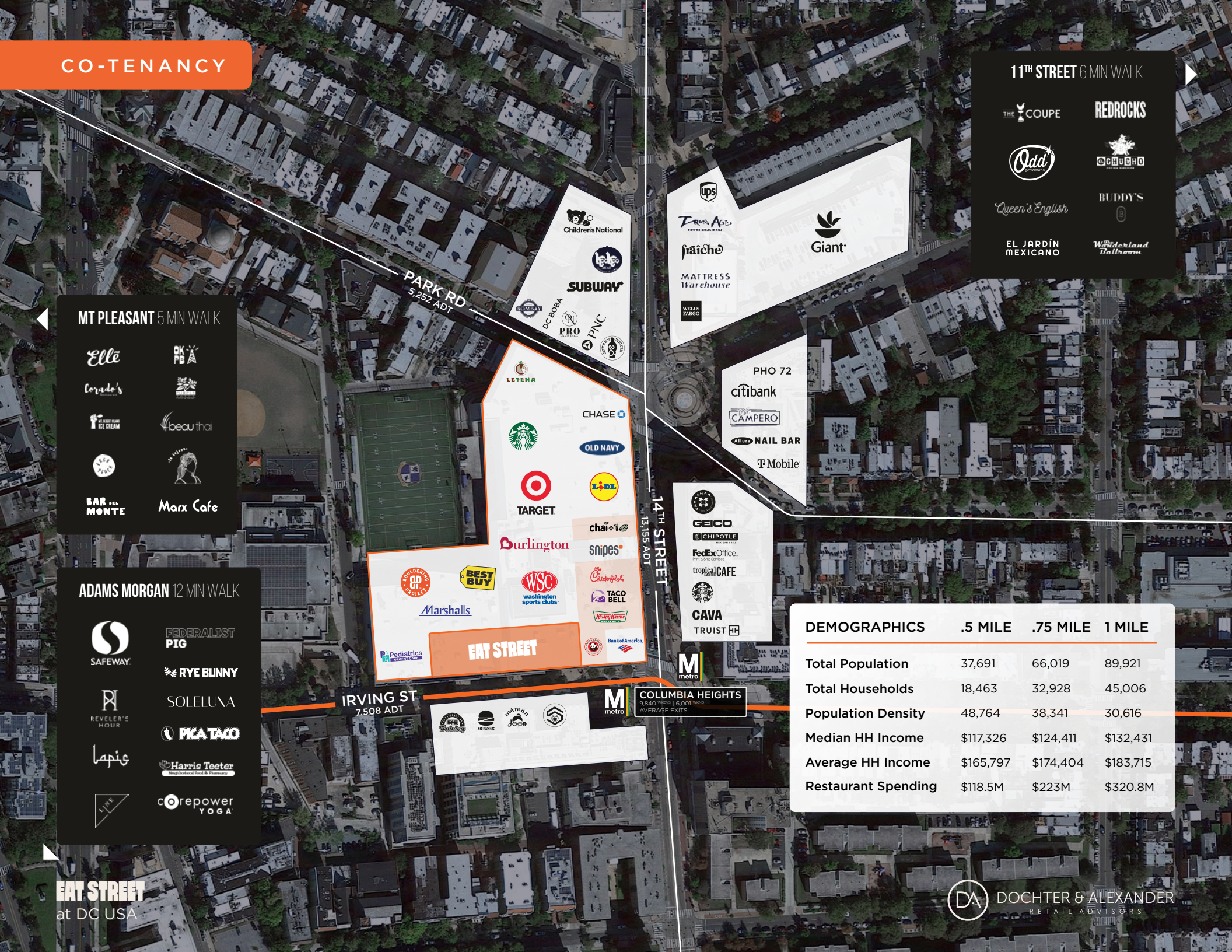
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DC USA is situated between three densely populated residential neighborhoods: **Columbia Heights**, **Adams Morgan**, and **Mount Pleasant**. Encompassing 3 levels of large format and specialty retail, it is the largest retail development in DC.

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CO-TENANCY



MT PLEASANT 5 MIN WALK

Ellē
OK PB A
Corade's
ICE CREAM
beau thai
BAR DEL MONTE
Marx Cafe

ADAMS MORGAN 12 MIN WALK

SAFEWAY
FEDERALIST PIG
RYE BUNNY
REVELER'S HOUR
SOLELUNA
PICA TACO
lapis
Harris Teeter
Neighborhood Food & Pharmacy
LINE
corepower YOGA

11TH STREET 6 MIN WALK

THE COUPE
REDROCKS
Odd
CHUCHO
Queen's English
BUDDY'S
EL JARDÍN MEXICANO
The Wonderland 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
Restaurant Spending	$118.5M	$223M	$320.8M

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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

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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

Daily Pedestrian Traffic at DC USA

9,879

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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SPECS

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