DOCHTER & ALEXANDER
RETAIL ADVISORS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | 2,345 - 5,145 SF

Ceiling Heights | 20' slab to slab

Rent/Nets | Available Upon Request

Timing | Immediate

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

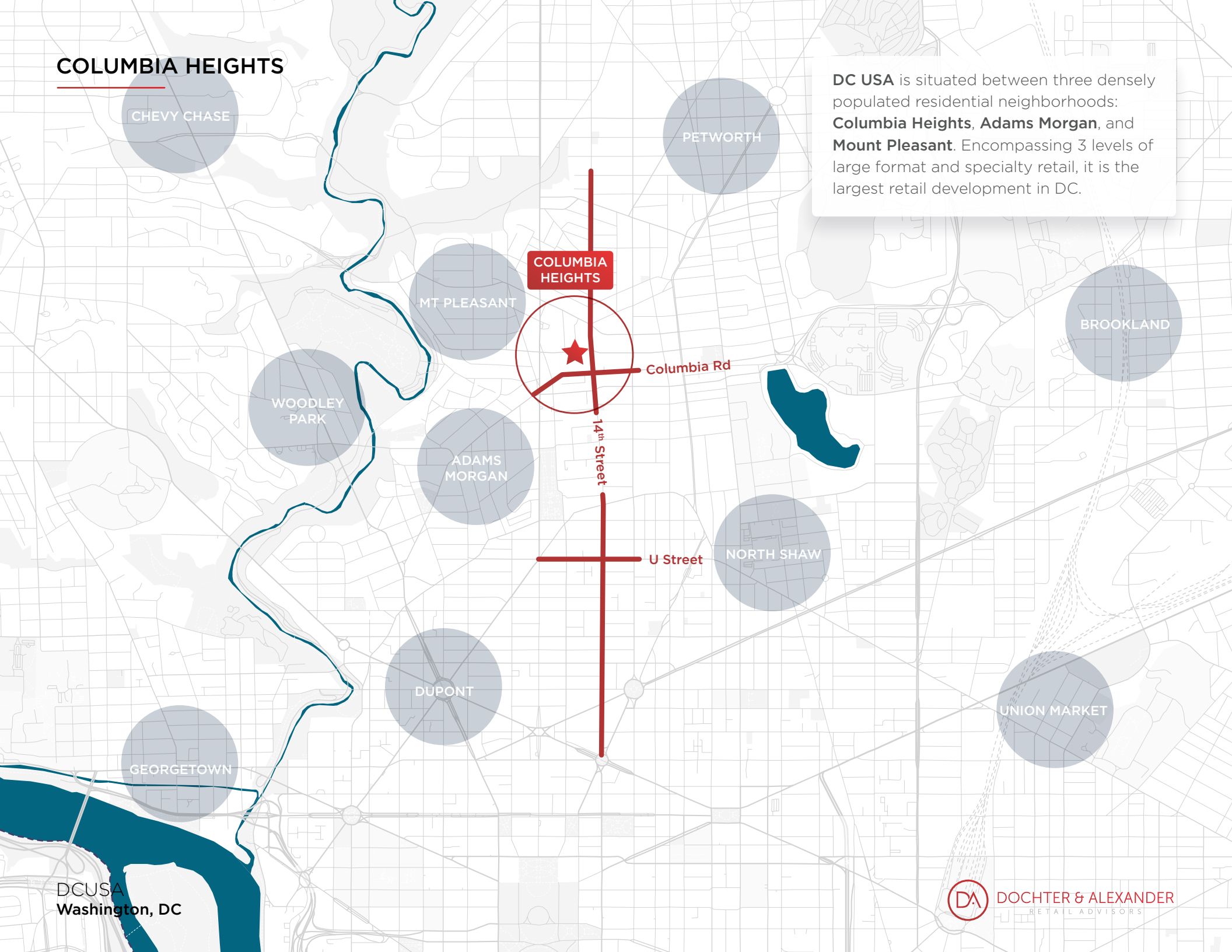
HIGHLIGHTS

- 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

TARGET · CHASE · Marshalls · Boulder Project · Burlington · WSC Washington Sports Clubs · OLD NAVY · LIDL

COLUMBIA HEIGHTS

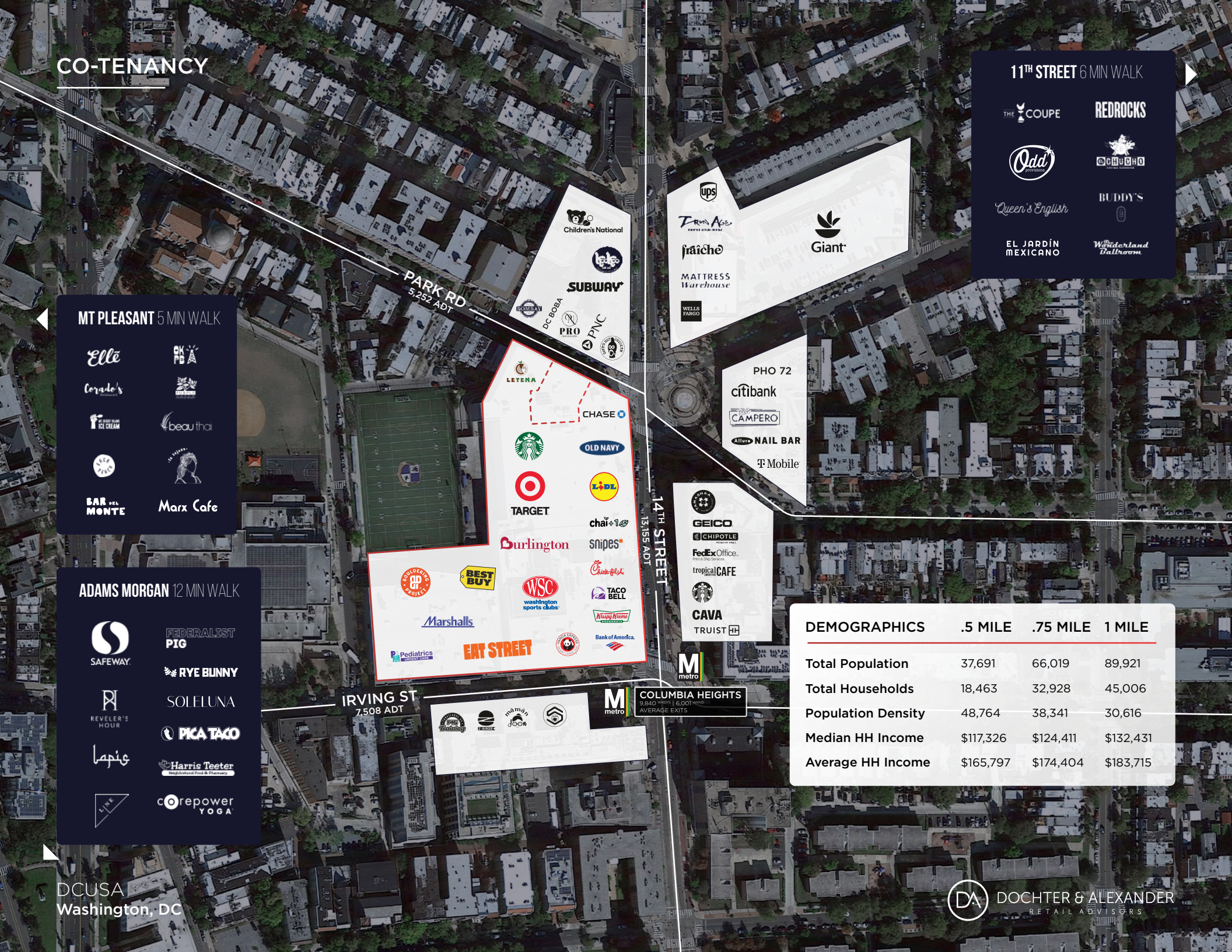


DC USA is situated between three densely populated residential neighborhoods: **Columbia Heights**, **Adams Morgan**, and **Mount Pleasant**. Encompassing 3 levels of large format and specialty retail, it is the largest retail development in DC.

DCUSA
Washington, DC

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CO-TENANCY



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

DCUSA
Washington, DC

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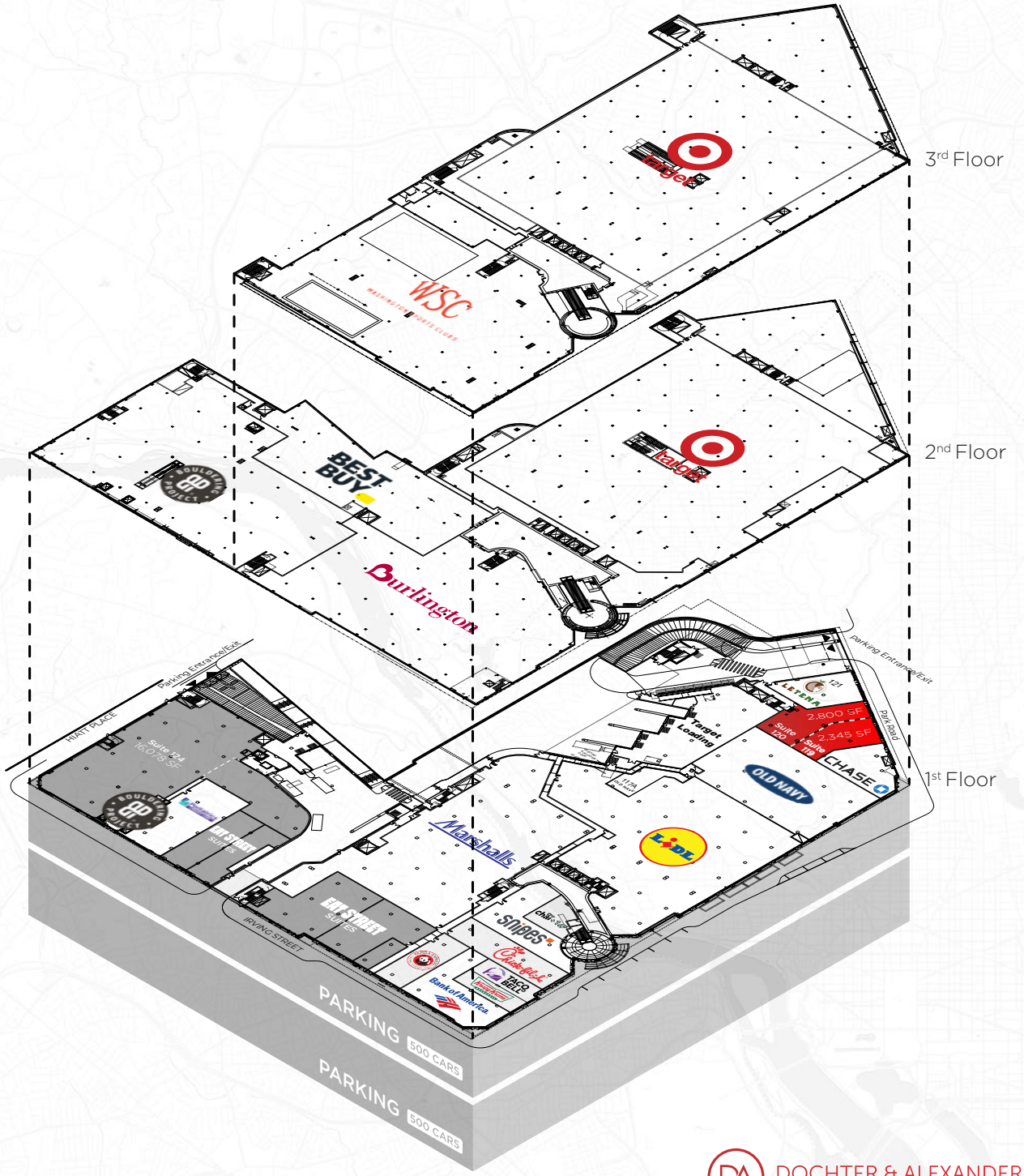
PROJECT STACK

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



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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 · Marshalls · Burlington

AVERAGE DAILY METRO RIDERS

AT COLUMBIA HEIGHTS

6,479 WEEKDAYS

4,431 WEEKENDS

DESTINATION MARKET COMPARISONS*	Columbia Heights	Union Market	Georgetown	The Wharf
TOTAL POPULATION	**37,691**	17,515	8,095	14,030
POPULATION PER SQUARE MILE	**48,764**	23,245	13,432	27,953
TOTAL HOUSING UNITS	**20,184**	10,662	4,781	10,463

**2026 Data*

DC USA

TAKING RETAIL TO NEW HEIGHTS

FOR INQUIRIES, CONTACT

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