DOCHTER & ALEXANDER
RETAIL ADVISORS



H STREET NE
25,765 ADT

1207 H STREET NE

WASHINGTON, DC | H STREET

Square Footage | 8,736 SF **Ceiling Heights** | 16' **Frontage** | 93' on H Street **Timing** | Immediate **H STREET PROPERTY**

CONTACT

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HIGHLIGHTS

- **Free standing space** with a **40-spot parking lot** located at the intersection of prominent submarkets such as **NoMa**, **Union Market**, and **Capitol Hill**
- With a **17-minute walk** to **Union Market** and **27-minute walk** to **Eastern Market**, 1207 H Street draws in locals and visitors alike
- Plenty of notable DC favorites **within a block of the site**, including **Toki Underground**, **Maketo**, **Sospesso**, **Copycat Co**, **Taqueria Al Lado II**, **Bronze**, **Granville Moore's**, **Stable DC**, **Mozzeria**, and more

NEARBY TENANTS

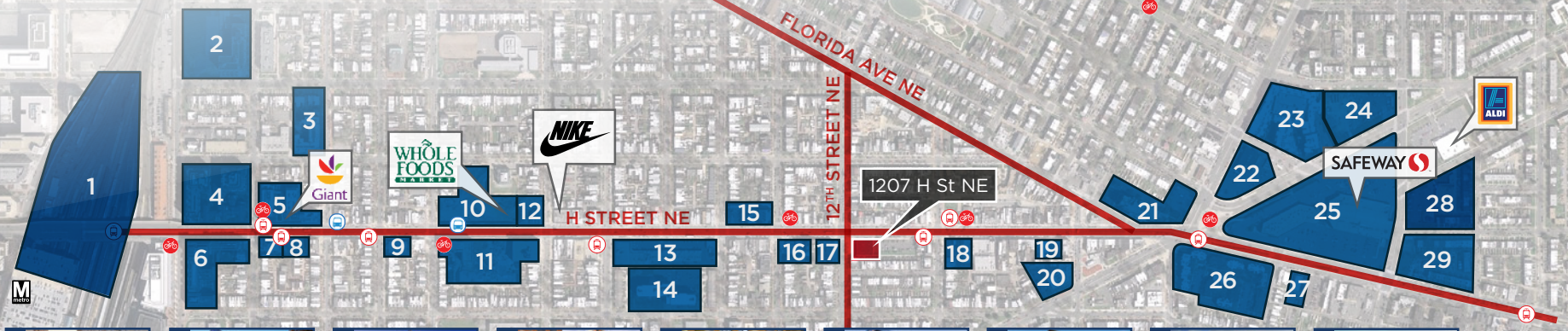
NEIGHBORHOODS & DRIVERS



1207 H Street NE
Washington, DC

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NOTABLE PROJECTS

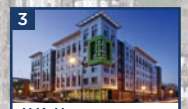




1 **Burnham Place**
100,000 SF of Retail
1,300 Residential Units
500 Hotel Keys
Proposed



2 **Loree Grand at Union Place**
212 Residential Units



3 **AVA H**
318 I Street
140 Residential Units



4 **Senate Square**
215 I Street
476 Residential Units



5 **3rd and H St**
270 Residential Units
72,000 SF of Retail



6 **Station House**
201 H Street
25,000 SF of Retail
378 Residential Units



7 **301 H St NE**
25 Residential Units
5,220 SF of Retail



8 **315 H St NE**
125 Residential Units
6,160 SF of Retail



9 **501 H St NE**
26 Residential Units
22,165 SF of Retail



10 **Apollo**
624 H Street
70,000 SF of Retail
431 Residential Units



11 **Anthology**
625 H Street
30,000 SF of Retail
307 Apartments



12 **7|H**
646 H Street
23 Condos
8,800 SF of Retail



13 **AVEC**
801 H Street
45,000 SF of Retail
420 Residential Units



14 **Capitol Hill Towers**
900 G Street
204 Residential Units



15 **1000-1016 H Street**
75 Residential Units
Proposed



16 **1101-1107 H Street**
6,300 SF of Retail
54 Residential Units
Proposed



17 **1100 Block of H St NE**
1115 H Street
16 Residential Units



18 **1301 H St NE**
9 Condos
5,000 SF of Retail



19 **1365-1375 H Street**
30 Residential Units
Proposed



20 **The Maryland**
1350 Maryland Avenue
84 Condos



21 **Delta Towers**
1400 Florida Avenue
150 Residential Units



22 **CVS Pharmacy**
845 Bladensburg Road
8,000 SF of Retail



23 **The Flats at Atlas District**
1600 Maryland Ave
5,000 SF of Retail
257 Residential Units



24 **Aldi**
901 17th Street
Operating Store



25 **Hechinger Mall**
1500 Benning Road
189,617 SF of Retail



26 **Pentacle Apartments**
1501 Benning Road
182 Residential Units



27 **Paxton**
Benning Rd & 16th St
148 Residential Units



28 **Modera H Street**
801 17th Street
325 Residential Units



29 **Link Apartments H Street**
1701 H Street
191 Residential Units
5,433 SF of Retail



30 **Central Armature Works**
640 Residential Units
203 Hotel Keys
68,000 SF of Retail
Proposed



31 **Press House**
356 Residential Units
30,000 SF of Retail



32 **301 Florida Ave NE**
4,100 SF of Retail
115 Residential Units
Proposed

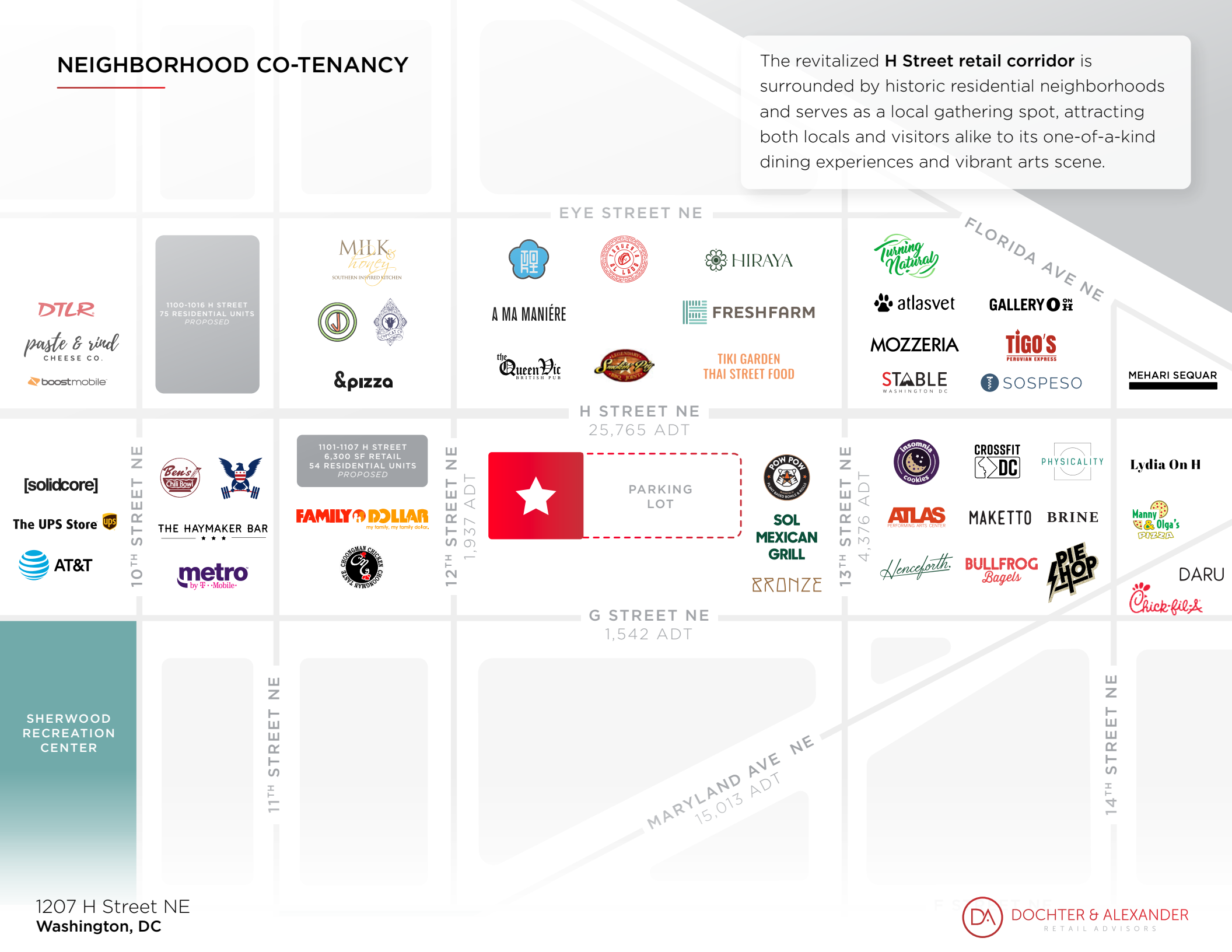
US Capitol

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Washington, DC

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NEIGHBORHOOD CO-TENANCY

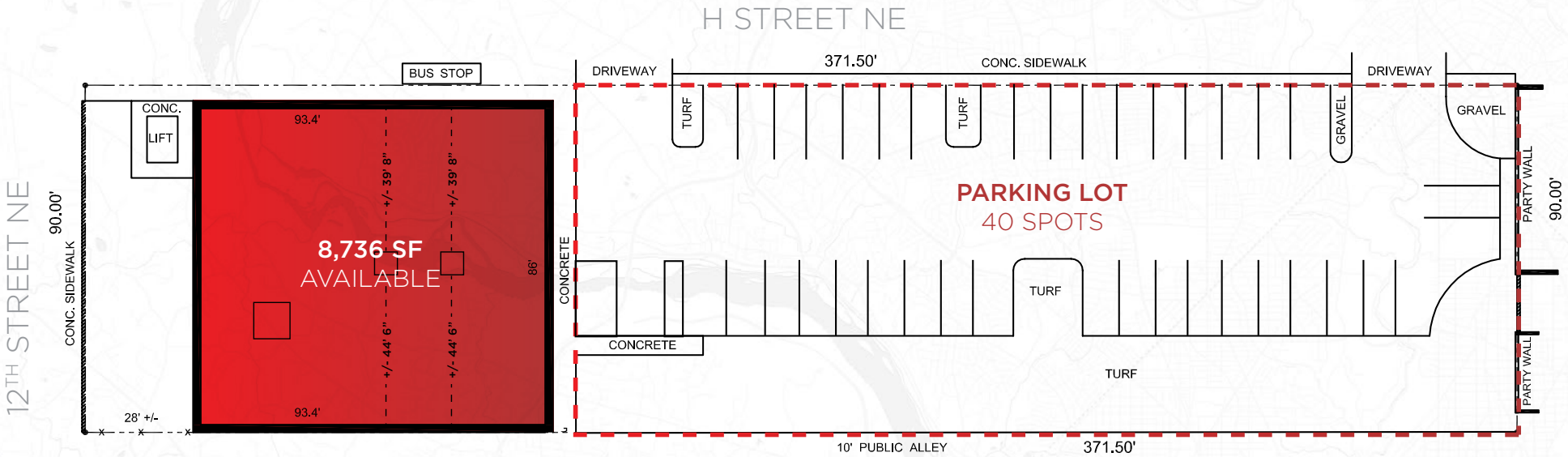
The revitalized **H Street retail corridor** is surrounded by historic residential neighborhoods and serves as a local gathering spot, attracting both locals and visitors alike to its one-of-a-kind dining experiences and vibrant arts scene.



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Washington, DC

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FLOORPLAN



SPECS

Square Footage | 8,736 SF

Frontage | 93' on H Street

Ceiling Heights | 16'

Timing | Immediate

Rent/Nets | Available Upon Request

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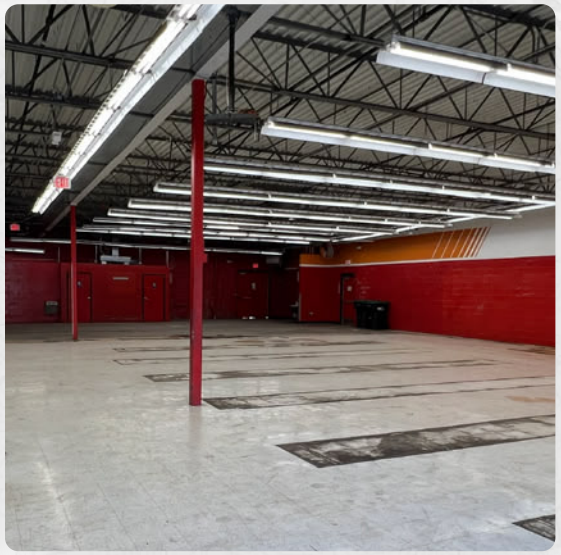
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INTERIOR PHOTOS

















TOTAL MULTIFAMILY UNITS
WITHIN 1 MILE

19,792

RESTAURANT CO-TENANCY
ALONG H STREET CORRIDOR

105

DAILY TRAFFIC COUNT
TOTAL VEHICLES

26,196

PIPELINE RESIDENTIAL DEVELOPMENTS
ALONG H STREET CORRIDOR

632
UNITS

DEMOGRAPHICS*	.25 Miles	.5 Miles	1 Mile
TOTAL POPULATION	4,706	18,585	63,342
AVERAGE HOUSEHOLD INCOME	$204,720	$197,012	$173,672
TOTAL HOUSING UNITS	2,832	9,811	36,044
FOOD AWAY FROM HOME (AVG)	$7,348	$7,096	$6,319

**2023 Data*

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