DOCHTER & ALEXANDER
RETAIL ADVISORS

WASHINGTON, DC METRO · DC | MD | VA

Retail Market Report

Q3 2026 — FALL EDITION

13.71%
FALL 2026 VACANCY
−10 bps vs. summer

20.6M SF
INVENTORY TRACKED
4,356 storefronts · 16 submarkets

50 vs 39
RECENTLY OPENED VS CLOSED
+11 net openings

163
SIGNED DEALS
opening soon

DC Retail Submarkets Snapshot

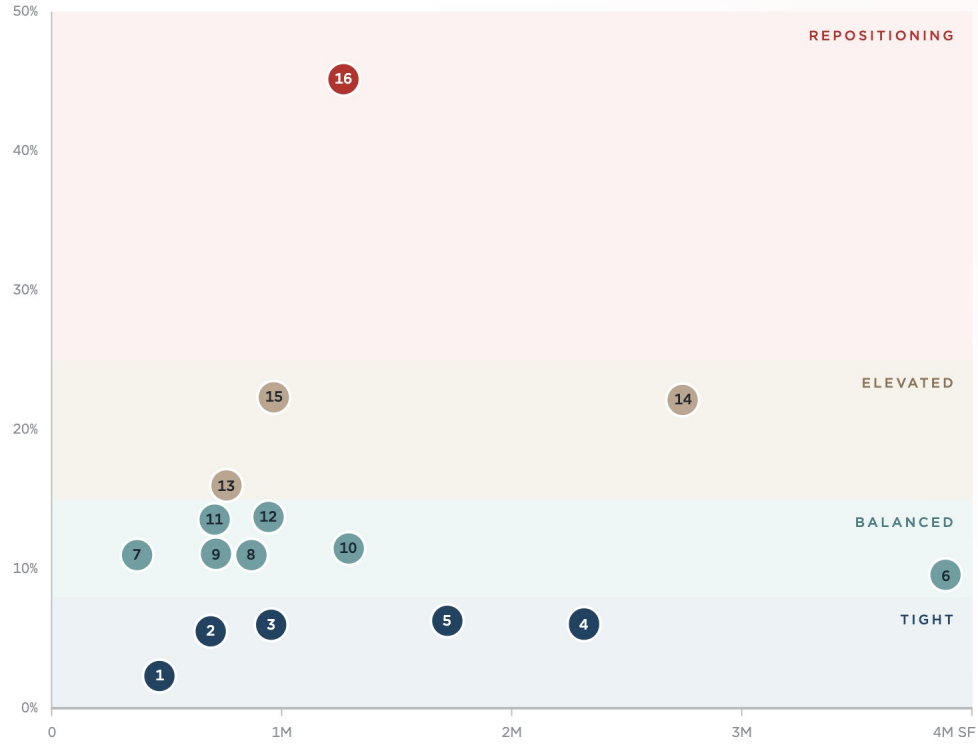
Market High Street	Units	Inventory (SF)	Vacant (SF)	SUMMER 2026 Vacancy Rate (%)	FALL 2026 Vacancy Rate (%)	Shadow[1] Available (SF)	Shadow Rate (%)	Vacancy + Shadow (%)
Georgetown	**436**	**1,717,602 SF**	**108,439 SF**	**7.44%**	▼ **6.31%**	**55,665 SF**	**3.24%**	**9.55%**
M Street	180	912,838 SF	52,582 SF	7.86%	▼ 5.76%	34,520 SF	3.78%	9.54%
Wisconsin Avenue	256	804,764 SF	55,857 SF	6.97%	6.94%	21,145 SF	2.63%	9.57%
Connecticut Avenue Corridor	**294**	**965,305 SF**	**215,411 SF**	**22.61%**	**22.32%**	**31,734 SF**	**3.29%**	**25.60%**
Central Business District	194	711,956 SF	150,839 SF	21.99%	21.19%	23,131 SF	3.25%	24.44%
Dupont Circle North	100	253,349 SF	64,572 SF	24.37%	▲ 25.49%	8,603 SF	3.40%	28.88%
East End	**525**	**2,743,828 SF**	**607,613 SF**	**22.96%**	**22.14%**	**102,826 SF**	**3.75%**	**25.89%**
F Street	100	631,232 SF	191,965 SF	33.92%	▼ 30.41%	39,466 SF	6.25%	36.66%
7th Street	128	737,544 SF	120,186 SF	16.59%	16.30%	43,126 SF	5.85%	22.14%
H Street & City Center	102	377,524 SF	86,461 SF	22.78%	22.90%	1,220 SF	0.32%	23.23%
11th Street	27	386,893 SF	62,749 SF	15.53%	16.22%	2,548 SF	0.66%	16.88%
McPherson	168	610,635 SF	146,252 SF	24.03%	23.95%	16,466 SF	2.70%	26.65%
Capitol Hill	**169**	**368,646 SF**	**40,581 SF**	**11.29%**	**11.01%**	**6,986 SF**	**1.90%**	**12.90%**
Pennsylvania Avenue	77	159,533 SF	16,177 SF	10.28%	10.14%	2,000 SF	1.25%	11.39%
Barracks Row	92	209,113 SF	24,404 SF	12.05%	11.67%	4,986 SF	2.38%	14.05%
14th Street Corridor	**236**	**848,056 SF**	**93,421 SF**	**11.53%**	**11.02%**	**33,543 SF**	**3.96%**	**14.97%**
Shaw	**268**	**756,279 SF**	**120,314 SF**	**15.40%**	**15.91%**	**12,811 SF**	**1.69%**	**17.60%**
Chevy Chase	**134**	**1,266,796 SF**	**572,642 SF**	**45.87%**	**45.20%**	**44,385 SF**	**3.50%**	**48.71%**
Navy Yard	**190**	**707,584 SF**	**95,875 SF**	**12.25%**	▲ **13.55%**	**11,511 SF**	**1.63%**	**15.18%**
Clarendon	**193**	**952,725 SF**	**56,850 SF**	**5.30%**	**5.97%**	**64,397 SF**	**6.76%**	**12.73%**
Old Town Alexandria	**252**	**689,616 SF**	**38,215 SF**	**6.14%**	**5.54%**	**33,822 SF**	**4.90%**	**10.45%**
Tysons	**277**	**2,311,046 SF**	**139,563 SF**	**6.04%**	**6.04%**	**43,507 SF**	**1.88%**	**7.92%**
Bethesda Row	**130**	**468,319 SF**	**10,923 SF**	**1.06%**	▲ **2.33%**	**3,198 SF**	**0.68%**	**3.02%**
Rockville Pike	**644**	**3,887,108 SF**	**371,615 SF**	**9.29%**	**9.56%**	**83,456 SF**	**2.15%**	**11.71%**
Downtown Silver Spring	**261**	**1,287,538 SF**	**147,528 SF**	**11.69%**	**11.46%**	**26,341 SF**	**2.05%**	**13.50%**
Columbia Heights	**139**	**730,040 SF**	**81,131 SF**	**9.35%**	▲ **11.11%**	**12,750 SF**	**1.75%**	**12.86%**
Union Market / NoMa	**208**	**939,949 SF**	**129,120 SF**	**13.83%**	**13.74%**	**5,118 SF**	**0.54%**	**14.28%**
Totals	**4,356**	**20,640,437 SF**	**2,829,241 SF**	**13.81%**	**13.71%**	**572,050 SF**	**2.77%**	**16.48%**

[1] Shadow: occupied space available for lease; availability may not be widely advertised.

▲▼ Fall 2026 vacancy moved 100+ basis points since Summer

Submarket Tiers

FALL VACANCY RATE VS. INVENTORY (SF)



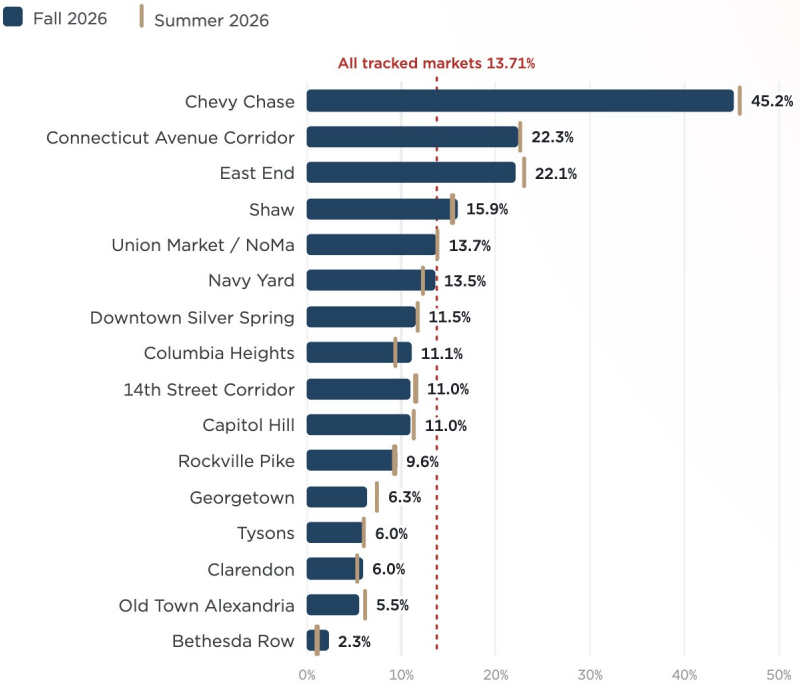
TIER	VACANCY RATE
Tight	under 8%
1 Bethesda Row	
2 Old Town Alexandria	
3 Clarendon	
4 Tysons	
5 Georgetown	
Balanced	8% – 15%
6 Rockville Pike	
7 Capitol Hill	
8 14th Street Corridor	
9 Columbia Heights	
10 Downtown Silver Spring	
11 Navy Yard	
12 Union Market / NoMa	
Elevated	15% – 25%
13 Shaw	
14 East End	
15 Connecticut Avenue Corridor	
Repositioning	25% +
16 Chevy Chase	



TWOSOME PLACE | OLD TOWN ALEXANDRIA

Vacancy Trends

FALL 2026 VACANCY BY MARKET



45.2% Chevy Chase is the region's highest-vacancy market, with 572,642 SF vacant. Re-tenanting and conversion projects are underway.

2.3% Bethesda Row remains the tightest submarket even after rising 127 bps this quarter.

22.2% Combined vacancy for downtown DC (Connecticut Avenue Corridor and East End), across 3.7M SF.

Openings & Closings Along DC High Streets

	RECENTLY OPENED			OPENING SOON			RECENTLY CLOSED		
	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL	RESTAURANT	RETAIL	TOTAL
14TH STREET CORRIDOR	3	1	**4**	12	4	**16**	4	–	**4**
BETHESDA ROW	1	2	**3**	3	2	**5**	1	1	**2**
CAPITOL HILL	1	–	**1**	6	1	**7**	1	–	**1**
CENTRAL BUSINESS DISTRICT	–	–	–	5	3	**8**	1	–	**1**
CHEVY CHASE	–	1	**1**	4	3	**7**	2	–	**2**
CLARENDON	3	–	**3**	6	1	**7**	2	–	**2**
COLUMBIA HEIGHTS	–	1	**1**	4	1	**5**	2	1	**3**
DOWNTOWN SILVER SPRING	2	1	**3**	4	2	**6**	–	–	–
DUPONT CIRCLE NORTH	1	–	**1**	1	–	**1**	2	–	**2**
EAST END	2	–	**2**	8	4	**12**	7	2	**9**
GEORGETOWN	4	7	**11**	9	16	**25**	2	–	**2**
NAVY YARD	–	2	**2**	7	1	**8**	4	1	**5**
OLD TOWN ALEXANDRIA	1	2	**3**	4	2	**6**	1	–	**1**
ROCKVILLE PIKE	4	1	**5**	12	10	**22**	1	1	**2**
SHAW	3	–	**3**	7	–	**7**	2	–	**2**
TYSONS	2	1	**3**	4	4	**8**	1	–	**1**
UNION MARKET / NOMA	1	3	**4**	8	5	**13**	–	–	–
TOTAL	**28**	**22**	**50**	**104**	**59**	**163**	**33**	**6**	**39**

Tenant Activity Detail

RECENTLY OPENED 50

TENANT / ADDRESS	TYPE	SUBMARKET
ACE Hardware 1240 3rd Street NE	Retail	Union Market / NoMa
Adriana Hoyos 3328 M Street NW	Retail	Georgetown
Ambrosia 619-621 H Street NW	Restaurant	East End
American Vintage 3122 M Street NW	Retail	Georgetown
Bombas 1400 Wisconsin Avenue NW	Retail	Georgetown
Cinnara 736 6th Street NW	Restaurant	East End
Corolla Beauty 5520-5566 Randolph Road	Retail	Rockville Pike
Delhi Belly 1560 Wisconsin Avenue NW	Restaurant	Georgetown
DMV Furniture Outlet 8661 Colesville Road	Retail	Downtown Silver Spring
Dutch Darlings 1003 Wisconsin Avenue NW	Restaurant	Georgetown
Easy Like Sunday 8455 Fenton Street	Restaurant	Downtown Silver Spring
First Round 1610 20th Street NW	Restaurant	Dupont Circle North
Five Dollar Bar 1359 U Street NW	Restaurant	14th Street Corridor
Flavor Hive 3287 1/2 M Street NW	Restaurant	Georgetown
Genika Cafe 1400 9th Street NW	Restaurant	Shaw
Glowbar 300 Morse Street NE	Retail	Union Market / NoMa
Hill House 1338 Wisconsin Avenue NW	Retail	Georgetown
Il Radicchio 1408 North Fillmore Street	Restaurant	Clarendon
Lafayette Federal Credit Union 3306 14th Street NW	Retail	Columbia Heights
LaserAway 1427 P Street NW	Retail	14th Street Corridor
LaserAway 4910-4930 Elm Street	Retail	Bethesda Row
Le Creuset 5481 Wisconsin Avenue NW	Retail	Chevy Chase
Lemon Nail Bar 3064-3066 M Street NW	Retail	Georgetown
Lidl 7501 Leesburg Pike	Retail	Tysons
Long Dark House 1506-1512 King Street	Retail	Old Town Alexandria

TENANT / ADDRESS	TYPE	SUBMARKET
Lumos Collective 1511 King Street	Retail	Old Town Alexandria
Mango Mango 1617 Rockville Pike	Restaurant	Rockville Pike
MedStar Health 331 N Street NE	Retail	Union Market / NoMa
Meermin 3001 M Street NW	Retail	Georgetown
Moleskine 4808 Bethesda Avenue	Retail	Bethesda Row
Mudhouse Coffee Roasters 1119 King Street	Restaurant	Old Town Alexandria
Munchin Burger 3206 O Street NW	Restaurant	Georgetown
Open Road Outpost & Biergarten 8350 Broad Street	Restaurant	Tysons
Port Royal 1118 9th Street NW	Restaurant	Shaw
Pura Vida Miami 1443 P Street NW	Restaurant	14th Street Corridor
Qdoba Mexican Grill 7501 Leesburg Pike	Restaurant	Tysons
Rev'd NVYD 1331 Yards Place SE	Retail	Navy Yard
Saladworks 320 Florida Avenue NE	Restaurant	Union Market / NoMa
Shah's Halal Food 8501-8525 Colesville Road	Restaurant	Downtown Silver Spring
Social Supply 200 Tingey Street SE	Retail	Navy Yard
Sofra on 14th 1908 14th Street NW	Restaurant	14th Street Corridor
Sushi Masato 4914 Hampden Lane	Restaurant	Bethesda Row
Teas'n You 838 Rockville Pike	Restaurant	Rockville Pike
The Bit 613 Pennsylvania Avenue SE	Restaurant	Capitol Hill
The Grace 1539 7th Street NW	Restaurant	Shaw
The Willow (event space) 2424 Wilson Boulevard	Restaurant	Clarendon
Uniqlo 3222 M Street NW	Retail	Georgetown
Wushiland Boba 12266 Rockville Pike	Restaurant	Rockville Pike
Xi'an Famous Foods 2800 Clarendon Boulevard	Restaurant	Clarendon
Ziza Kabob 1600 Rockville Pike	Restaurant	Rockville Pike

Tenant Activity Detail continued

RECENTLY CLOSED 39

TENANT / ADDRESS	TYPE	SUBMARKET
354 Restaurant Bar & Lounge 1301 U Street NW	Restaurant	14th Street Corridor
Bonkers' Chinese Burger 736 6th Street NW	Restaurant	East End
Captain Cookie & The Milkman 2200 Clarendon Boulevard	Restaurant	Clarendon
Charles Schwab 1100 H Street NW	Retail	East End
Chip City 2700 Clarendon Boulevard	Restaurant	Clarendon
El Bebe 8350 Broad Street	Restaurant	Tysons
Falafel Inc 726 King Street	Restaurant	Old Town Alexandria
Five Dollar Bar 1359 U Street NW	Restaurant	14th Street Corridor
Fruitive 800 10th Street NW	Restaurant	East End
Ghion Ethiopian Restaurant 2010 9th Street NW	Restaurant	Shaw
Ghostburger 1250 9th Street NW	Restaurant	Shaw
Häagen-Dazs 701-785 7th Street NW	Restaurant	East End
Halpine Beer & Wine 1701 Rockville Pike	Retail	Rockville Pike
HipCityVeg 700-734 7th Street NW	Restaurant	East End
Hunter's Hound Restaurant 5471 Wisconsin Avenue NW	Restaurant	Chevy Chase
IHOP 3100 14th Street NW	Restaurant	Columbia Heights
Jo Malone 996 I Street NW	Retail	East End
Junction Bistro, Bar & Bakery 5471 Wisconsin Avenue NW	Restaurant	Chevy Chase
Kilwins 1250 Half Street SE	Retail	Navy Yard
Kruba Thai & Sushi 301 Tingey Street SE	Restaurant	Navy Yard

TENANT / ADDRESS	TYPE	SUBMARKET
Lafayette Federal Credit Union 1381 Kenyon Street NW	Retail	Columbia Heights
Luke's Lobster 7129 Bethesda Lane	Restaurant	Bethesda Row
Lupo Pizzeria 1908 14th Street NW	Restaurant	14th Street Corridor
Maman Joon 404 8th Street SE	Restaurant	Capitol Hill
Masala Street Indian Eatery 3206 O Street NW	Restaurant	Georgetown
Nike 7115-7141 Arlington Road	Retail	Bethesda Row
Pizzeria Paradiso 3282 M Street NW	Restaurant	Georgetown
Pressed Juicery 1431 P Street NW	Restaurant	14th Street Corridor
Pure Green 1630 Connecticut Avenue NW	Restaurant	Dupont Circle North
Smoothie King 701 7th Street NW	Restaurant	East End
Starbucks 1050 Connecticut Avenue NW	Restaurant	Central Business District
Starbucks 11860 Grand Park Avenue	Restaurant	Rockville Pike
Taim 1512-1528 Connecticut Avenue NW	Restaurant	Dupont Circle North
Takorean 1212 4th Street SE	Restaurant	Navy Yard
Tap99 1250 Half Street SE	Restaurant	Navy Yard
Taylor Gourmet 1400 K Street NW	Restaurant	East End
The Greene Turtle 1237 1st Street SE	Restaurant	Navy Yard
Tony Cheng 619-621 H Street NW	Restaurant	East End
Z Burger / Maman Joon 1400 Irving Street NW	Restaurant	Columbia Heights

Great Reads

WASHINGTON, DC NEIGHBORHOODS

Tysons Galleria focused on 'playing the hits' to refill food hall, now fully leased
FFXnow

Navy Yard taphouse, ice cream shop close amid landlord dispute over alleged building failures
Washington Business Journal

New restaurants and retail coming to Union Station
Axios D.C.

Developers unveil plans for second D.C. 'urban mall' in former Tenleytown bank branch
Washington Business Journal

South Korean cafe giant plots US growth with Virginia debut
CoStar News

Retail Vacancies Downtown Are Still High, and Some Landlords Are to Blame
City Cast DC

Whatever Happened to Franklin Park's Restaurant?
Washington CityPaper

DC retail property called city's largest is up for grabs
CoStar News

DC, VA, MD REGIONAL

Restaurant delivery robots return to D.C. with AI upgrade
Axios D.C.

Advocates of $25 Minimum Wage in DC Blame Lawsuit for Ballot Delay
Washingtonian

Laoban, Seven Weeks Coffee among D.C. area's fastest-growing companies
Axios D.C.

Wonder is taking over the DMV. Can it win over diners, robots included?
Axios D.C.

Michelin Teases 4 Additions to the D.C. Guide
Eater D.C.

NATIONAL

Pizza Hut is struggling. Can red-roof nostalgia help save it?
The Washington Post

Collectible Toy Stores Could Become One of Retail's Most Powerful Traffic Drivers
Propmodo

These Employees Like Their A.I. Boss. Its Shop Is Kind of a Disaster.
The New York Times

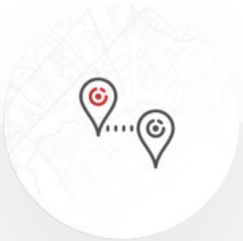
Jersey Mike's Is Winning the Sandwich War. It Still Needs to Win Over Gen Z.
Wall Street Journal

The Restaurant List 2026: Our 50 favorite places in America right now
The New York Times

How the surging cost of going out is changing American life
The Washington Post

How America's Biggest Buffet Chain Cracked the Math of All You Can Eat
Wall Street Journal

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Dochter & Alexander Retail Advisors is a progressive retail real estate advisory, dedicated to creating maximum value for owners and occupiers. We blend art and science, culture and data, intuition and market intelligence to deliver creative solutions that shape our cities and communities.

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