DOCHTER & ALEXANDER
RETAIL ADVISORS

DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

NOTABLE CO-TENANCY

Marshalls · The Boulder Project · Best Buy · Burlington · Old Navy · WSC Washington Sports Clubs · Target · Lidl

Square Footage | Up to 25,446 SF

Ceiling Heights | Up to 20'

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

Matthew Alexander
202.489.3830 | matthew@dochalex.com

David Dochter
410.258.3627 | david@dochalex.com

Elena Alexander
301.300.7690 | elena@dochalex.com

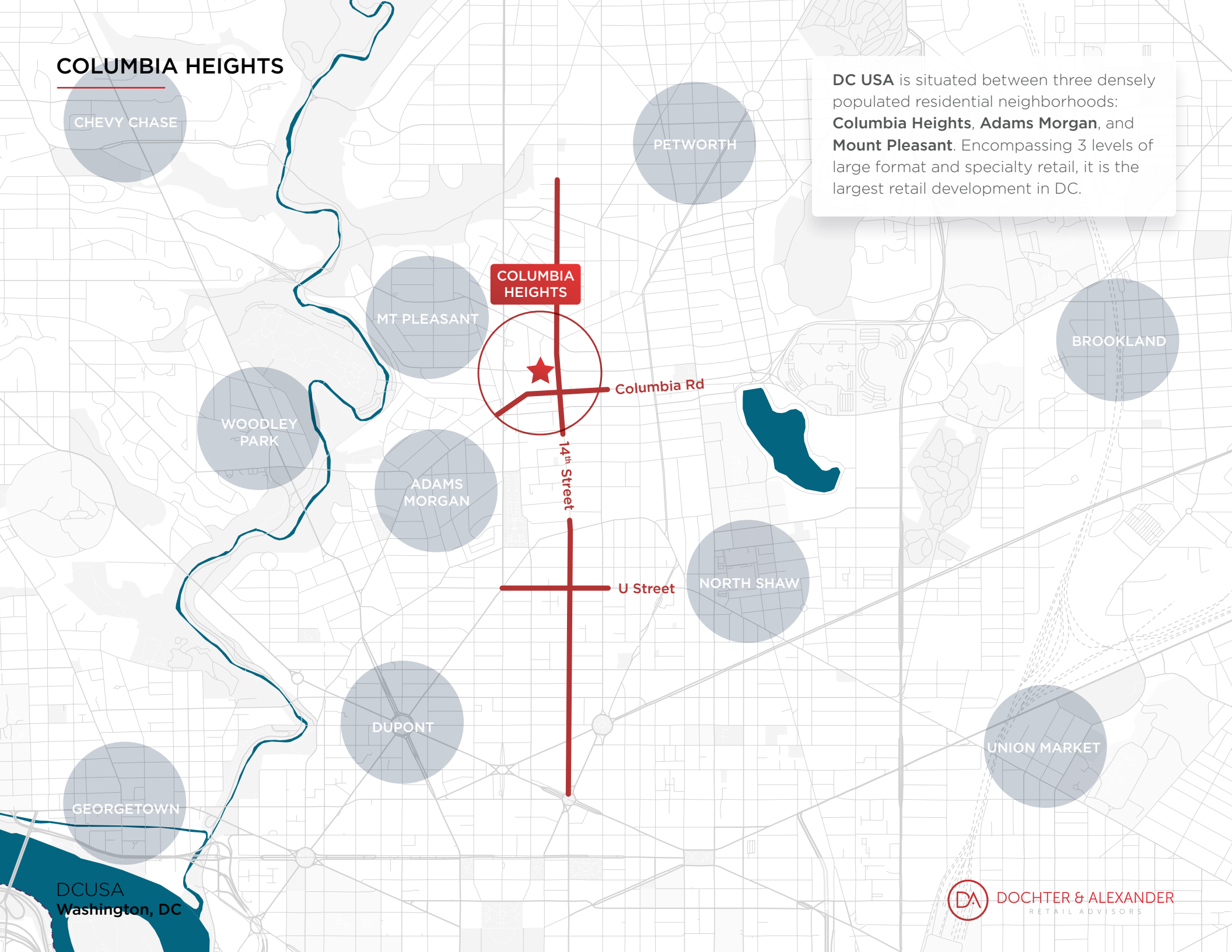
HIGHLIGHTS

- 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 · The Boulder Project · Burlington · WSC Washington Sports Clubs · Old Navy · Lidl

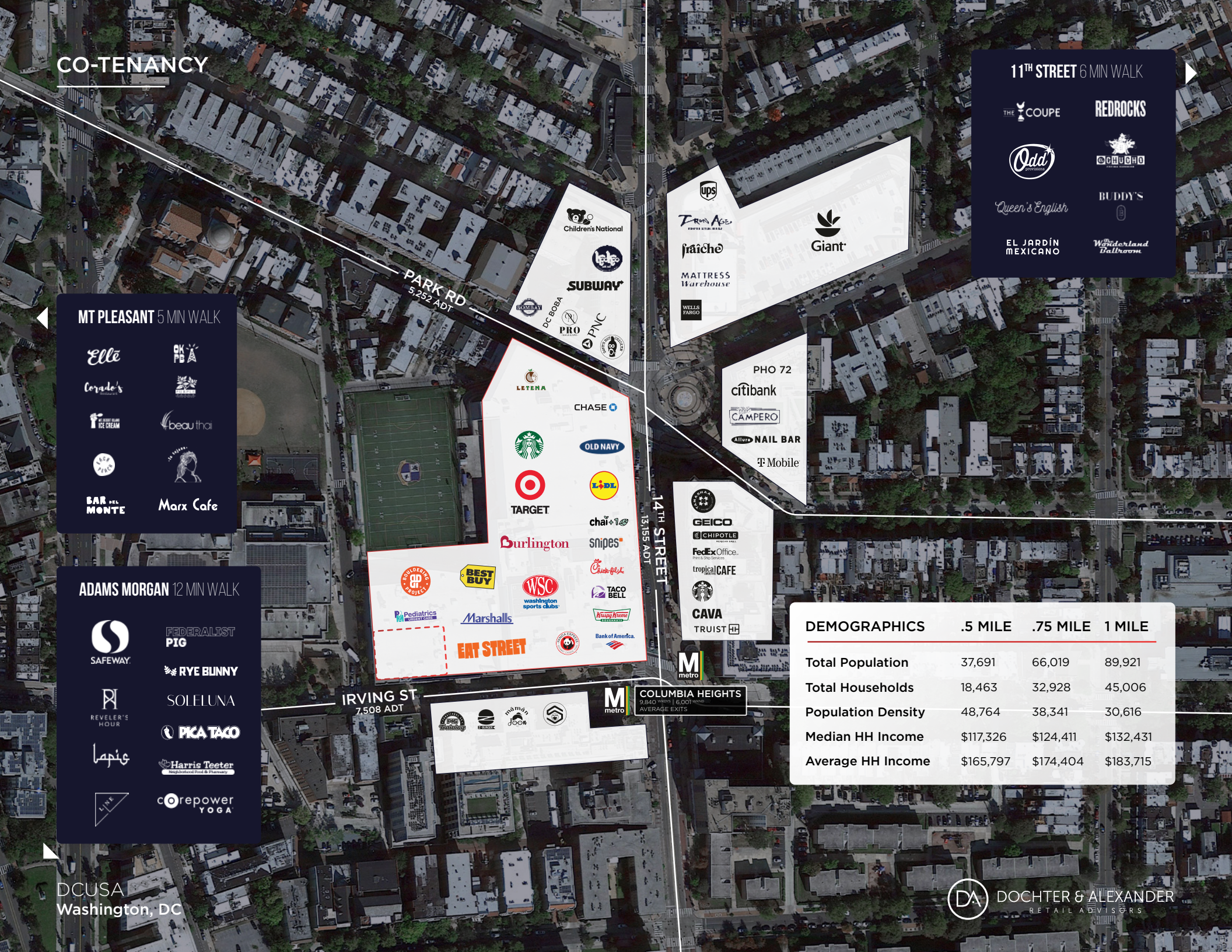
COLUMBIA HEIGHTS



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.

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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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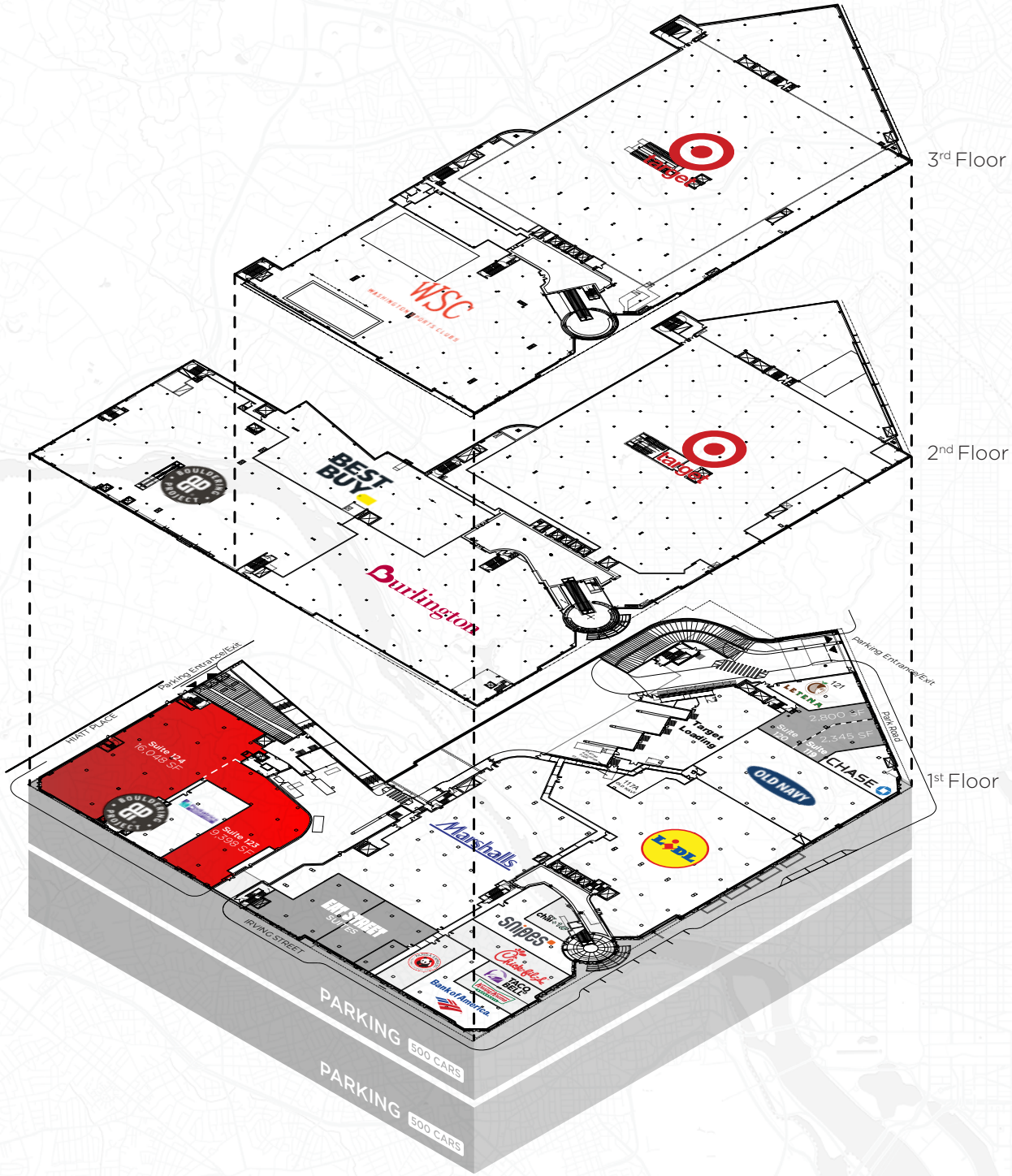
PROJECT STACK

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

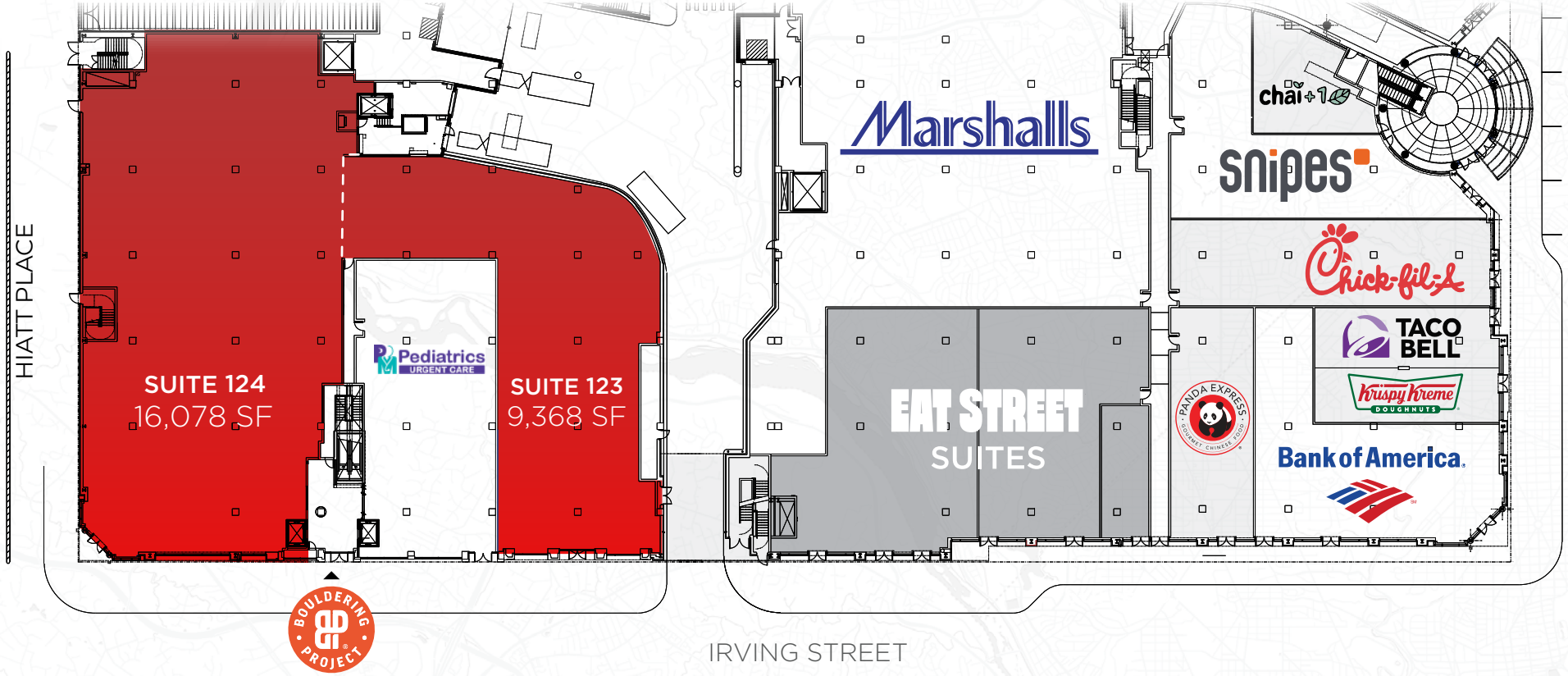
GIANT
GALA THEATRE
PNC
CHIPOTLE
CAVA
DAVE'S HOT CHICKEN
STARBUCKS
SABEH CAFÉ AND PASTRY
Z BURGER
MAMA JOON
BOMBAY STREET FOOD
ELLE
FRAICHE
IRON AGE KOREAN BBQ
JOIA BURGER
KOOKOO PERSIAN
POLLO CAMPERO
PHO 72
THIP KHAO
TAMASHAA MODERN INDIAN
F45 TRAINING

DCUSA
Washington, DC



FLOORPLAN

SUITE 123 & 124



SPECS

GROUND FLOOR

Square Footage | Up to 25,446

Ceiling Heights | Up to 20'

Timing | Immediate

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**Flexible demising available*

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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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