



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**700 H STREET NE**  
WASHINGTON, DC | H STREET

**Square Footage** | 1,762 - 17,000+ SF

**Timing** | Q1 2020

**Rent** | Street Level: Negotiable Lower Level: \$40 NNN

**H STREET PROPERTY**

## CONTACT

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## HIGHLIGHTS

- ▶ New trophy retail building within a block of Whole Foods and WeWork
- ▶ H Street NE is one linear mile of neighborhood and destination retail
- ▶ 2,149 new residential units coming to the H Street Corridor and immediate area

## NEARBY TENANTS



THE DAILY RIDER



FARMBIRD



CAVA



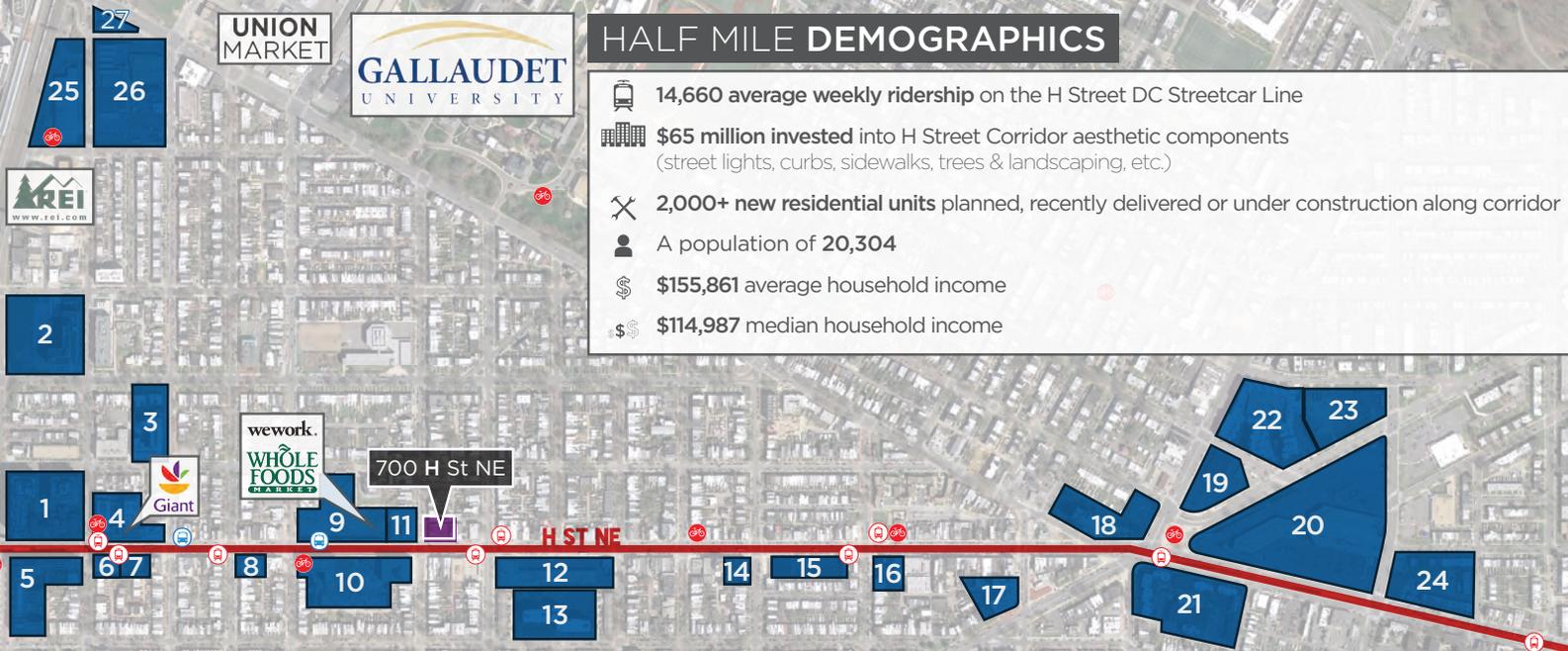
**NOMA**  
**44,000** residents  
**94%** have bachelors degree or higher  
**12.8M** sf Office  
**54,000** daytime employees  
**360,000** sf Retail  
**2.1M** sf of Development Under Construction

**UNION MARKET**



**HALF MILE DEMOGRAPHICS**

- 14,660** average weekly ridership on the H Street DC Streetcar Line
- \$65 million** invested into H Street Corridor aesthetic components (street lights, curbs, sidewalks, trees & landscaping, etc.)
- 2,000+** new residential units planned, recently delivered or under construction along corridor
- A population of **20,304**
- \$155,861** average household income
- \$114,987** median household income

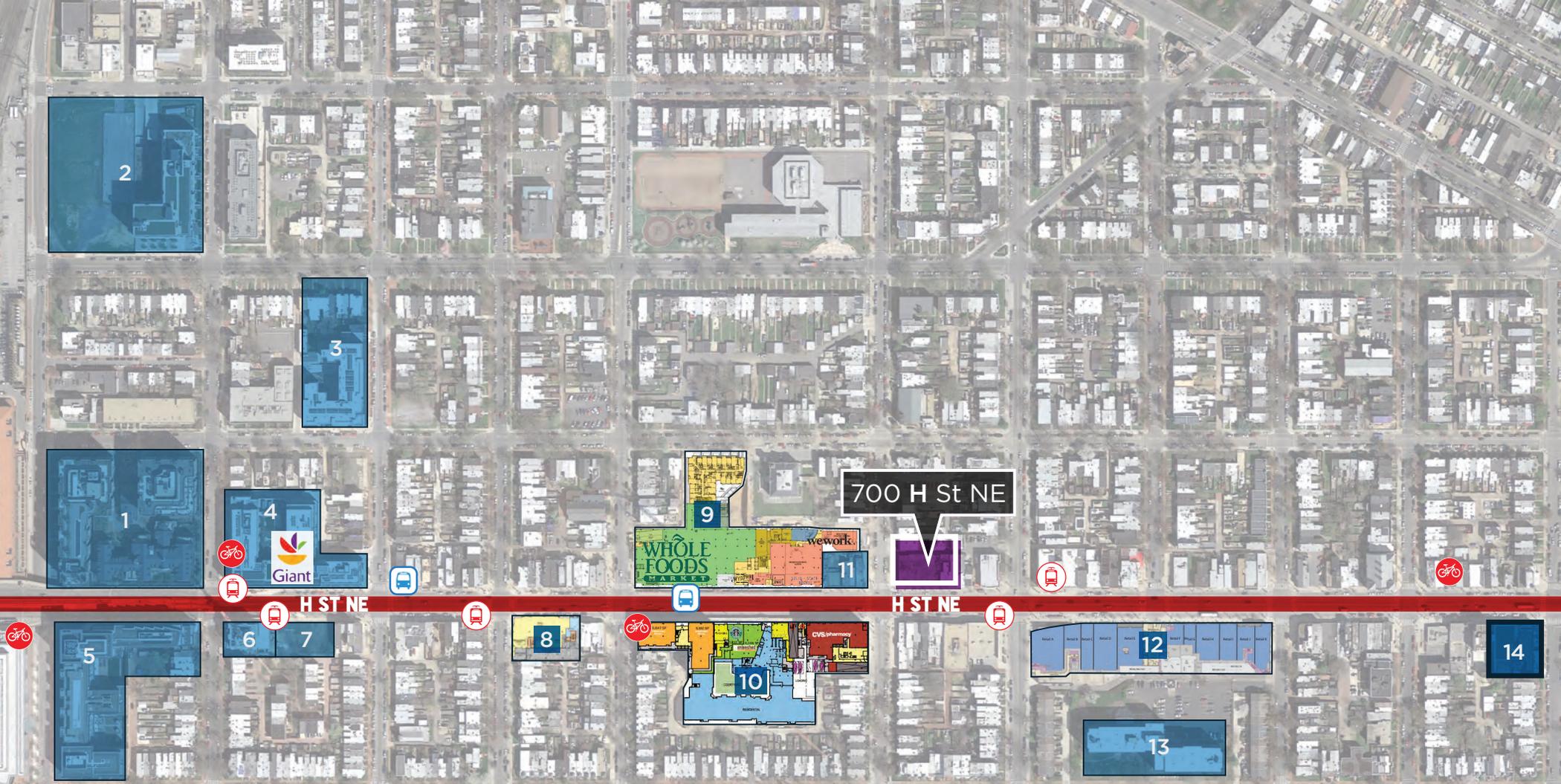


**UNION STATION**  
 WASHINGTON D.C.  
**32,000** daily metro riders  
**70,000** daily rides on Amtrak/VRE/MARC

<p><b>1</b> Senate Square 215 I Street 476 Residential Units Completed: 2009</p>	<p><b>2</b> Loree Grand at Union Place 212 Residential Units Under Construction</p>	<p><b>3</b> AVA H 318 I Street 140 Residential Units Completed 2013</p>	<p><b>4</b> 3rd and H St 270 Residential Units 72,000 sf of Retail Completed 2013 Giant Grocery</p>	<p><b>5</b> Station House 201 H Street 25,000 sf Retail 378 Residential Units Completed 2015</p>	<p><b>6</b> 301 H St NE 25 Residential Units 5,220 sf of Retail Completed 2016</p>	<p><b>7</b> 315 H St NE 125 Residential Units 6,160 sf Retail Completed 2018</p>	<p><b>8</b> 501 H St NE 26 Residential Units 22,165 sf Retail Completed 2018</p>	<p><b>9</b> Apollo 624 H Street 70,000 sf of Retail 431 Residential Units Whole Foods, WeWork Completed 2017</p>
<p><b>10</b> 625 H St NE 30,000 sf of Retail 307 Apartments Completed 2016</p>	<p><b>11</b> 654 H St NE 26 Condos 8,800 sf Retail Under Construction</p>	<p><b>12</b> AVEC 801 H Street 45,000 sf of Retail 420 Residential Units Under Construction</p>	<p><b>13</b> Capitol Hill Towers 900 G Street 204 Residential Units</p>	<p><b>14</b> 1100 Block of H St NE 1115 H Street 16 Residential Units Completed 2015</p>	<p><b>15</b> USA Auto Zone 1207 H Street 8,027 sf of Retail Proposed Mixed Use</p>	<p><b>16</b> 1301 H St NE 9 Condos 5,000 sf Retail Completed 2018</p>	<p><b>17</b> The Maryland 1350 Maryland Avenue 84 Condos Completed 2015</p>	<p><b>18</b> Delta Towers 1400 Florida Avenue 150 Residential Units</p>
<p><b>19</b> CVS Pharmacy 845 Bladensburg Road 8,000 sf of Retail</p>	<p><b>20</b> Hechinger Mall 1500 Benning Road 189,617 sf of Retail</p>	<p><b>21</b> Pentacle Apartments 1501 Benning Road 182 Residential Units</p>	<p><b>22</b> The Flats at Atlas District 1600 Maryland Ave 5,000 sf of Retail 257 Residential Units Completed 2013</p>	<p><b>23</b> Aldi 901 17th Street Operating Store</p>	<p><b>24</b> 1701 H Street NE 180 Residential Units 14,000 sf Retail Proposed</p>	<p><b>25</b> Central Armature 650 Residential Units 200 Hotel Keys 50,000 sf Retail Proposed</p>	<p><b>26</b> 301 N Street NE 370 Residential Units 175 Hotel Keys 30,000 sf Retail Under Construction</p>	<p><b>27</b> 301 Florida Ave NE 4,100 sf Retail 56 Residential Units Permitting</p>

**US Capitol**

700 H Street NE  
Washington, DC



**1**

Senate Square  
215 I Street  
476 Residential Units  
Completed: 2009

**2**

Loree Grand  
at Union Place  
212 Residential Units  
Under Construction

**3**

AVA H  
318 I Street  
140 Residential Units  
Completed 2013

**4**

3rd and H St  
270 Residential Units  
72,000 sf of Retail  
Completed 2013  
Giant Grocery

**5**

Station House  
201 H Street  
25,000 sf Retail  
378 Residential Units  
Completed 2015

**6**

301 H St NE  
25 Residential Units  
5,220 sf of Retail  
Completed 2016

**7**

315 H St NE  
125 Residential Units  
6,160 sf Retail  
Completed 2018

**8**

501 H St NE  
26 Residential Units  
22,165 sf Retail  
Completed 2018

**9**

Apollo  
624 H Street  
70,000 sf of Retail  
431 Residential Units  
Whole Foods, WeWork  
Completed 2017

**10**

625 H St NE  
30,000 sf of Retail  
307 Apartments  
Completed 2016

**11**

654 H St NE  
26 Condos  
8,800 sf Retail  
Under Construction

**12**

AVEC  
801 H Street  
45,000 sf of Retail  
420 Residential Units  
Under Construction

**13**

Capitol Hill Towers  
900 G Street  
204 Residential Units

**14**

1100 Block of H St NE  
1115 H Street  
16 Residential Units  
Completed 2015

700 H Street NE  
Washington, DC

**NEW DEVELOPMENT**  
2 BLOCK RADIUS

**174,800 SF Retail**  
**1,184 Residential Units**

7TH STREET

700 H St NE

**WHOLE FOODS MARKET**

**THE APOLLO**  
70,000 SF Retail  
431 Residential Units

**wework**

**654 H STREET**  
8,800 SF Retail  
26 Condos

WYDOWN STREET

SOLID STATE BOOKS

H ST NE

CAVA

5,047 SF RETAIL

5,951 SF RETAIL

FARMBIRD

372 SF 4,248 SF

unleashed

**ANTHOLOGY**  
30,000 SF Retail  
307 Apartments

RESIDENTIAL

LOADING

CVS/pharmacy

buredc

8TH STREET

**H ST CONNECTION**  
45,000 SF Retail  
420 Residential Units  
125 Retail Parking

**CAPITOL HILL TOWERS**  
204 Residential Units

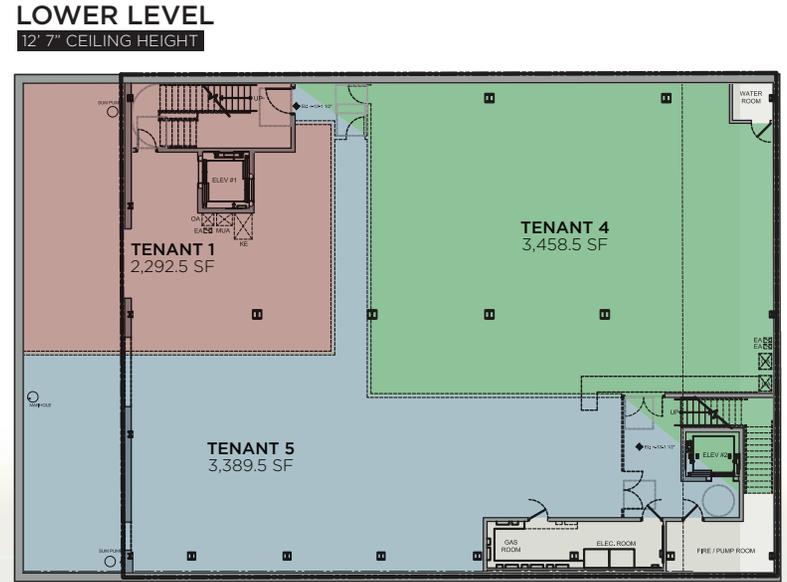
**Tenant 1**  
 Street Level | 4,062 SF  
 Lower Level | 2,293 SF  
 Total | 6,355 SF

**Tenant 2**  
 Street Level | 1,763 SF  
 Total | 1,763 SF

**Tenant 3**  
 Street Level | 1,958 SF  
 Total | 1,958 SF

**Tenant 4**  
 Street Level | 220 SF  
 Lower Level | 3,459 SF  
 Total | 3,679 SF

**Tenant 5**  
 Street Level | 214 SF  
 Lower Level | 3,390 SF  
 Total | 3,604 SF

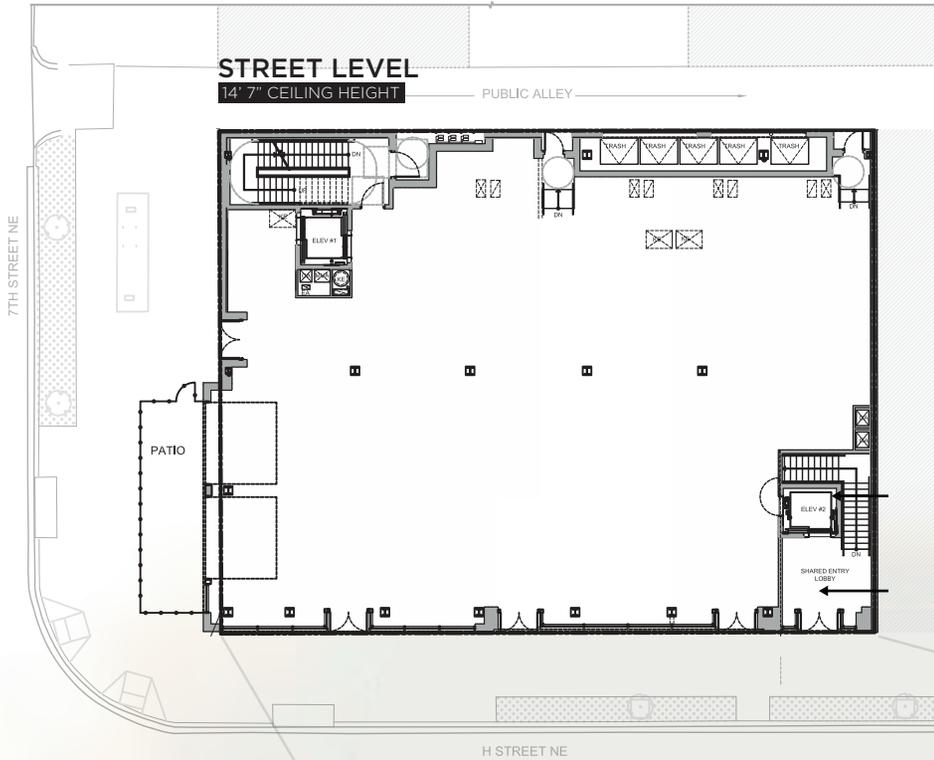


**Full Tenant**

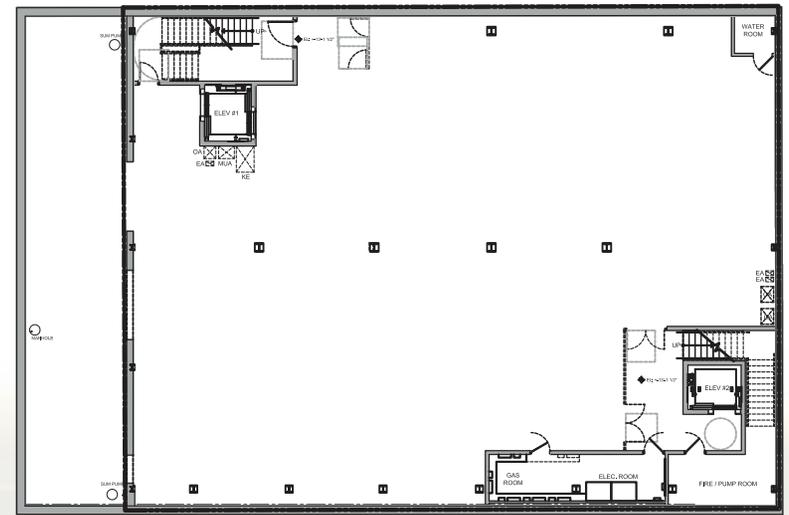
Street Level | 8,215 SF

Lower Level | 9,141 SF

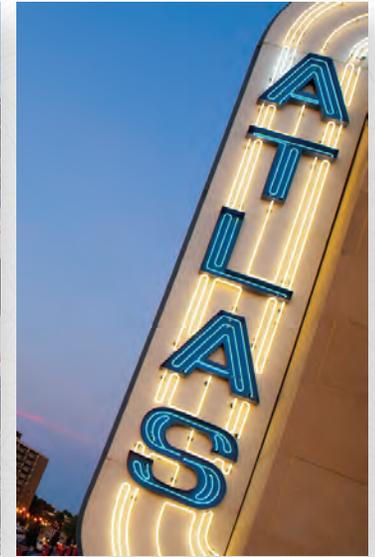
Total | 17,356 SF



**LOWER LEVEL**  
12' 7" CEILING HEIGHT



700 H Street NE  
Washington, DC



### RETAIL CO-TENANCY

H STREET NE RETAIL SF

**785,000 SF**

### LYFT AREA GROWTH

DESTINATION POINT INCREASE

**+140%**  
YEAR OVER YEAR

### STREET CAR RIDERSHIP

DAILY H ST STREETCAR RIDERS

**3,739**  
WKDY

### AVERAGE HOUSEHOLD INCOME

AFFLUENT 1/2 MILE RADIUS

**\$156,680**

### DEMOGRAPHICS

.5 Miles

POPULATION	20,304
AVERAGE HOUSEHOLD INCOME	\$155,861
MEDIAN HOUSEHOLD INCOME	\$114,987
EDUCATION (BACHELOR'S+)	78%