



DOCHTER & ALEXANDER
RETAIL ADVISORS

FRONTAGE | UP TO 83' 1"

950 F STREET NW
WASHINGTON, DC | EAST END

Square Footage | 8,265 - 18,882 SF

Timing | Immediate

Rent/Nets | Negotiable

F STREET RETAIL SPACE

CONTACT

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Matthew Alexander

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HIGHLIGHTS

- Strong retail co-tenancy with **Lululemon**, **Sephora**, **Nordstrom Rack** and **Saks Off Fifth** nearby
- One block south of **Metro Center Station**, the second busiest station in the entire metro rail system
- Major tourist destination just blocks from the **White House** and neighboring the **National Theater** & **Warner Theater**

NEARBY TENANTS

ZARA

lululemon athletica

SEPHORA

Tosca

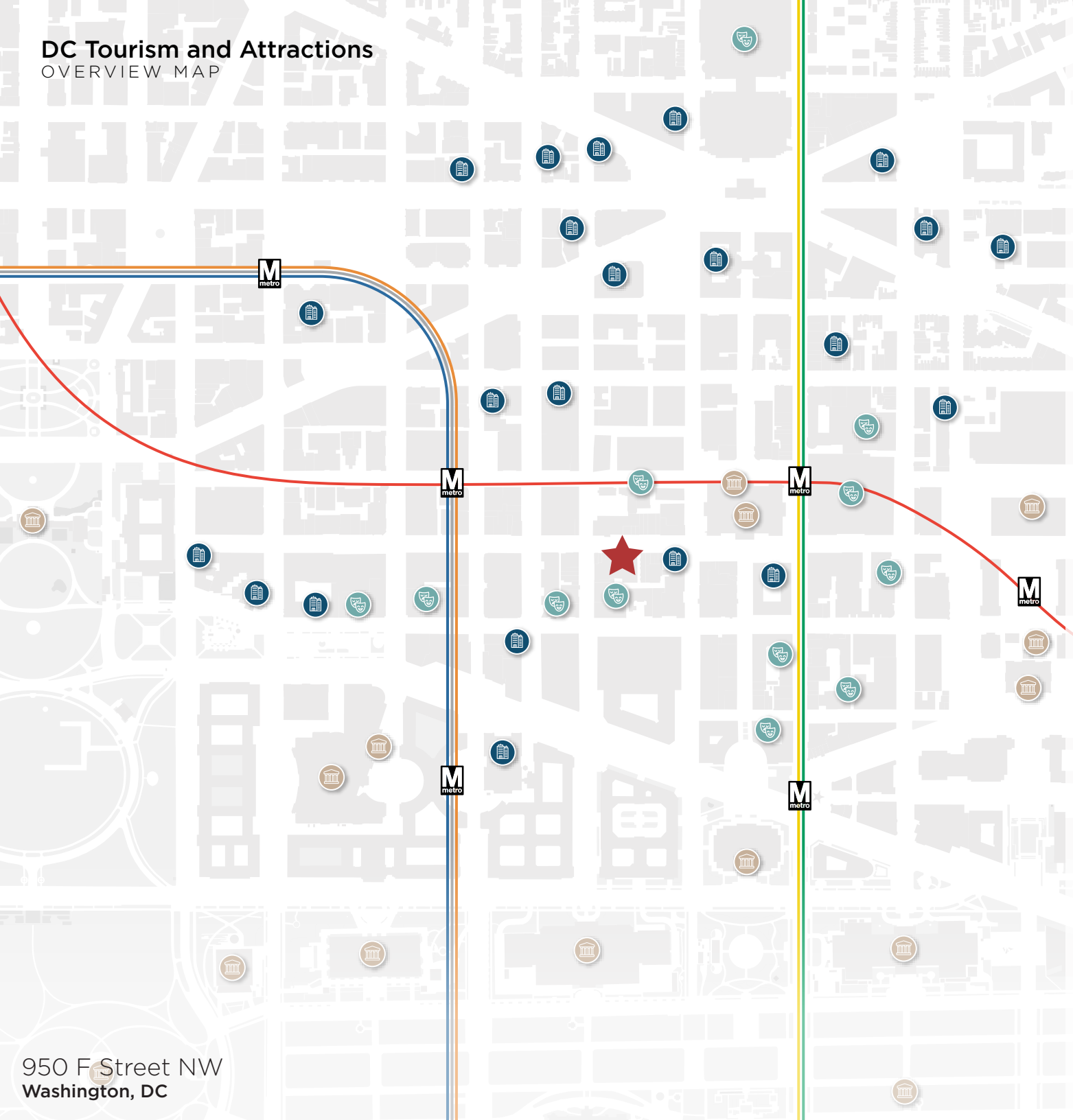
OFF 5TH

NORDSTROM
rack

ORGANIC COFFEE
NATURAL FLAVOR

National
Portrait
Gallery
Smithsonian

DC Tourism and Attractions
OVERVIEW MAP



 HOTELS	TOTAL ROOMS 8,298
SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

 ENTERTAINMENT	TOTAL CAPACITY 72,915
Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

 MUSEUMS & LANDMARKS	TOTAL VISITORS 18.95M
The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

Visitor stats from 2019

950 F Street NW
Washington, DC

F STREET RETAIL MAP

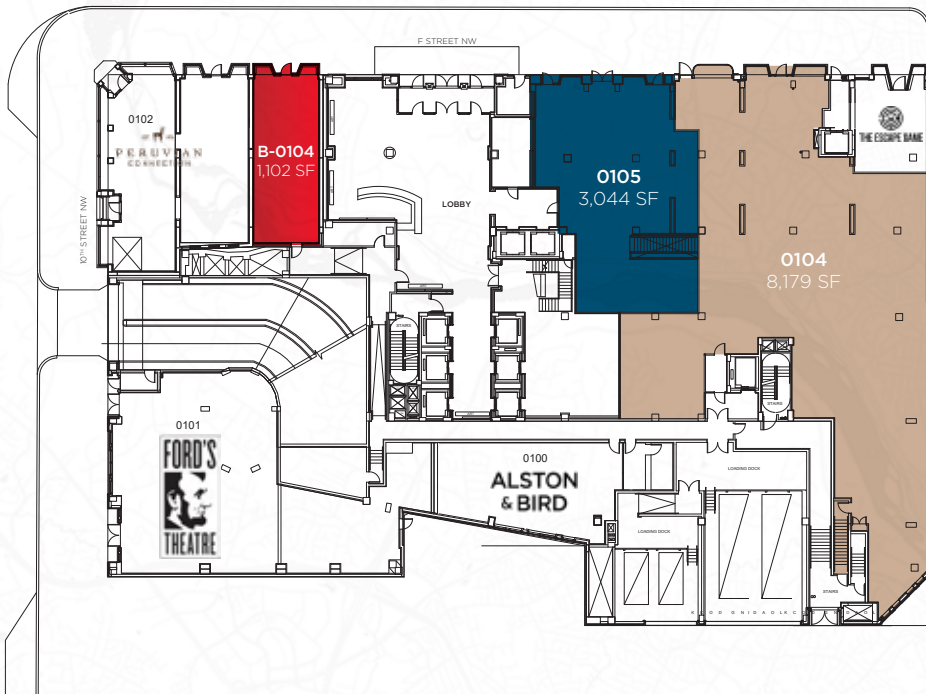


Demographics*	1 Mile	3 Mile	5 Mile
Population	43,334	221,788	391,080
Average Household Income	\$149,283	\$160,674	\$153,879
Bachelors Degree +	72%	79%	73%
Daytime Population	193,800	448,881	648,425

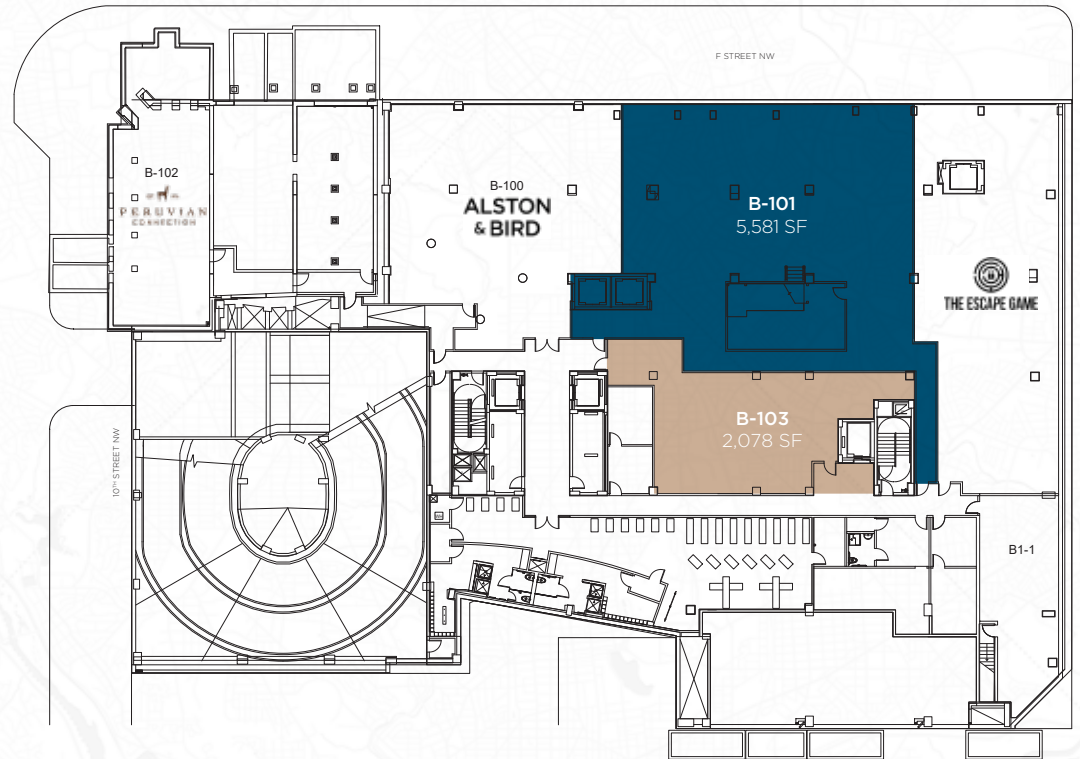
*Data pulled from 2021

950 F Street NW
Washington, DC

GROUND FLOOR



LOWER LEVEL



SPECS

SPACE B-0104 OPTION A

Square Footage | 1,102 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

[EXPLORE OPTION A](#)

[EXPLORE OPTION B](#)

[EXPLORE OPTION C](#)

SPACE 0105 + B-101 OPTION B

Square Footage | 8,625 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

SPACE 0104 + B-103 OPTION C

Square Footage | 10,257 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

CONTACT

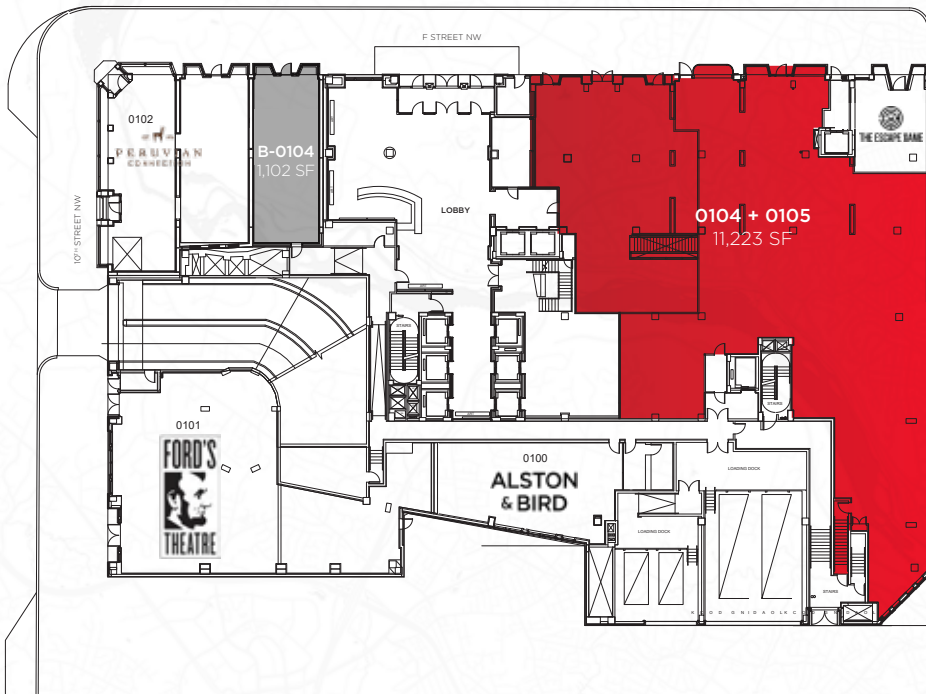
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GROUND FLOOR



SPECS

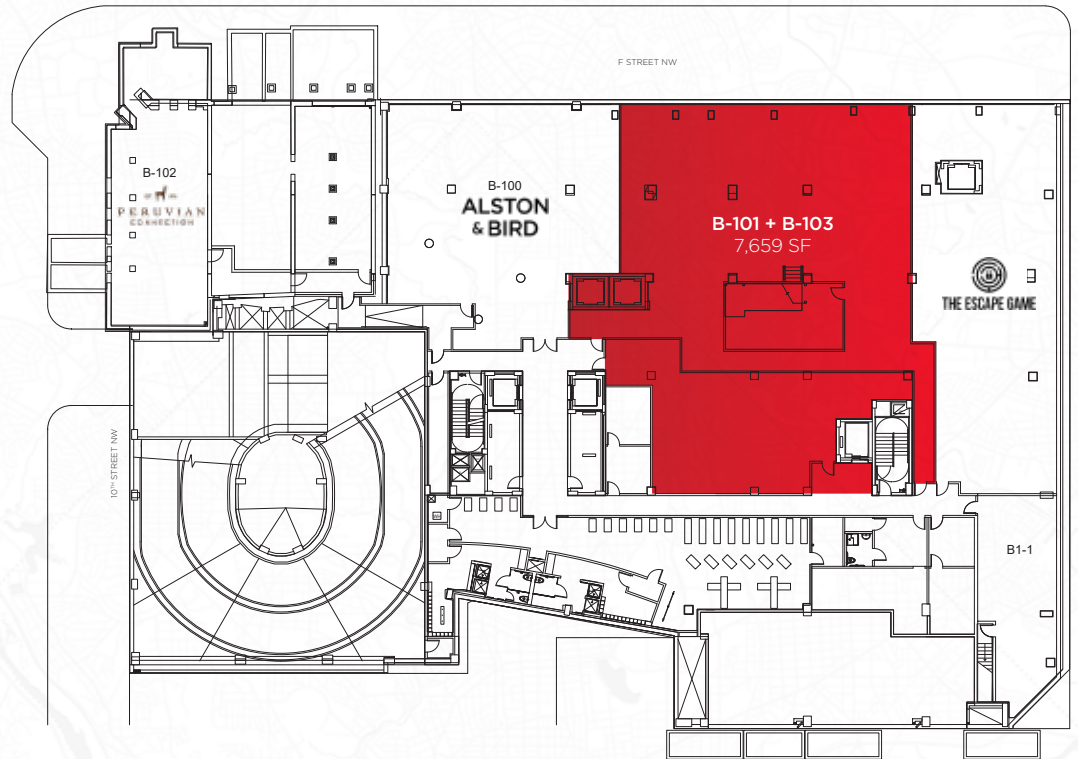
FULL SPACE OPTION D

Square Footage | +/- 18,882 SF

Timing | Immediate

Rent/Nets | Pricing Upon Request

LOWER LEVEL



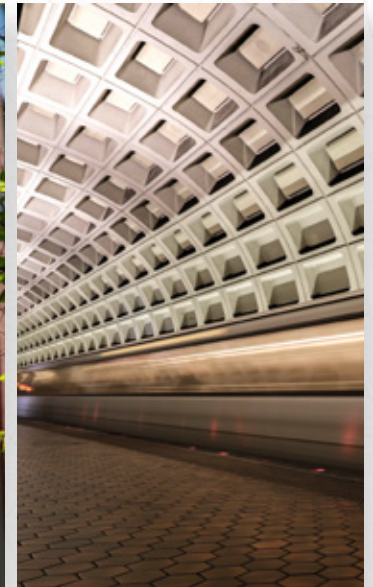
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OFFICE SF

WITHIN A HALF MILE

42.4M SF

RESIDENTIAL UNITS

WITHIN A MILE

25,531

AVERAGE METRO RIDERS

AT METRO CENTER & GALLERY PLACE IN 2019

24,794 22,773

METRO CENTER GALLERY PLACE

ANNUAL THEATER PATRONS

AT 7 VENUES WITHIN DOWNTOWN DC

725,000

DEMOGRAPHICS*

**Data pulled from 2021*

	1 Mile	3 Miles	5 Miles
POPULATION	42,392	220,540	390,451
AVERAGE HOUSEHOLD INCOME	\$147,822	\$160,757	\$153,903
EDUCATION: BACHELOR'S+	72.3%	78.9%	73%
DAYTIME POPULATION	191,534	447,739	648,896