



DOCHTER & ALEXANDER
RETAIL ADVISORS

CANTATA

801 3RD STREET, NW
WASHINGTON, DC | MT VERNON TRIANGLE

Square Footage | 4,139 - 9,666 SF

Frontage | 102'

Ceiling Heights | 12' 10"

Rent/Nets | Negotiable

Timing | Immediate

CONTACT

Laura Bellantoni

703.899.5348 | laura@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

HIGHLIGHTS

- ▼ **Mixed use development** with 275 market unit rates delivering in March 2023
- ▼ Located at the **intersection of 3rd and Eye Streets** in the Mount Vernon Triangle neighborhood
- ▼ Surrounded by a **diverse collection of restaurants** including Busboys and Poets, abakedjoint, Tatte Bakery and Ottoman Taverna

NEARBY TENANTS

BUSBOYS
POETS

abakedjoint

Tatte
Bakery & Cafe

Walmart

CVS

sweetgreen

[solidcore]

BAR CHINOIS
BIG NOW • COLDEN BAR

Orangetheory
FITNESS

TOSCANA MARKET

OTTOMAN TAVERNA

CONCEPTUAL STOREFRONT RENDERING



Cantata
801 3rd Street NW | Washington, DC

CONCEPTUAL STOREFRONT RENDERING

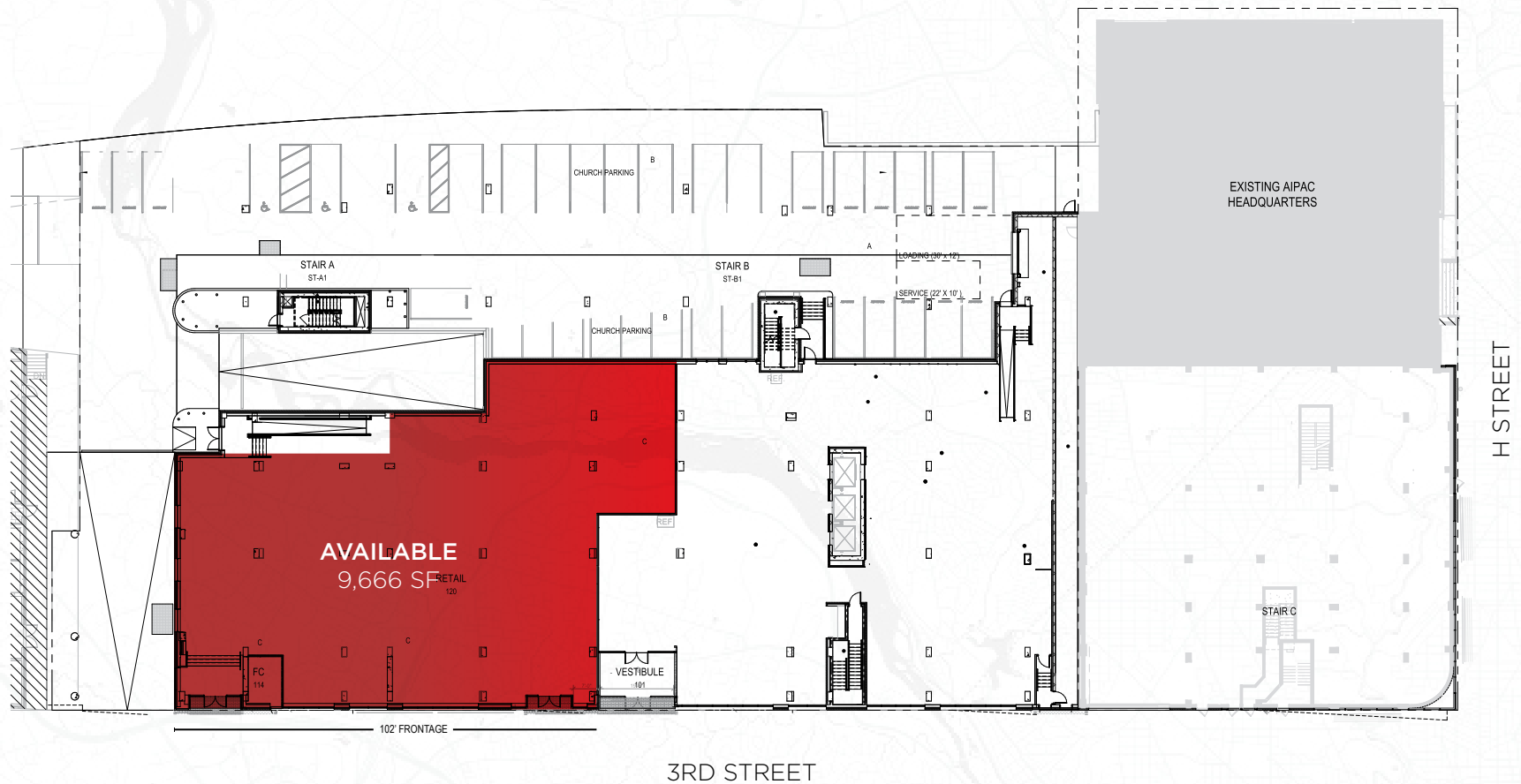


Cantata
801 3rd Street NW | Washington, DC



Cantata
801 3rd Street NW | Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS



SPECS

Square Footage | 9,666 SF

Frontage | 102'

Ceiling Heights | 12' 10"

Timing | Immediate

Rent/Nets | Negotiable

CONTACT

Laura Bellantoni
703.899.5348
laura@dochalex.com

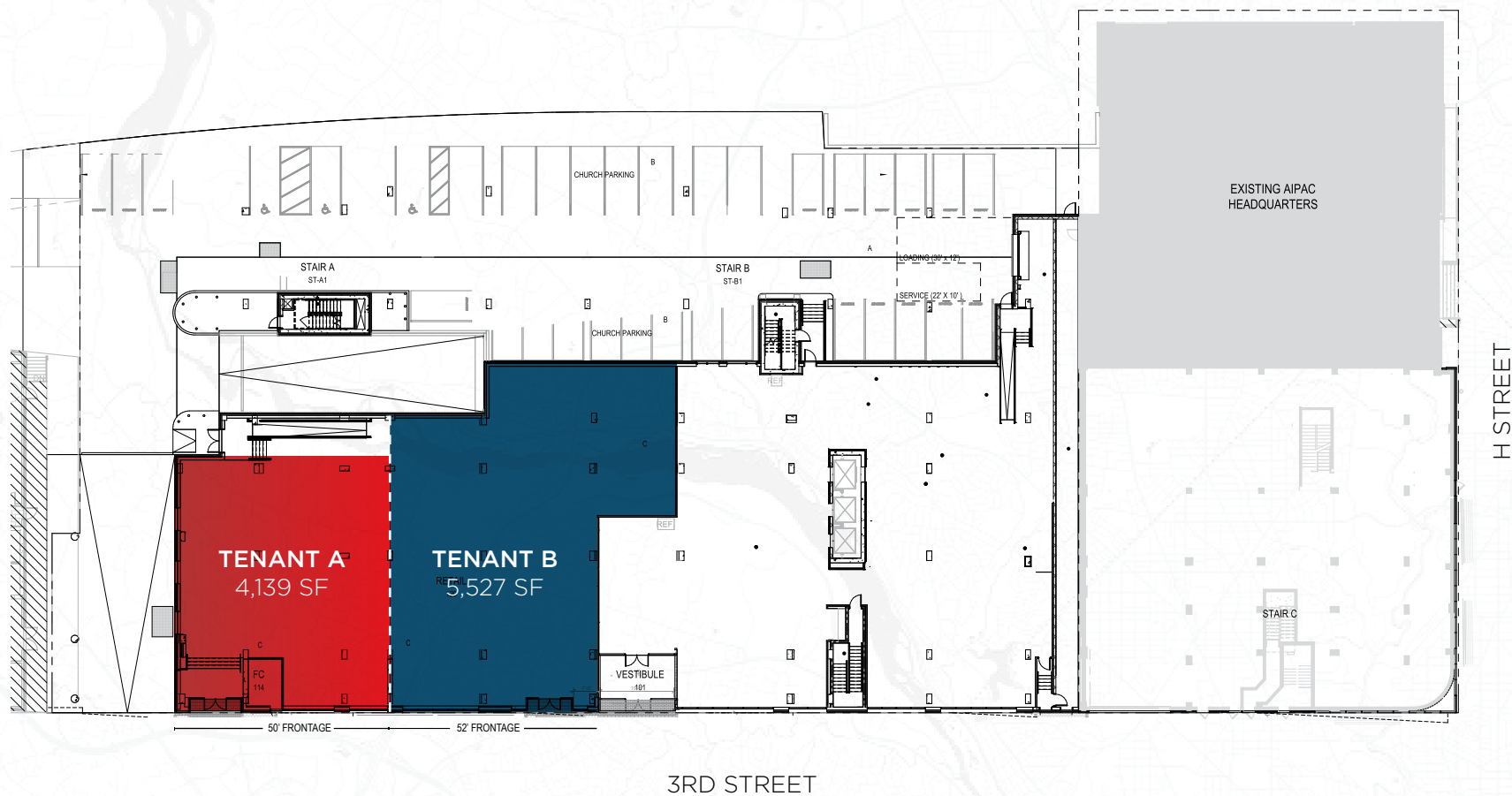
Matthew Alexander
202.971.8788
matthew@dochalex.com

David Dochter
202.971.8989
david@dochalex.com

DOCHALEX.COM

Cantata
801 3rd Street NW | Washington, DC

 **DOCHTER & ALEXANDER**
RETAIL ADVISORS



SPECS FOR SPLIT OPTION

TENANT A

Square Footage | 4,139 SF

Frontage | 50'

Ceiling Heights | 12' 10"

Timing | Immediate

Rent/Nets | Negotiable

TENANT B

Square Footage | 5,527 SF

Frontage | 52'

Ceiling Heights | 12' 10"

Timing | Immediate

Rent/Nets | Negotiable

CONTACT

Laura Bellantoni

703.899.5348

laura@dochalex.com

Matthew Alexander

202.971.8788

matthew@dochalex.com

David Dochter

202.971.8989

david@dochalex.com

DOCHALEX.COM

Cantata
801 3rd Street NW | Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS



TOTAL DAYTIME POPULATION WITHIN .5 MILES

71,872

MARKET-RATE APARTMENTS WITHIN .5 MILES

6,140

AVERAGE HOUSEHOLD INCOME WITHIN .25 MILES

\$138,757

DEMOGRAPHICS

	.5 Miles	1 Mile	2 Miles
OFFICE SQUARE FEET	22,799,790	66,761,129	148,878,691
AVERAGE HOUSEHOLD INCOME	\$143,994	\$171,991	\$173,680
AVG. ANNUAL FOOD AWAY FROM HOME PER HOUSEHOLD	\$6,473	\$7,623	\$7,608
BACHELOR'S DEGREE +	68%	74.8%	76.2%
MARKET-RATE APARTMENTS	6,140	20,806	61,950