



DOCHTER & ALEXANDER
RETAIL ADVISORS

716 7TH STREET NW
WASHINGTON, D.C. | EAST END



Square Footage | 2,203 SF

Timing | Immediately

Rent/Nets | Negotiable

A GALLERY PLACE PROPERTY

CONTACT

Matthew Alexander

202.971.8788 | matthew@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

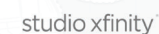
Laura Bellantoni

703.899.5348 | laura@dochalex.com

HIGHLIGHTS

- Located in DC's **sports and entertainment destination** attracting both residents and tourists alike
- Sightlines from **DC's busiest intersection** at 7th & H with great frontage and branding potential
- On the same block as **Capital One Arena**, which brings in **2.7 million people annually**

NEARBY TENANTS



Strong Demographics

- MUSEUM
- HOTEL
- THEATRE

CONVENTION CENTER

MT VERNON TRIANGLE

4.1M SF Office Existing/UC
6,519 Residential Units Existing/UC
\$3.33 PSF apt rent

CITY CENTER

H STREET NW

Smithsonian

PORTRAIT GALLERY

CAPITAL ONE CENTER

1 Mile Demos

Office Inventory	65M SF, 12% vacancy
Daytime Employees	227,628
Population	49,575
Avg. HH Income	\$123,930
Metro Exits	23,205 wkday / 21,404 wknd
Hotel Keys	15,401

Chinatown Row
Washington, DC

DOCHTER & ALEXANDER
RETAIL ADVISORS

Vast Co Tenancy

APPLE
GLOBAL FLAGSHIP

TRULUCKS STEAK &
SEAFOOD

EQUINOX FITNESS

TACO BAMBA

MAISON KAYSER

FEDEX

DELIZIQUE

MY EYE DR

TD BANK

FARMERS & DISTILLERS

LA COLOMBE

COVE

CITY CENTER DC

ALLEN EDMONDS
ARCTERYX
BOSS
BVLGARI
BURBERRY
CANALI
CANDALIE BOUTIQUE SPA
CENTROLINA
CH CAROLINA HERRERA
CHRISTIE
COREPOWER YOGA
DAVID YURMAN
DEBB KITCHEN AND BAR
DEL FRISCO'S
DIOR
DOLCEZZA
FIG & OLIVE
ELI WHEEL
FRUITIVE

THE GREAT REPUBLIC
GUCCI
HERMES
JO MALONE LONDON
KATE SPADE NY
LONG CHAMP
LORO PIANA
LOUIS VUITTON
MILK BAR
MONCLER
MOMOFUKU
MORGENTHAU FREDERICKS
PAUL STUART
PARESWETS
SALVATORE FERRAGAMO
SKY VALET CHOES
TESLA
VINCE
ZADIG & VOLTAIR

YARDHOUSE
BREWERY

FADO IRISH PUB
MATCH BOX & PIZZA
CAVA
STARBUCKS

PNC BANK

NANDOS PERI PERI

REREN RAMEN BAR

WALGREENS

PANERA

CRIMSON
AT THE POD
VAPIANO

H STREET NW

CAPITAL ONE CAFE

CHOP'T

T-MOBILE

WEWORK

★

HIP CITY VEG

BIBIBOP ASIAN

LEGAL SEAFOODS

EAGLE BANK

M

AT&T

CIRCA

URBAN
OUTFITTERS

STUDIO
XFINITY

AVEDA

LOFT

CLYDES

REGAL CINEMAS

BAR LOUIE

LUCKY STRIKE

AROSTO PIZZA

BEEF N BREAD

CHINATOWN
EXPRESS

PENN COMMONS

CORNER BAKERY

FLIGHT WINE BAR

WEWORK

BAR DECO

GRAFFIATO

DAIKAYA RAMEN

BANTAM KING

FREE STATE

CHIPOTLE

MCDONALDS

DUNKIN DONUTS

NHL
NBA

VIDA FITNESS

BANG SALON

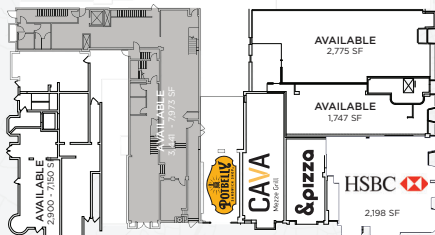
METRO
HEADQUARTERS

NATIONAL PORTRAIT
GALLERY

Chinatown Row
Washington, DC

DAVID DOCHTER & ALEXANDER
RETAIL ADVISORS

Centrally Located Retail



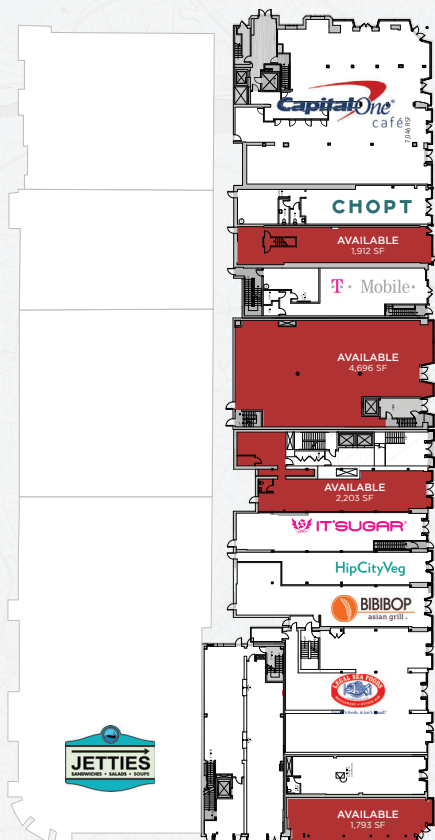
Walgreens



H STREET NW

POKE PAPA

8TH STREET NW

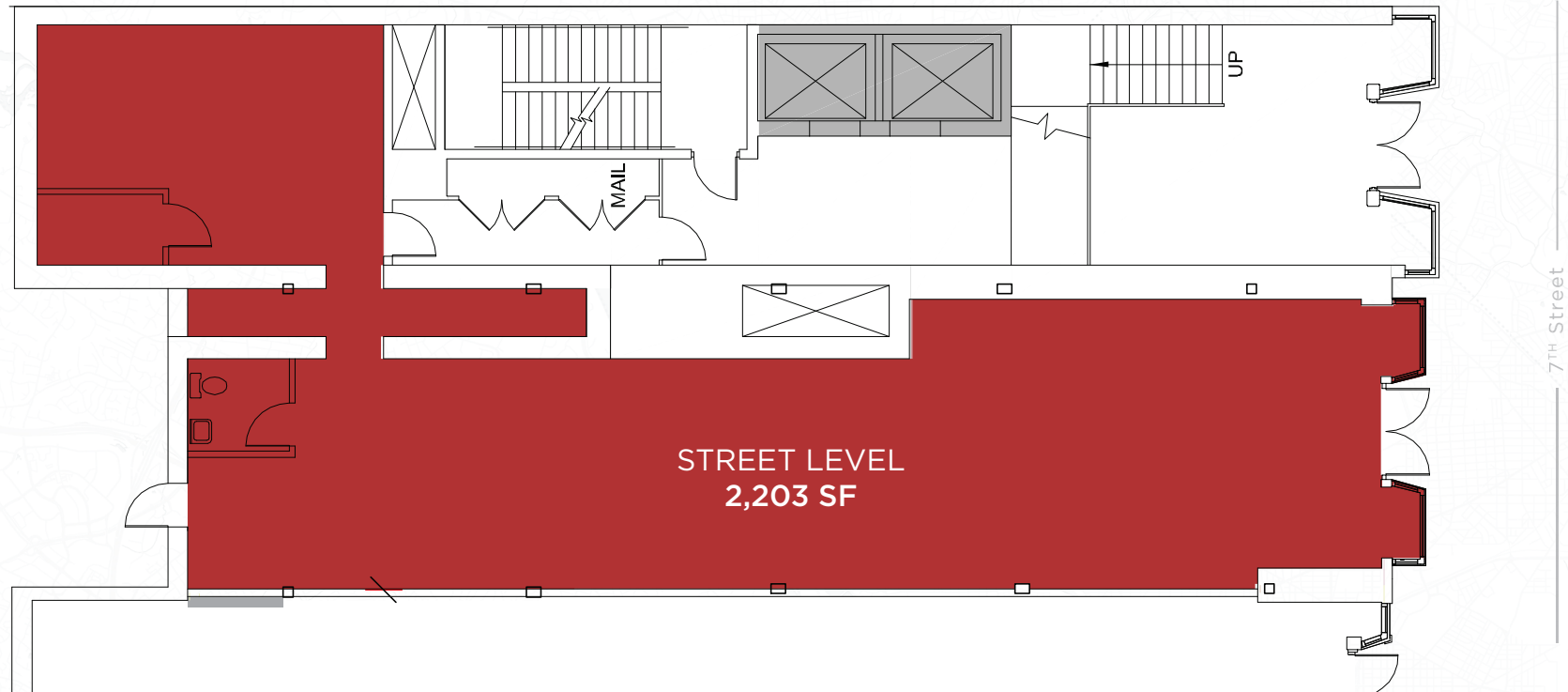


G STREET NW

7TH STREET NW



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SPECS

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OFFICE SF
WITHIN A MILE

65M SF

CONVENTION CENTER
ANNUAL ATTENDEES

1.2M

AVERAGE METRO RIDERS
AT GALLERY PLACE METRO

23,205 WKDY EXITS **21,404** WKND EXITS

CAPITAL ONE ARENA TICKETS
SOLD ANNUALLY

2.7M

DEMOGRAPHICS

	1 Miles	2 Miles	3 Mile
POPULATION	51,601	220,665	370,476
AVERAGE HOUSEHOLD INCOME	\$127,146	\$135,068	\$127,956
EDUCATION: BACHELOR'S+	69%	75%	69%
EMPLOYEES	221,655	489,273	595,935