



DOCHTER & ALEXANDER
RETAIL ADVISORS

728 7TH STREET NW
WASHINGTON, D.C. | EAST END



Square Footage | 3,361 SF

Timing | Immediately

Rent/Nets | Negotiable

A GALLERY PLACE PROPERTY

CONTACT

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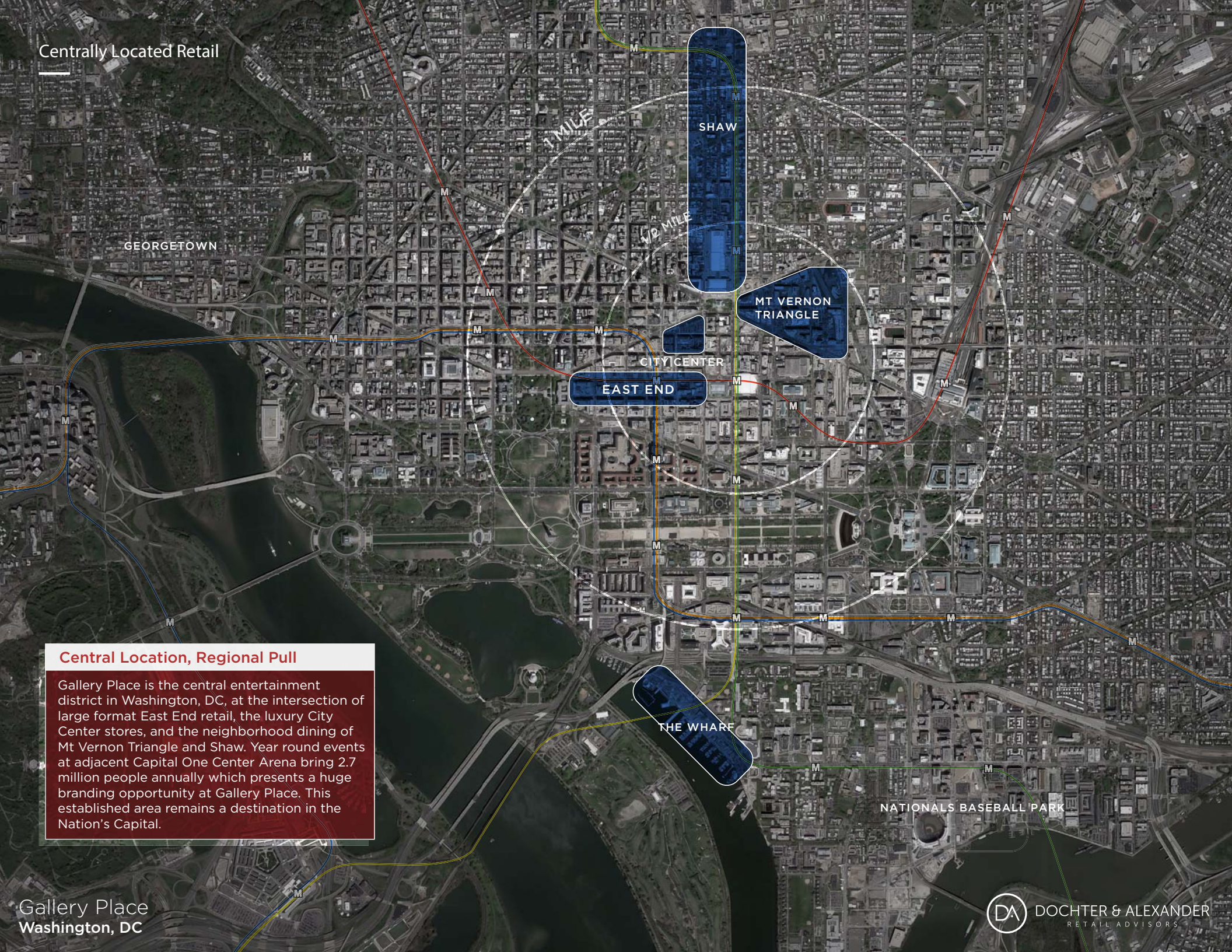
HIGHLIGHTS

- 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



Centrally Located Retail



Central Location, Regional Pull

Gallery Place is the central entertainment district in Washington, DC, at the intersection of large format East End retail, the luxury City Center stores, and the neighborhood dining of Mt Vernon Triangle and Shaw. Year round events at adjacent Capital One Center Arena bring 2.7 million people annually which presents a huge branding opportunity at Gallery Place. This established area remains a destination in the Nation's Capital.

Gallery Place
Washington, DC

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

CONRAD 900 AVENUE

GUCCI CAUDALIE
momofuku HERMES Paul Stuart
ARCTERYX CH FALCON Dior

EQUINOX

CITY CENTER

GALLERY PLACE

UNION SQUARE
HOSPITALITY GROUP

Smithsonian

NHL NBA

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

Vast Co Tenancy

APPLE
GLOBAL FLAGSHIP

TRULUCKS STEAK &
SEAFOOD

EQUINOX FITNESS

TACO BAMBA

FOXTROT

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
CHRISTIAN LEBLANC
CORE POWER YOGA
DAVID YURMAN
DEBB KITCHEN AND BAR
DEL PRISCO'S
DIOR
DOLCEZZA
FIG & OLIVE
FLYWHEEL
FRUITIVE

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

YARDHOUSE
BREWERY

MATCH BOX & PIZZA
CAVA STARBUCKS

PNC BANK

NANDOS PERI PERI

REREN RAMEN BAR

WALGREENS

CRIMSON
AT THE POD

MOTTO
HOTEL

H STREET NW

CAPITAL ONE CAFE

CHOP'IT

★

T-MOBILE

HIP CITY VEG

CHIPOTLE

EAT BRGZ

CHICKFILA

DOS TOROS

M
metro

AT&T

TOM'S WATCH BAR

STUDIO
XFINITY

AVEDA

CLYDES

REGAL CINEMAS

DISTRICT
E ESPORTS

MCDONALDS

DUNKIN DONUTS



NBA

VIDA FITNESS

BANG SALON

M
metro

BEEF N BREAD

CHINATOWN
EXPRESS

PENN COMMONS

CORNER BAKERY

FLIGHT WINE BAR

WEWORK

BAR DECO

GRAFFIATO

DAIKAYA RAMEN

BANTAM KING

FREE STATE

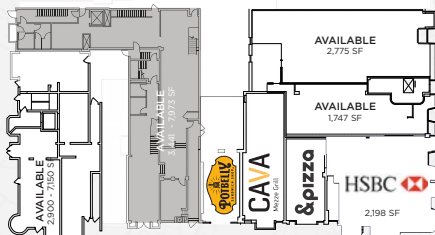
METRO
HEADQUARTERS

NATIONAL PORTRAIT
GALLERY

Chinatown Row
Washington, DC

DA DOCHTER & ALEXANDER
RETAIL ADVISORS

Centrally Located Retail



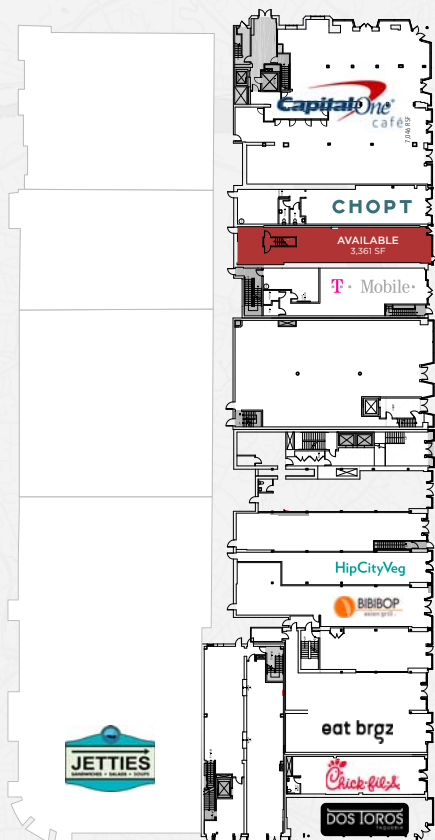
Walgreens



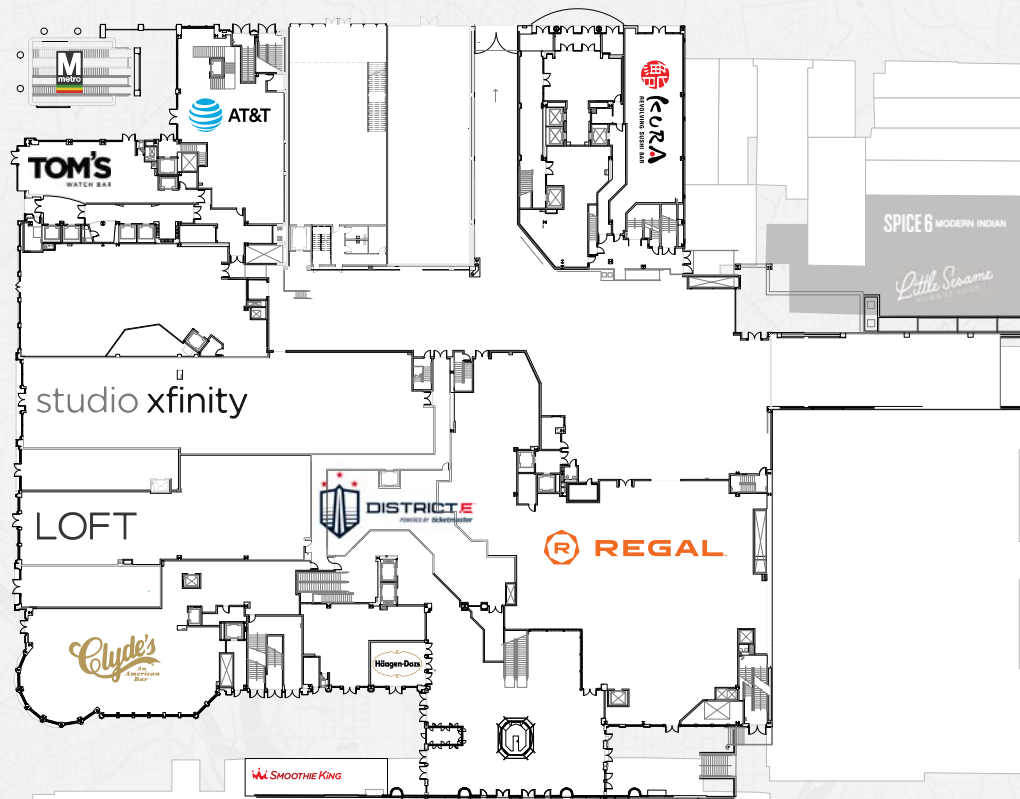
H STREET NW

POKE PAPA

8TH STREET NW



7TH STREET NW

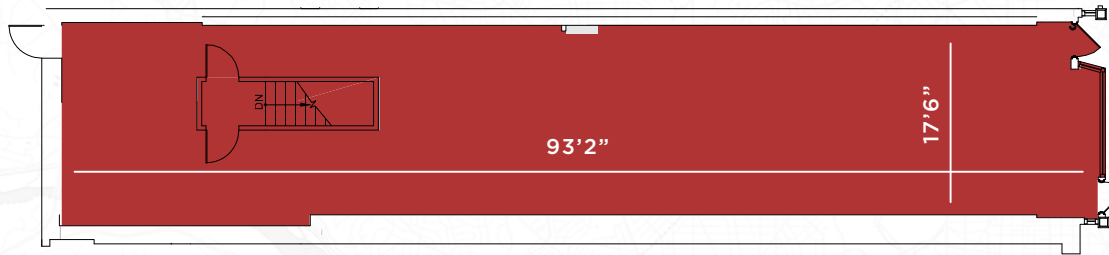


G STREET NW

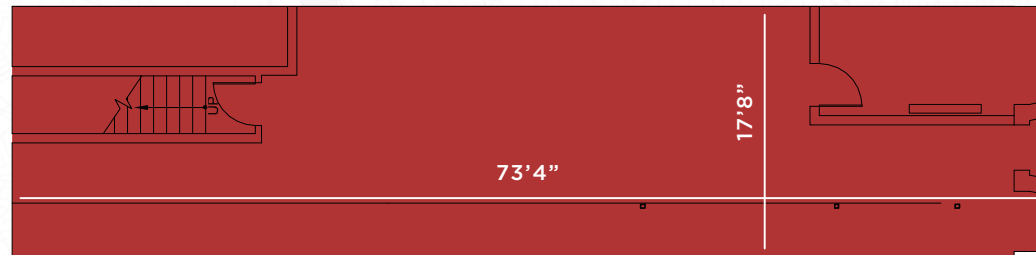
Capital One Arena

728 7TH STREET NW

STREET LEVEL
1,912 SF



LOWER LEVEL
1,449 SF



7TH Street

SPECS

Square Footage | 3,361 SF

Timing | Immediately

Rent/Nets | Available Upon Request

*Pepco & Washington Gas meters exclusive to the retail suite submeter for DC WASA

*Ventilation has not been in use since 2017

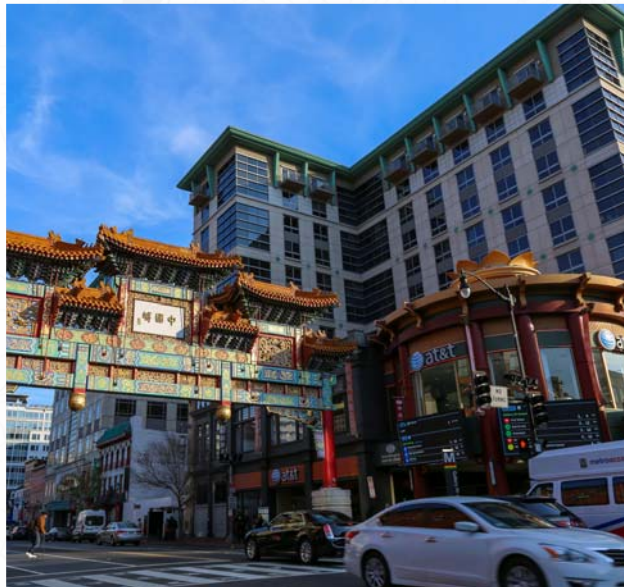
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DOCHALEX.COM



OFFICE SF
WITHIN A MILE

65M SF

CONVENTION CENTER
ANNUAL ATTENDEES

1.2M

AVERAGE METRO RIDERS
AT GALLERY PLACE METRO

23,205 WKD 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