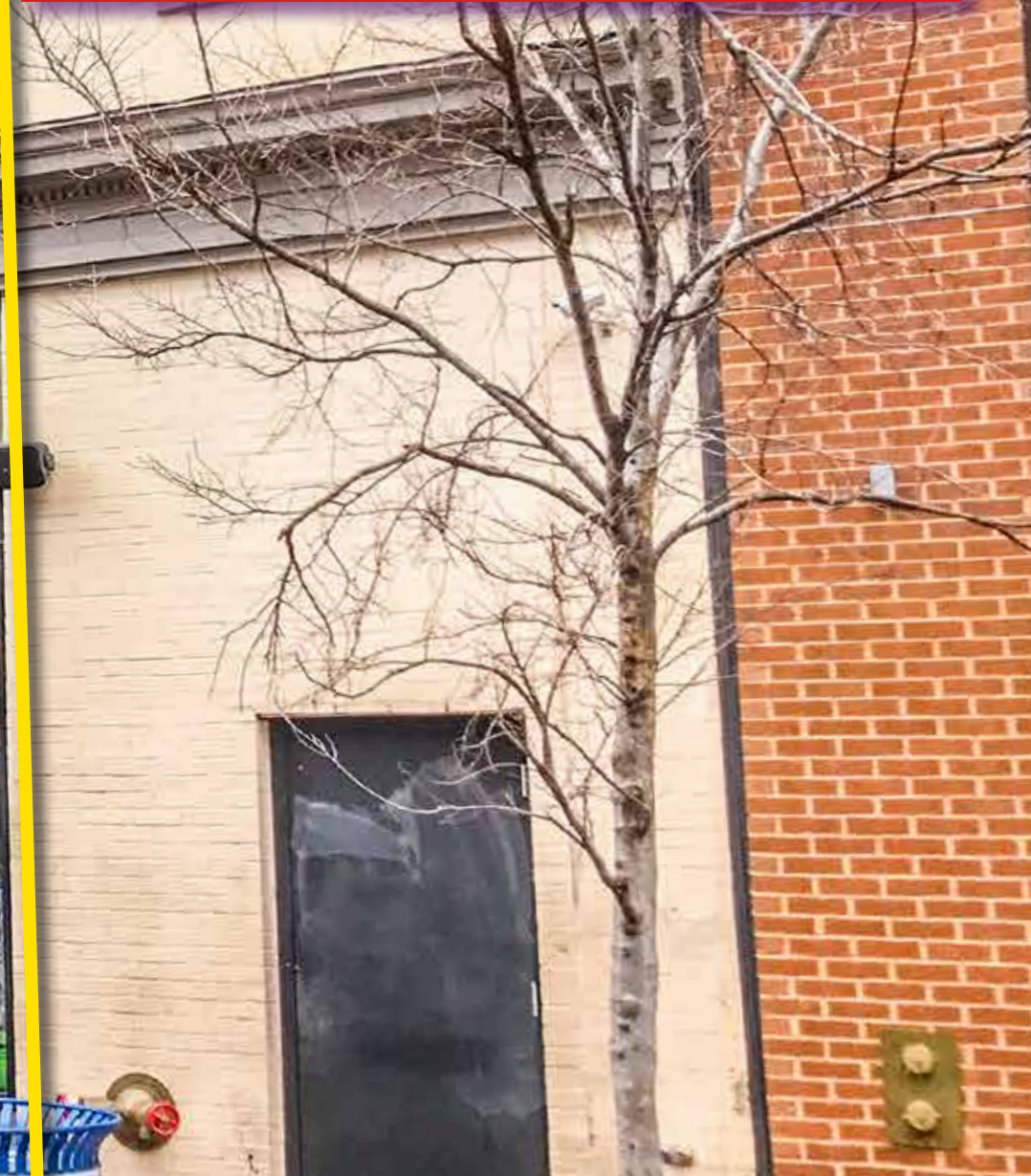




673H STREET
NORTHWEST | WASHINGTON, DC 20001



**PRIME 2-LEVEL RESTAURANT SPACE IN CHINATOWN DC
(2,466 SF GROUND LEVEL + 3,566 SF SECOND LEVEL)**

**2 BLOCKS FROM WASHINGTON DC CONVENTION CENTER.
ACROSS FROM CAPITAL ONE ARENA HOME TO OVER 300 EVENTS PER YEAR.**





840+

Residential Units Built in 2016, with another

700+

Under Construction



140

Bars and Restaurants



2M SF

Recently Delivered Development



49,071

people live within 1 mile



\$87,376

Median Household Income



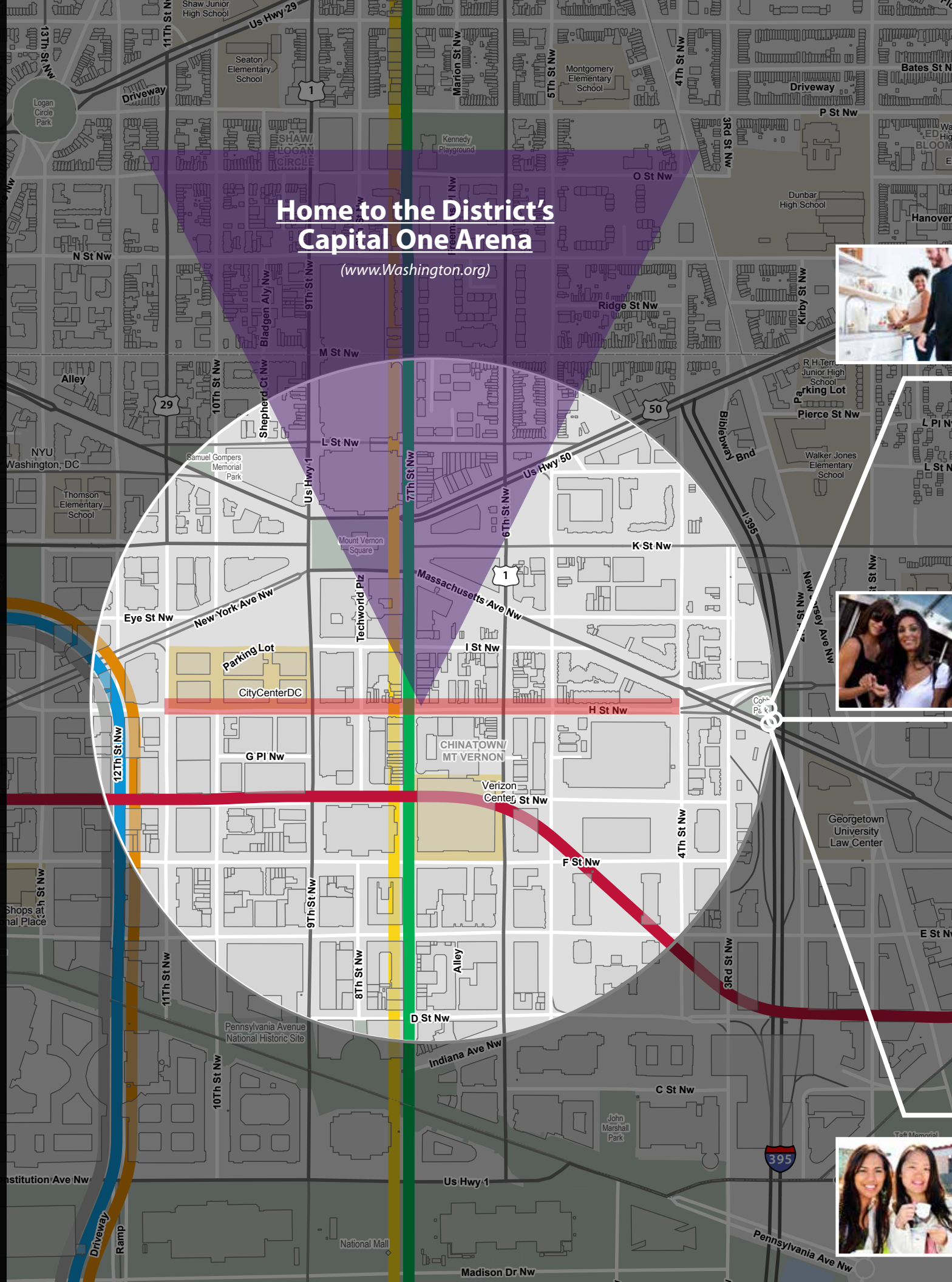
68.4%

Bachelor's Degree or Higher

Penn Quarter & Chinatown is home to the District's Capital One Arena which plays host to everything from professional sports teams to American rock icons, plus intimate film and stage theaters, and it's no surprise there's action here from early til late.

Foodies, culture vultures, shoppers and sports fans all find something to dig into in these neighborhoods north of Pennsylvania Avenue NW, which is as hopping at night as during the day.

Museum fans can wander the Smithsonian Institution's National Portrait Gallery and American Art Museum (both housed in the same neoclassical building), explore the ever-changing world of journalism at the Newseum, delve into the universe of real-life James Bonds at the International Spy Museum or have the ultimate fan experience when you see the incredible wax figures at Madame Tussauds.



Home to the District's Capital One Arena

(www.Washington.org)

673H STREET

H STREET Living

Metro Renters Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.



- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.

Trendsetters Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.



- Trendsetters residents are singles—living alone or with roommates or partners.
- Approximately 75% rent in upscale, multiunit structures.
- High-rent cities like New York; San Francisco; Chicago; and Washington, DC are popular among renters willing to pay well above US average rent (Index 140).
- Commuting can take up to an hour; public transportation, walking, and biking are popular; many own no vehicle.

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home.



- 30-something single householders (Index 174), with a number of shared households (Index 246); low average household size of 1.85.
- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

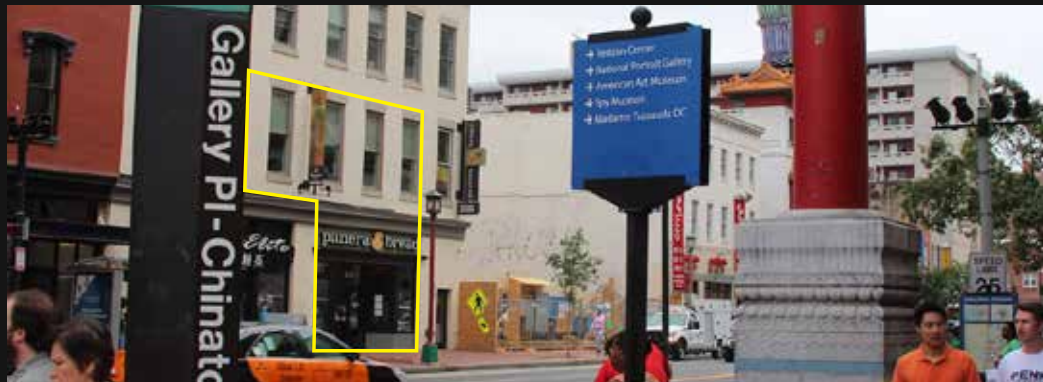
VIEW FROM H STREET & 7TH STREET, NW



H STREET, NW



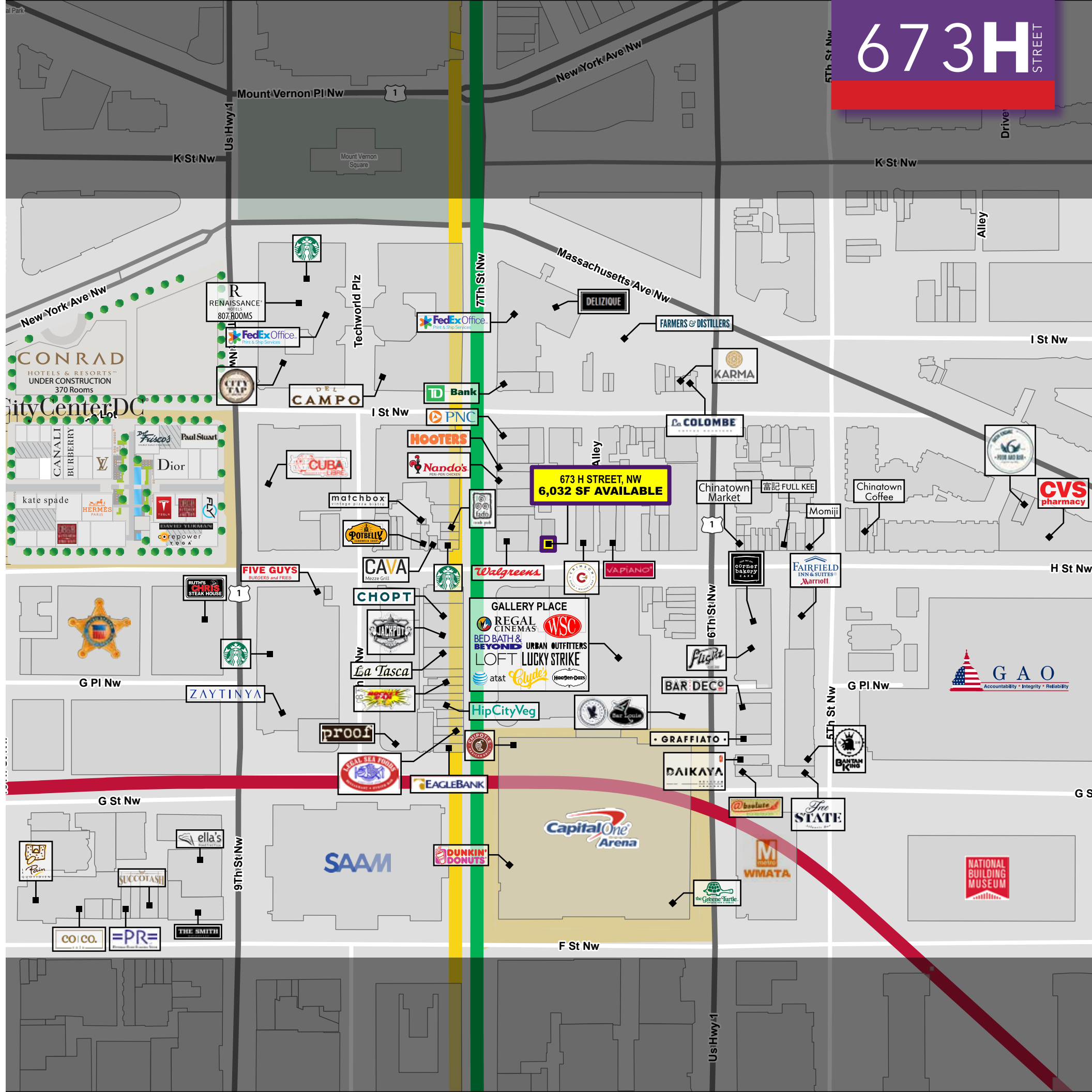
H STREET, NW - METRO STATION



99 walking score



30,200 average annual daily volume



GAO
Accountability • Integrity • Reliability

NATIONAL BUILDING MUSEUM





673H STREET

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