

# THE BALDWIN

## 1300 H STREET NE



1300 H ST NE  
WASHINGTON, DC 20002

H STREET NE

-2,650 / -3,200 TOTAL RETAIL SF

REDEVELOPMENT OF THE FORMER R.L. CHRISTIAN LIBRARY AT THE CORNER OF H & 13TH STREET NE



**DELIVERY:** Immediate

**SPACE**

Space A (Endcap) ~3,200 SF / at lease  
Space B (Inline) ~2,650 SF / available

**DETAILS**

The H Street Corridor is considered one of DC's commercial and creative hubs with a large entertainment district that retains a distinct neighborhood character. Over the past decade the area has experienced a resurgence of its visual and performing arts scene, hip bars, music venues, an array of independent retailers and a boom of high-end residences.

- 4 story wood frame above a retail podium
- 33 residential units
- 8 parking spaces (dedicated for retail)
- High lunch, dinner, and game day foot traffic
- Alley access for semi loading/unloading
- Approx. 120' of frontage on 13th Street
- Approx. 50' of frontage on H Street

**NEIGHBORING RETAILERS**



**DEMOGRAPHIC SNAPSHOT**



**AVERAGE HHI**  
1/4 mi – \$110,651  
1/2 mi – \$107,218



**POPULATION**  
1/4 mi – 3,958  
1/2 mi – 18,254

**DISTANCE | DRIVE TIME**

UNION MARKET	1 MILE	5 MINS
UNION STATION	1.5 MILES	8 MINS
U.S. CAPITOL BUILDING	1.5 MILES	8 MINS
CAPITOL RIVERFRONT	2 MILES	12 MINS
CAPITAL ONE ARENA	2 MILES	12 MINS
TRADER JOES/BARRACKS ROW	1.5 MILES	8 MINS

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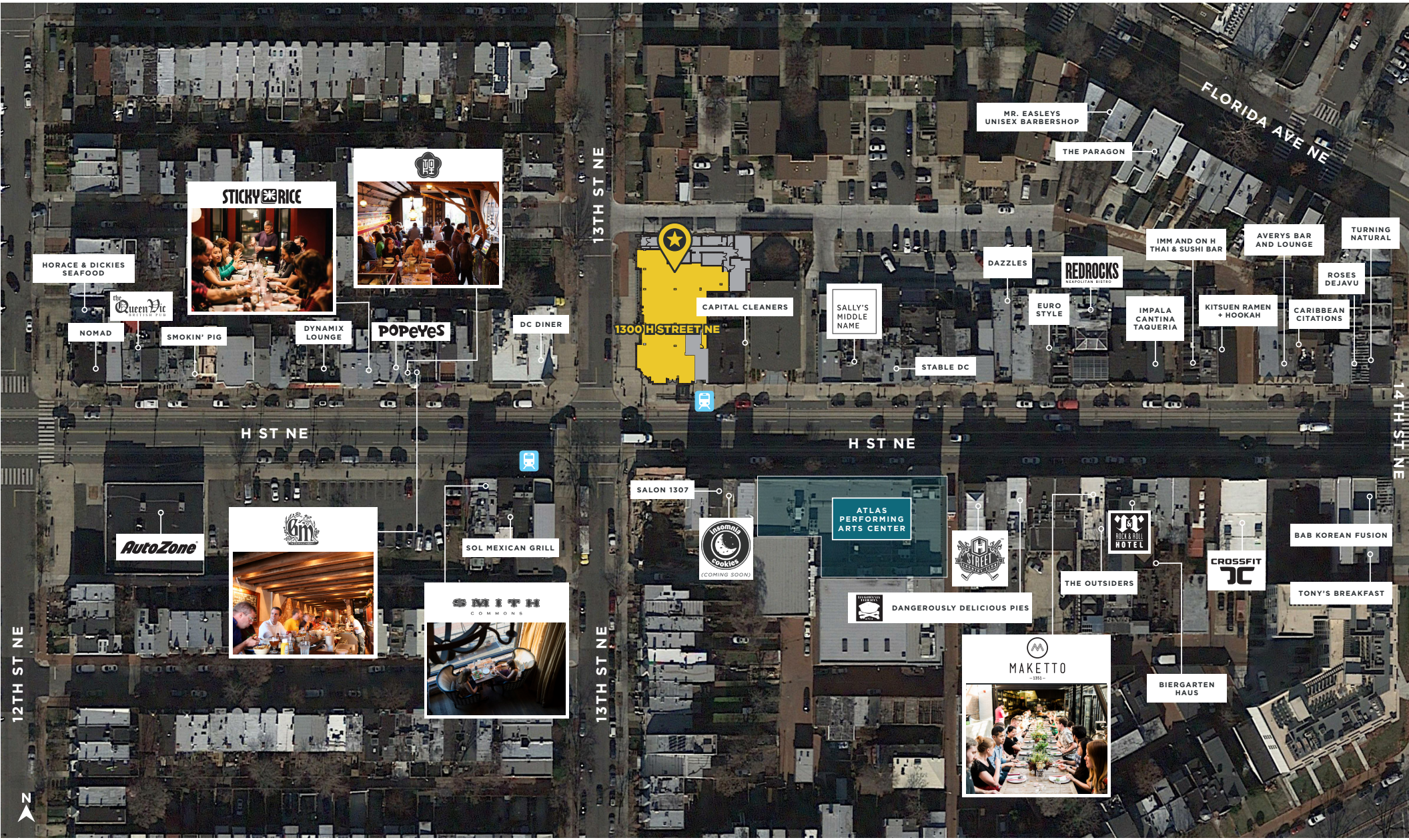
# RETAIL AND DEVELOPMENT OVERVIEW MAP

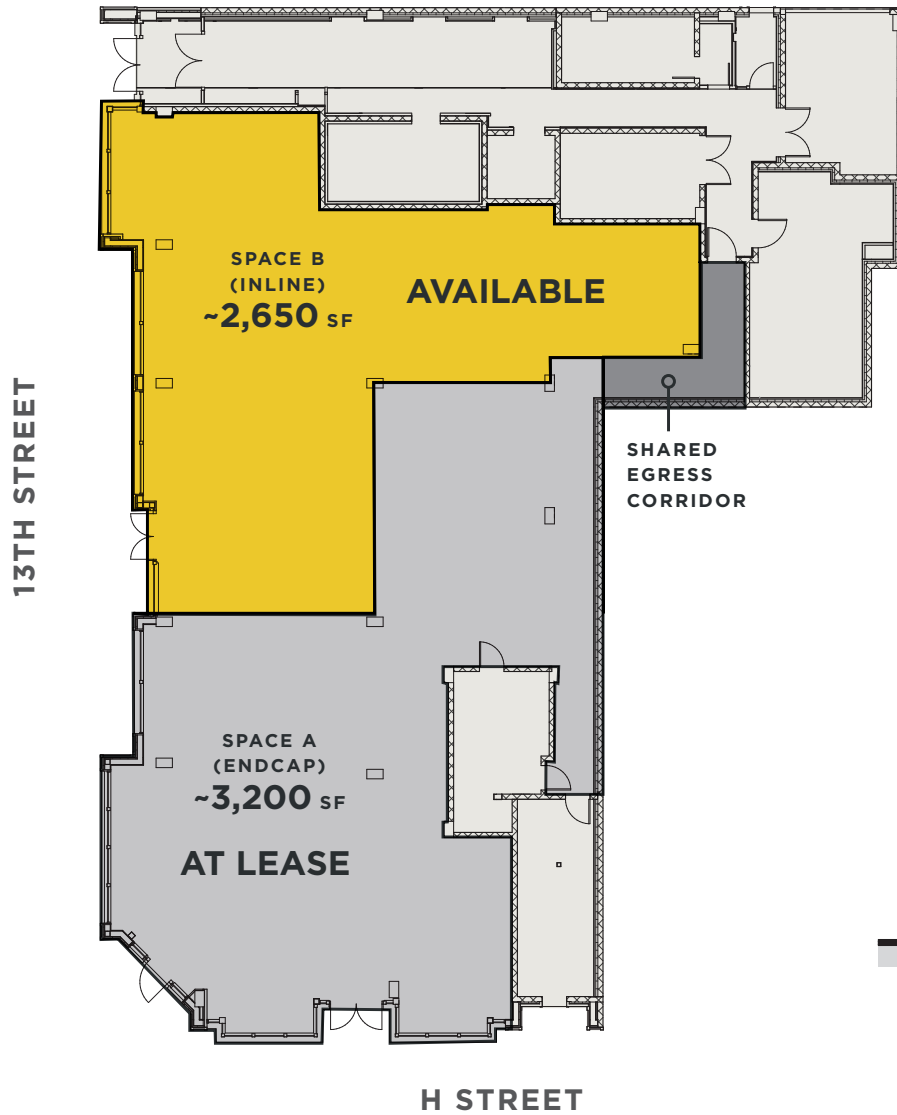
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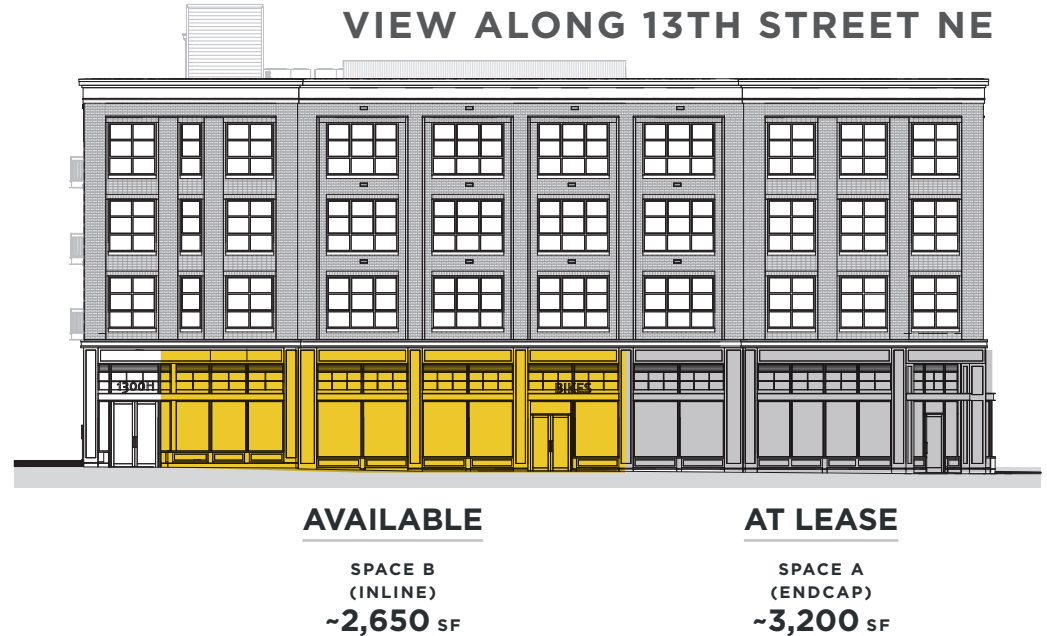
COMPLETED UNDER CONSTRUCTION PROPOSED

<p><b>1</b> Pullman Place 909 2nd St NE 42 Condo Units</p>	<p><b>7</b> Station House 701 2nd St NE 375 Residential Units 20,000sf Retail 309 Parking Spaces</p>	<p><b>13</b> 646-654 H Street NE Rock Creek Property Group 21 Condo Units 13,750sf Retail</p>	<p><b>19</b> Encore Condominiums 1301 H St NE 9 Residential Units Mixed-Use 5,000sf Retail</p>	<p><b>25</b> 1401 Florida Ave NE 28 Condo Units 5,600sf Retail</p>	<p><b>31</b> Constellation on H 28 Condo Units</p>
<p><b>2</b> AVA H Street 318 I Street NE 140 Apartments</p>	<p><b>8</b> 301 H Street Condos 301 H Street NE Capital City Real Estate 25 Condos 5,000sf Retail</p>	<p><b>14</b> Anthology 625 H Street NE Jair Lynch 120,000sf Office 307 Residential Units 10,000sf Retail</p>	<p><b>20</b> 1313-1323 Linden Ct NE 4 Townhomes Ground Floor Retail</p>	<p><b>26</b> Delta Towers 1400 Florida Ave NE 150 Residential Units</p>	<p>NEIGHBORHOOD <b>DEMOGRAPHIC</b> SNAPSHOT</p>
<p><b>3</b> Burnham Place at Union Station 3Msf Mixed-Use Akridge</p>	<p><b>9</b> 360 H Street Apartments 360 H St NE 270 Residential Units 72,000sf Retail</p>	<p><b>15</b> Capitol Hill Towers 900 G Street NE 204 Residential Units</p>	<p><b>21</b> Hendrix 1326 Florida Ave NE 45 Residential Units</p>	<p><b>27</b> Pentacle Apartments 1507 Benning Rd NE Hornig Brothers 182 Residential Units</p>	<p><b>POPULATION</b> 4,491</p>
<p><b>4</b> Station Place Fisher Brothers &amp; Property Group Partners 700 2nd St NE &amp; 600 2nd St NE 100 F St NE 1.57Msf Office</p>	<p><b>10</b> 315 H Street NE 135 Residential units 6,000sf Retail</p>	<p><b>16</b> H Street Connection 901 H Street NE Rappaport &amp; WC Smith 44,700sf Retail 419 Residential Units</p>	<p><b>22</b> 1350 Florida Avenue NE 49 Residential Units Ground Floor Retail</p>	<p><b>28</b> Flats at Atlas 1600 Maryland Ave NE 257 Residential Units 4,250sf Retail</p>	<p><b>MEDIAN HOUSEHOLD INCOME</b> \$95,490</p>
<p><b>5</b> Landmark Lofts 215 I St NE Abdo Development 44 Condo Units</p>	<p><b>11</b> 501 H Street NE Douglas Development 48,037sf Mixed-Use Project 28 Residential Units</p>	<p><b>17</b> 1115 H Street Condos 16 Condo Units Ground Floor Retail</p>	<p><b>23</b> 1371-1375 H Street NE 27 Residential Units 2,500sf Retail</p>	<p><b>29</b> Hechinger Mall 1518 Benning Rd NE 189,617sf Retail</p>	<p><b>EMPLOYEES</b> 6,160</p>
<p><b>6</b> Senate Square 2011 St NE LaSalle Investment Mgmt. 476 Apartment Units</p>	<p><b>12</b> The Apollo 600 H St NE Insight Property Group 430 Residential Units 70,000sf Retail</p>	<p><b>18</b> 1300 H Street NE 35 Residential Units 6,600sf Retail</p>	<p><b>24</b> The Maryland 1350 Maryland Ave NE Valor Development 84 Condo Units</p>	<p><b>30</b> 1701 H Street NE 180 Residential Units 15,000sf Retail</p>	<p><b>EDUCATION</b> Bachelor's &amp; Higher 65.77%</p>





VIEW ALONG 13TH STREET NE



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