



DOCHTER & ALEXANDER  
RETAIL ADVISORS

CONCEPTUAL STOREFRONT MODIFICATION

CURRENT STOREFRONT



**1714 14<sup>TH</sup> ST NW**  
WASHINGTON, DC | 14<sup>TH</sup> STREET

Square Footage | 520 - 5,899 SF

Timing | Q1 2020

Rent/Nets | Pricing Upon Request

PREMIER RETAIL SPACE

## CONTACT

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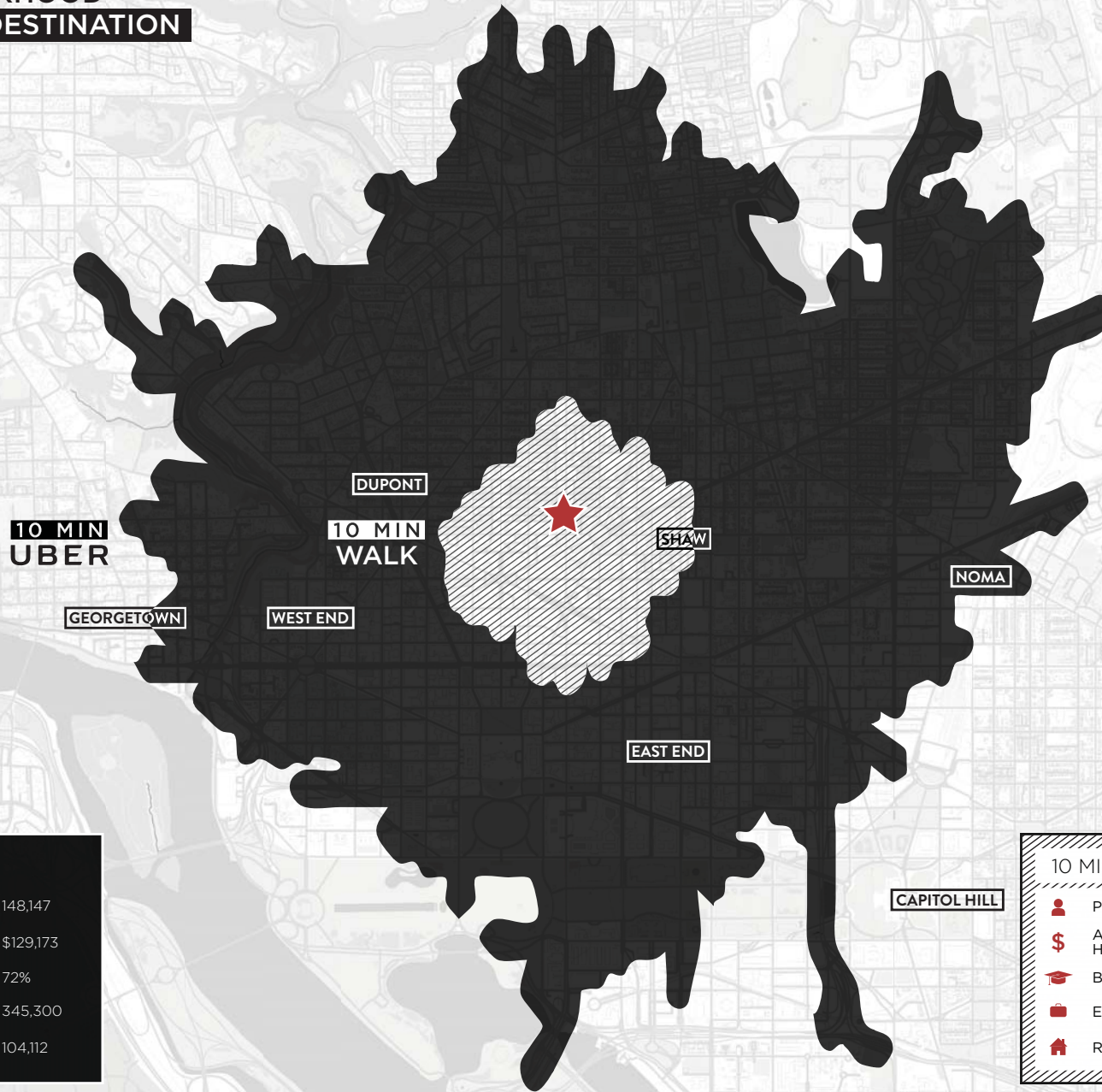
## HIGHLIGHTS

- ▶ **Prime frontage** on popular 14th Street, across from a new mixed use project
- ▶ Chef driven **restaurant street** with co-tenancy of **trendy fashion** and **home goods stores**
- ▶ Along the walking path of both **Trader Joes** and **Whole Foods** daily needs grocery stores

## NEARBY TENANTS



**AFFLUENT NEIGHBORHOOD  
& ACCESSIBLE DESTINATION**

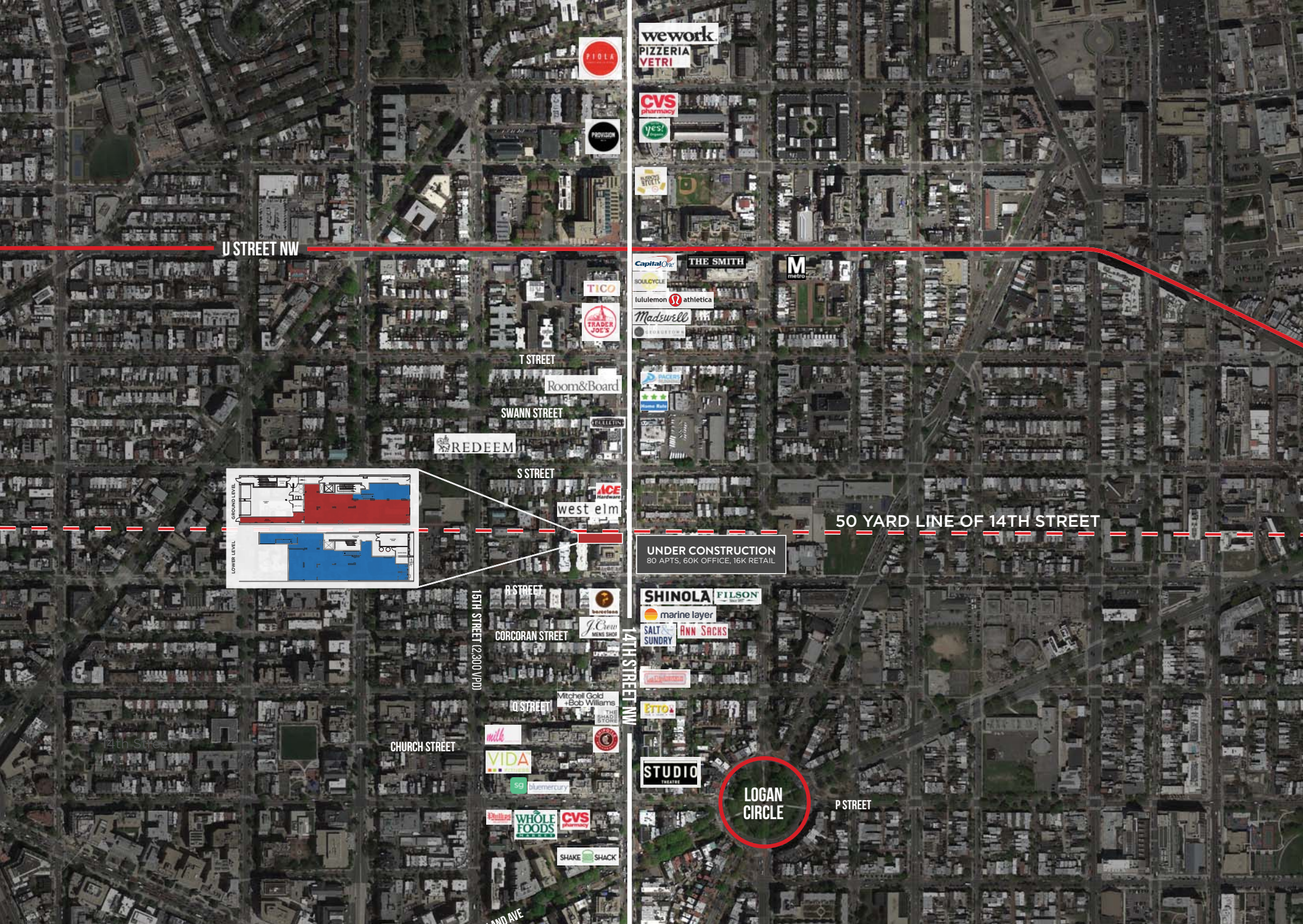


**10 MIN UBER DEMOS**

Population	148,147
Average Household Income	\$129,173
Bachelors Degree+	72%
Employees	345,300
Residential Units	104,112

**10 MIN WALK DEMOS**

Population	17,641
Average Household Income	\$156,702
Bachelors Degree+	84%
Employees	15,378
Residential Units	15,630



U STREET NW

T STREET

SWANN STREET

REDEEM

S STREET

west elm



GROUND LEVEL  
LOWER LEVEL

15TH STREET (2,300 VPD)

CORCORAN STREET

10 STREET

CHURCH STREET

VIDA

sg blue mercury

WHOLE FOODS

CVS pharmacy

SHAKE SHACK

RHODE ISLAND AVE

we work  
PIZZERIA  
VETRI

CVS  
pharmacy  
yes!

SPORTS  
DEPARTMENT

Capital One THE SMITH

lululemon athletic

Madswell

FACTORY

Home Bar

ACE  
Hardware

west elm

ACE  
Hardware

west elm

UNDER CONSTRUCTION  
80 APTS, 60K OFFICE, 16K RETAIL

SHINOLA FILSON

marine layer

SALT SUNDRY ANN SACKS

ETTO

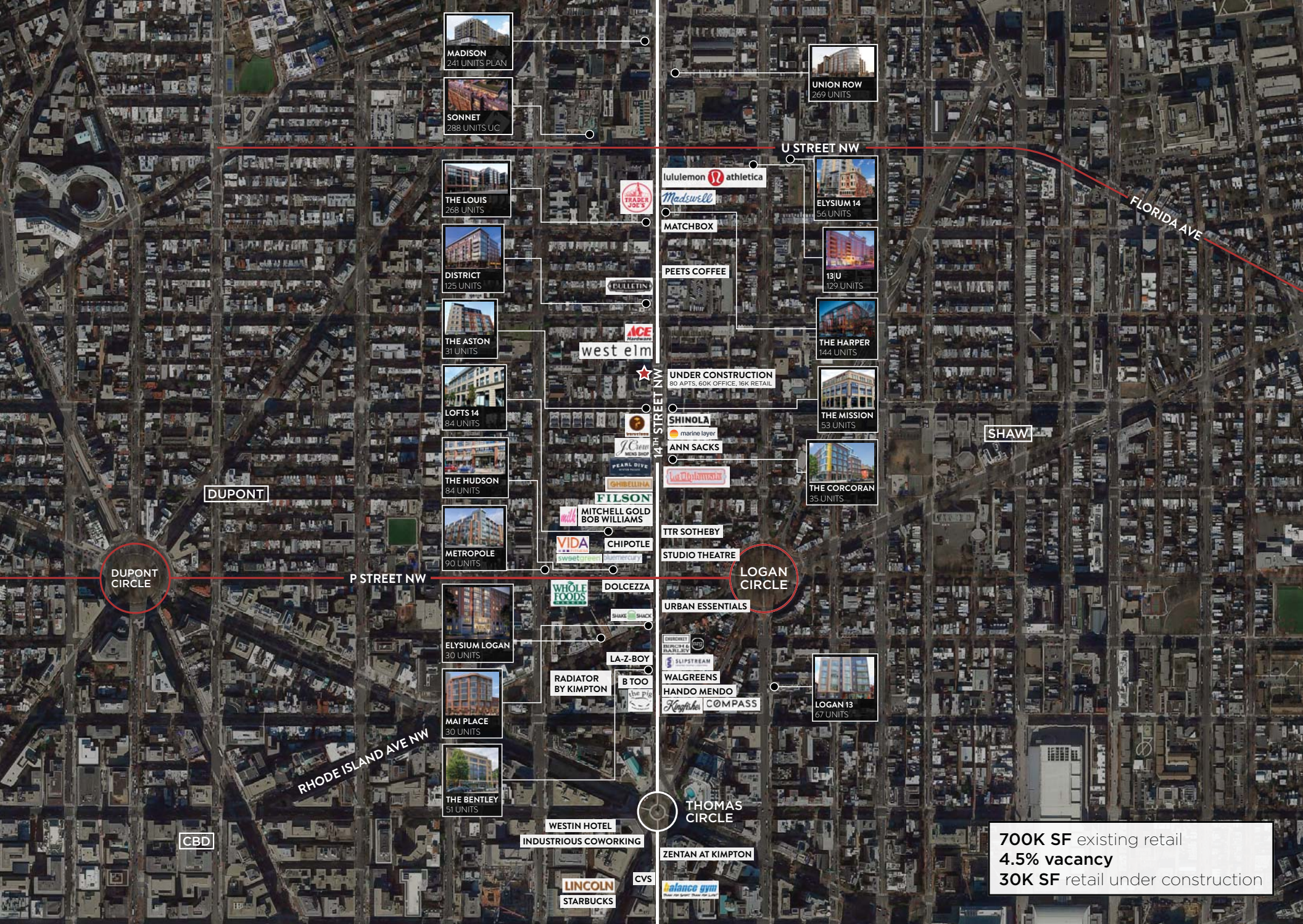
STUDIO  
THEATRE

LOGAN  
CIRCLE

P STREET

50 YARD LINE OF 14TH STREET

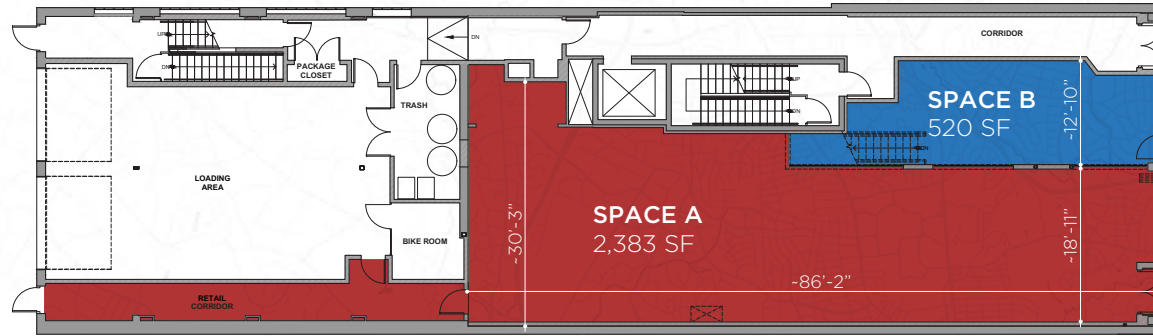
1714 14<sup>th</sup> Street NW  
Washington, DC



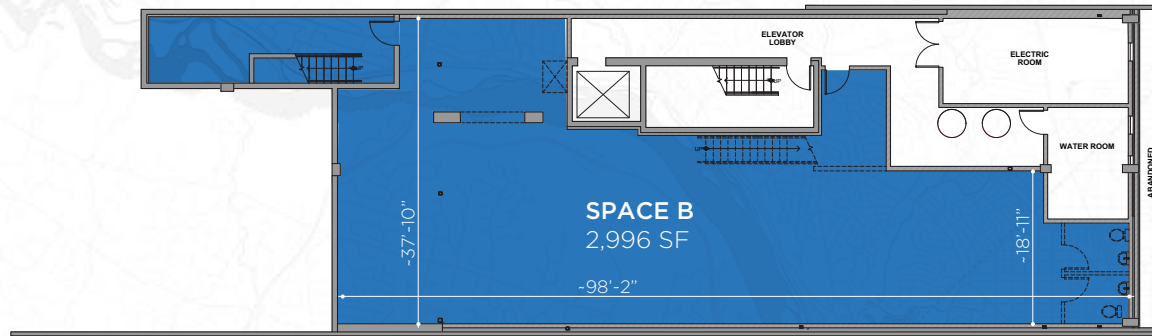
700K SF existing retail  
 4.5% vacancy  
 30K SF retail under construction

1714 14<sup>th</sup> Street NW  
 Washington, DC

GROUND LEVEL



LOWER LEVEL



14<sup>TH</sup> STREET NW

## SPECS

### OPTION 1 SPACE A

Square Footage | 2,383 SF

Frontage | ~20'

Ceiling Heights | 13'7" clear height

Timing | Q1 2020

Rent/Nets | Pricing Upon Request

### OPTION 2 SPACE B

Square Footage | 3,516 SF

Frontage | ~12'

Ceiling Heights | 13'7" - 14'

Timing | Q1 2020

Rent/Nets | Pricing Upon Request

### OPTION 3 SPACE A+B

Square Footage | 5,899 SF

Frontage | 32' 3"

Ceiling Heights | 13'7" - 14'

Timing | Q1 2020

Rent/Nets | Pricing Upon Request

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**NEW RESIDENTIAL UNITS**  
ALONG THE 14TH ST CORRIDOR

**1,834**

**ENTERTAINMENT VENUES**  
NEARBY



**AVERAGE METRO EXITS**  
AT U STREET EXIT WEEKDAYS

**5,589**

**DEMOGRAPHIC BREAKDOWN**  
POPULATION SEGMENT WITHIN .25 MILE

**88%** LAPTOPS & LATTES

**DEMOGRAPHICS**

	.25 Miles	.5 Miles	1 Mile
POPULATION	6,842	33,480	96,654
HOUSING UNITS	4,065	21,812	58,354
AVERAGE HOUSEHOLD INCOME	\$186,8741	\$153,272	\$136,919
EDUCATION: BACHELOR'S+	83%	84%	78%
DAYTIME POPULATION	6,362	29,526	269,582