

# THE ALDEA ON H STREET

 1336-38 H STREET NE  
WASHINGTON, DC 20002

 H STREET CORRIDOR

 3,276 TOTAL RETAIL SF

## NEW RETAIL ON H STREET CORRIDOR BELOW CO-LIVING STYLE APARTMENTS



**DELIVERY:** Q1 2020

### SPACE AVAILABLE

**3,276 SF Total**

- 2,089 SF Ground Level
- 1,187 SF Cellar Level

### 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.

- Mixed-Use building with co-living style apartments above retail space
- 15-foot ceiling on the ground level and 11-foot ceilings on the cellar level
- 27 feet of Frontage

## DEMOGRAPHIC SNAPSHOT



**POPULATION**  
1/4 mi — 4,000  
1/2 mi — 18,101



**EMPLOYEES**  
1/4 mi — 1,309  
1/2 mi — 3,806



**MEDIAN HHI**  
1/4 mi — \$91,045  
1/2 mi — \$82,682



**WALK SCORE**  
(93) Walker's Paradise  
Daily errands do not  
require a car.



**EDUCATION**  
(Bachelor's Degree+)  
1/4 mi — 67.4%  
1/2 mi — 55.4%



**MEDIAN AGE**  
1/4 mi — 38.7  
1/2 mi — 37.8

## CONTACT

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|--|--|---|--|---|
| <p><b>1</b> Pullman Place<br/>909 2nd St NE<br/>42 Condo Units</p>   | <p><b>7</b> Station House<br/>701 2nd St NE<br/>Fisher Brothers<br/>375 Residential Units<br/>20,000sf Retail<br/>309 Parking Spaces</p> | <p><b>13</b> 646-654 H Street NE<br/>Rock Creek Property Group<br/>21 Condo Units<br/>13,750sf Retail</p>                           | <p><b>19</b> Encore Condominiums<br/>1301 H St NE<br/>9 Residential Units<br/>Mixed-Use<br/>5,000sf Retail</p> | <p><b>25</b> 1401 Florida Ave NE<br/>28 Condo Units<br/>5,600sf Retail</p>                                |
| <p><b>2</b> AVA H Street<br/>318 I Street NE<br/>140 Apartments</p>  | <p><b>8</b> 301 H Street Condos<br/>301 H Street NE<br/>Capital City Real Estate<br/>25 Condos<br/>5,000sf Retail</p>                    | <p><b>14</b> Anthology<br/>625 H Street NE<br/>Jair Lynch<br/>120,000sf Office<br/>307 Residential Units<br/>10,000sf Retail</p>    | <p><b>20</b> 1313-1323 Linden Ct NE<br/>4 Townhomes<br/>Ground Floor Retail</p>                                | <p><b>26</b> Delta Towers<br/>1400 Florida Ave NE<br/>150 Residential Units</p>                           |
| <p><b>3</b> Burnham Place at Union Station<br/>3Msf Mixed-Use<br/>Akridge</p>  | <p><b>9</b> 360 H Street Apartments<br/>360 H St NE<br/>270 Residential Units<br/>72,000sf Retail</p>                                    | <p><b>15</b> Capitol Hill Towers<br/>900 G Street NE<br/>204 Residential Units</p>  | <p><b>21</b> Hendrix<br/>1326 Benning Ave NE<br/>45 Residential Units</p>                                      | <p><b>27</b> Pentacle Apartments<br/>1507 Benning Rd NE<br/>Hornig Brothers<br/>182 Residential Units</p> |
| <p><b>4</b> Station Place<br/>Fisher Brothers &amp; Property Group Partners<br/>700 2nd St NE &amp; 600 2nd St NE<br/>100 F St NE<br/>1.57Msf Office</p> | <p><b>10</b> 315 H Street NE<br/>135 Residential Units<br/>6,000sf Retail</p>  | <p><b>16</b> H Street Connection<br/>901 H Street NE<br/>Rappaport &amp; WC Smith<br/>44,700sf Retail<br/>419 Residential Units</p> | <p><b>22</b> 1350 Florida Avenue NE<br/>49 Residential Units<br/>Ground Floor Retail</p>                       | <p><b>28</b> Flats at Atlas<br/>1600 Maryland Ave NE<br/>257 Residential Units<br/>4,250sf Retail</p>     |
| <p><b>5</b> Landmark Lofts<br/>215 I St NE<br/>Abdo Development<br/>44 Condo Units</p>   | <p><b>11</b> 501 H Street NE<br/>Douglas Development<br/>48,037sf Mixed-Use Project<br/>28 Residential Units</p>                         | <p><b>17</b> 1115 H Street Condos<br/>16 Condo Units<br/>Ground Floor Retail</p>  | <p><b>23</b> 1271-1275 H Street NE<br/>27 Residential Units<br/>2,500sf Retail</p>                             | <p><b>29</b> Hechinger Mall<br/>1518 Benning 3rd NE<br/>189,617sf Retail</p>                              |
| <p><b>6</b> Senate Square<br/>2011 St NE<br/>LaSalle Investment Mgmt.<br/>476 Apartment Units</p>  | <p><b>12</b> The Apollo<br/>600 H St NE<br/>Insight Property Group<br/>430 Residential Units<br/>70,000sf Retail</p>                     | <p><b>18</b> 1300 H Street NE<br/>35 Residential Units<br/>6,000sf Retail</p>   | <p><b>24</b> The Maryland<br/>1350 Maryland Ave NE<br/>Valor Development<br/>84 Condo Units</p>                | <p><b>30</b> 1701 H Street NE<br/>180 Residential Units<br/>15,000sf Retail</p>                           |

### DEMOGRAPHIC

1/2 MILE SNAPSHOT

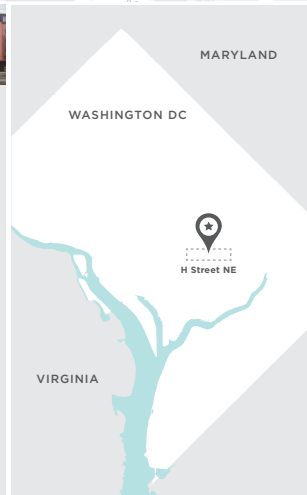
**POPULATION**  
18,101

**MEAN AGE**  
37.8

**MEAN HOUSEHOLD INCOME**  
\$82,682

**EMPLOYEES**  
3,806

**EDUCATION**  
Bachelor's & Higher  
55.4%



**COMPLETED** **UNDER CONSTRUCTION** **PROPOSED**



SMOKIN' PIG

DYNAMIX LOUNGE

POPEYES

DC DINER



SALLY'S MIDDLE NAME



1336-38 H STREET NE



EURO STYLE

REDROCKS

IMPALA

Imm

AVERY'S BAR AND LOUNGE

ROSES DEJAVU

Turning Naturally

KITSUEN RAMEN + HOOKAH

CARIBBEAN CITATIONS

H ST NE

H ST NE 23,000 VPD

14TH ST NE



SOL MEXICAN GRILL



SALON 1307



ATLAS PERFORMING ARTS CENTER



DANGEROUSLY DELICIOUS PIES



THE OUTSIDERS

CROSSFIT



TONY'S BREAKFAST  
LAGREE★DC

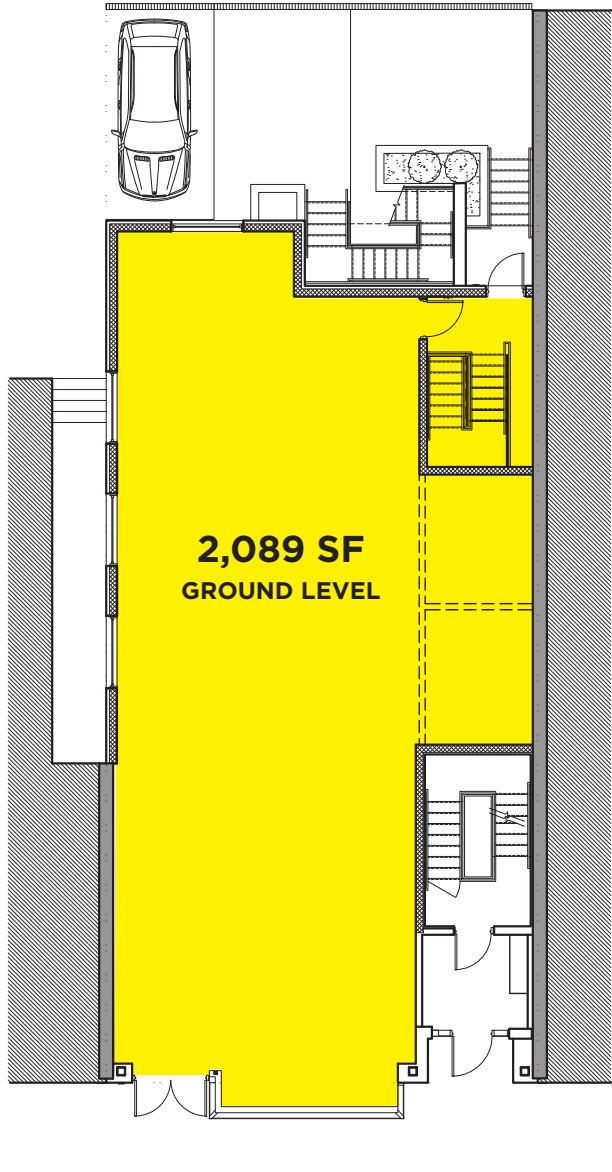
13TH ST NE



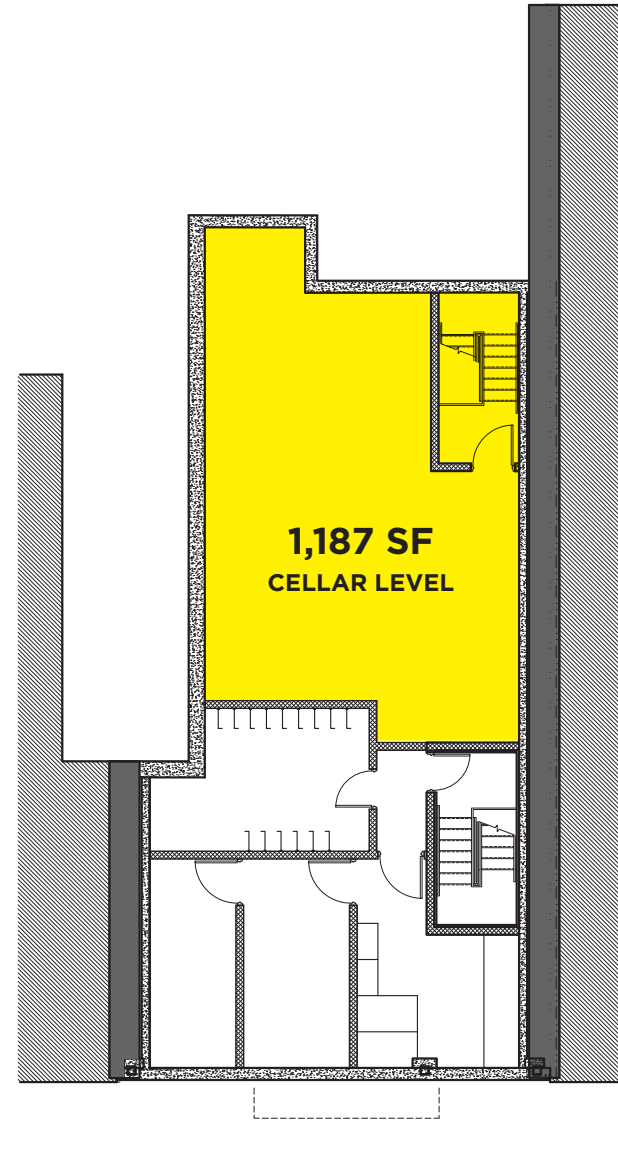
BIERGARTEN HAUS

PHYSICALITY





H STREET NE



H STREET NE

