

2120 L STREET NW

 2120 L STREET NW
WASHINGTON, DC 20037

 FOGGY BOTTOM

 4,544 TOTAL RETAIL SF (DIVISIBLE)

PRIME RETAIL SITE AT THE INTERSECTION OF
FOGGY BOTTOM, WEST END, AND DOWNTOWN DC



DELIVERY: Immediate

SPACE AVAILABLE

4,544 SF — Retail Space
(Divisible)

DETAILS

- 17 ft. ceilings in space
- Large Outdoor Seating Capability
- 1,638 Hotel Rooms within .25 Mile

DEMOGRAPHIC SNAPSHOT



EMPLOYEES
1/4 mi — 39,171
1/2 mi — 121,306



POPULATION
1/4 mi — 4,179
1/2 mi — 19,952



AVERAGE HHI
1/4 mi — \$132,672
1/2 mi — \$ 126,172



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



EDUCATION
(Bachelor's Degree+)
1/4 mi — 87%
1/2 mi — 88%



MEDIAN AGE
1/4 mi — 29.33
1/2 mi — 28.86



RIDERSHIP
(Foggy Bottom/GWU)
18,047 AWPB
Ranked #6

CONTACT

JARED MEIER
240-479-7195
jared.meier@cbre.com

ANDREW PONCHER
202-730-9890
andrew.poncher@cbre.com

OVERVIEW MAP

2120 L STREET NW
WASHINGTON, DC 20037

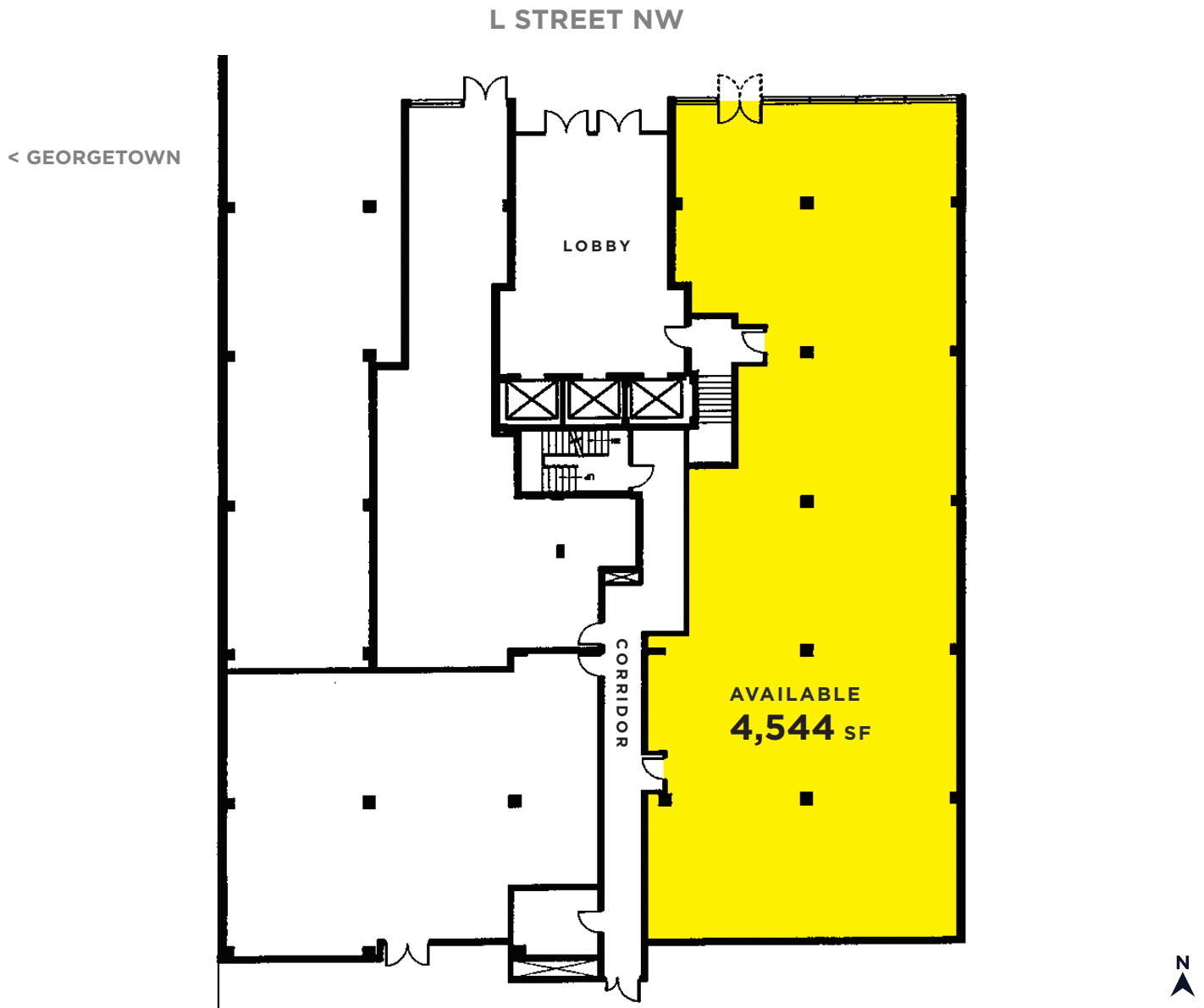


HOTEL ROOM AERIAL

2120 L STREET NW
WASHINGTON, DC 20037

- | | | | | | |
|-------------------------------|---------------------------------|------------------------------------|-------------------------|-------------------------------|----------------------------|
| 1. The Graham Georgetown | 10. The District by Hilton Club | 19. Residence Inn by Marriott | 28. Hotel RL | 37. The Woodward | 46. District Hotel |
| 2. Georgetown Suites | 11. Embassy Suites | 20. One Washington Circle Hotel | 29. Kimpton Topaz Hotel | 38. Hilton Garden Inn | 47. Kimpton Mason & Rook |
| 3. Four Seasons | 12. Fairmont | 21. The Ritz-Carlton | 30. Beacon Hotel | 39. Crowne Plaza The Hamilton | 48. Homewood Suites |
| 4. Georgetown Suites Harbour | 13. Park Hyatt | 22. Washington Marriott Georgetown | 31. The Mayflower Hotel | 40. Hyatt Place | 49. Loews Madison Hotel |
| 5. The Baron Hotel | 14. The Westin | 23. Hyatt Place | 32. Hampton Inn | 41. Capital Hilton | 50. The Westin |
| 6. The Fairfax at Embassy Row | 15. Avenue Suites | 24. Kimpton Hotel Madera | 33. AKA White House | 42. The Jefferson | 51. Washington Plaza Hotel |
| 7. Kimpton Hotel Palomar | 16. Melrose Georgetown | 25. The St. Gregory Hotel | 34. Club Quarters Hotel | 43. Courtyard by Marriott | 52. Kimpton Donovan Hotel |
| 8. Residence Inn by Marriott | 17. The River Inn | 26. Renaissance | 35. The Hay-Adams | 44. Kimpton Rouge | |
| 9. The Dupont Circle Hotel | 18. University Inn | 27. Hotel Lombardy | 36. Sofitel | 45. Double Tree | |





GET IN ON THE ACTION.

JARED MEIER

240-479-7195
jared.meier@cbre.com

ANDREW PONCHER

202-730-9890
andrew.poncher@cbre.com

DISCLAIMER

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.