

1100 NEW JERSEY AVENUE SE WASHINGTON, DC

RAPPAPORT
CULTIVATING PLACES



1100 NEW JERSEY AVENUE SE WASHINGTON, DC

- | 3,253 SF of ground floor retail available
- | Join strong co-tenants CVS, Five Guys, and Wise Guy Pizza
- | 5.2M SF of office space in the surrounding Capitol Riverfront
- | Adjacent to Canal Park and within walking distance of the National's Ballpark and Capitol Hill
- | Right across the street from the Navy Yard Metro Station with 6,834 daily riders

DEMOGRAPHICS 2025

	.5 MILE	.75 MILE	1 MILE
 POPULATION	13,351	23,385	28,090
 DAYTIME POPULATION	11,972	25,075	41,501
 HOUSEHOLD INCOME	\$94,512	\$110,497	\$119,101
 TRAFFIC COUNTS	19,000 on M Street SE		

AREA RETAILERS



1100 NEW JERSEY AVENUE SE
WASHINGTON, DC



1100 NEW JERSEY AVENUE

AGORA
The Garrett
park chelsea

GARFIELD PARK

sport&health

200 I STREET SE

350,000 SF OFFICE BUILDING
1,400 EMPLOYEES

CANAL PARK

28,000+ VISITORS PER YEAR
SEASONAL ICE-SKATING
RINK AND FOUNTAIN

HATOBA

PACERS RUNNING

unleashed

Nando's

400 M STREET

APARTMENTS

138 UNITS

Harris Teeter

sweetgreen

TaKorean

VIDA

Banfield

PET HOSPITAL

WASHINGTON
NAVY YARD

17,275 EMPLOYEES

NAVY MUSEUM

150,000 ANNUAL VISITORS

THE YARDS

2,800 RESIDENTIAL UNITS

1.8M SF OFFICE

400,000 SF RETAIL

NATIONALS PARK

2.4M VISITORS PER YEAR

DOCK 79

ALL PURPOSE

PIZZERIA

THE SALT LINE

ANACOSTIA RIVER

BARRACKS ROW



I ST SW

K ST SW

L ST SW

M ST SW

N ST SW

S CAPITAL ST SW

47,000 VPD

1ST SW

2ND ST SE

3RD ST SE

4TH ST SE

5TH ST SE

6TH ST SE

7TH ST SE

8TH ST SE

9TH ST SE

10TH ST SE

11TH ST SE

12TH ST SE

13TH ST SE

14TH ST SE

15TH ST SE

16TH ST SE

17TH ST SE

18TH ST SE

19TH ST SE

20TH ST SE

21ST ST SE

22ND ST SE

23RD ST SE

24TH ST SE

25TH ST SE

26TH ST SE

27TH ST SE

28TH ST SE

29TH ST SE

30TH ST SE

31ST ST SE

32ND ST SE

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113TH ST SE

114TH ST SE

115TH ST SE

116TH ST SE

117TH ST SE

118TH ST SE

119TH ST SE

120TH ST SE

121ST ST SE

122ND ST SE

123RD ST SE

124TH ST SE

125TH ST SE

126TH ST SE

127TH ST SE

128TH ST SE

129TH ST SE

130TH ST SE



1100 NEW JERSEY AVENUE SE
WASHINGTON, DC



Pet's Coffee & Tea

ōath PIZZA

CHASE

Bethesda Bagels

CAVA

SHAKE SHACK

wework

69,000 SF OF OFFICE SPACE

SUNTRUST

The Bullpen

OPEN ROAD

NEW JERSEY AVENUE SE

M metro

WISEGUY

US DEPARTMENT OF TRANSPORTATION
17,275 EMPLOYEES

M STREET SE 19,000 VPD

Bank of America

RASA [solidcore]

CHOP'T

rōti MEDITERRANEAN GRILL

CHIPOTLE MEXICAN GRILL

FUTURE 6-ACRE
MIXED-USE DEVELOPMENT

SITE PLAN

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