

# 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 2024

	.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  
At the Collective

THE GARRETT  
At the Collective

park chelsea  
At the Collective

**GARFIELD PARK**

sport&health

**200 I STREET SE**  
350,000 SF OFFICE BUILDING  
1,400 EMPLOYEES

**BARRACKS ROW**

THE BULLETIN

matchbox

DISTRICT GOVERNMENT

THE UGLY MUG

EATBAR

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



**400 M STREET APARTMENTS**  
138 UNITS

HATOBA Willie's

PACERS RUNNING

unleashed

Nando's

Harris Teeter  
Your Neighborhood Food Partner

sweetgreen

TaKorean  
Korean Taco Grill

VIDA FITNESS

Banfield  
PET HOSPITAL

**THE YARDS**  
2,800 RESIDENTIAL UNITS  
1.8M SF OFFICE  
400,000 SF RETAIL

**WASHINGTON NAVY YARD**  
17,275 EMPLOYEES  
NAVY MUSEUM  
150,000 ANNUAL VISITORS

**NATIONALS PARK**  
2.4M VISITORS PER YEAR

MORINI

WHALEY'S

ice cream jubilee

AGUA301

DOCK 79

BEER OVER PIZZA  
ALL PURPOSE  
PIZZERIA  
THE FRESH BIRD

DACITA  
BEER GARDEN

THE SALT LINE  
OYSTER - ALE

orange theory  
FITNESS

SLIPSTREAM  
LIFE-GROUP FITNESS

WHOLE FOODS

CAVA

SHAKE SHACK

THE BULLPEN

[solidcore]

roTi

RASA

CHOP T

OPEN ROAD

IRCA

CHASE

Starbucks

oath  
PIZZA  
Bethesda Bagels  
Pete's Coffee & Tea



DISTRICT WINERY

I ST SW  
K ST SW  
L ST SW  
M ST SW  
N ST SW

S CAPITAL ST SW 47,000 VPD

FIRST ST SE



M ST SE 19,000 VPD

2ND ST SE

2ND PL SE

4TH ST SE

5TH ST SE

3RD ST SE

7TH ST SE

8TH ST SE

9TH ST SE

10TH ST SE

11TH ST SE

SOUTHEAST FREEWAY 92,000 VPD



ANACOSTIA RIVER

1100 NEW JERSEY AVENUE SE  
WASHINGTON, DC



1100 NEW JERSEY AVENUE

Peet's Coffee & Tea

ōath PIZZA

CHASE

Bethesda Bagels

CAVA

SHAKE SHACK

wework

69,000 SF OF OFFICE SPACE

SUNTRUST

WISEGUY

US DEPARTMENT OF TRANSPORTATION  
17,275 EMPLOYEES

The Bullpen

OPEN ROAD

NEW JERSEY AVENUE SE

M STREET SE 19,000 VPD

Bank of America

RASA [solidcore]

CHOP'T

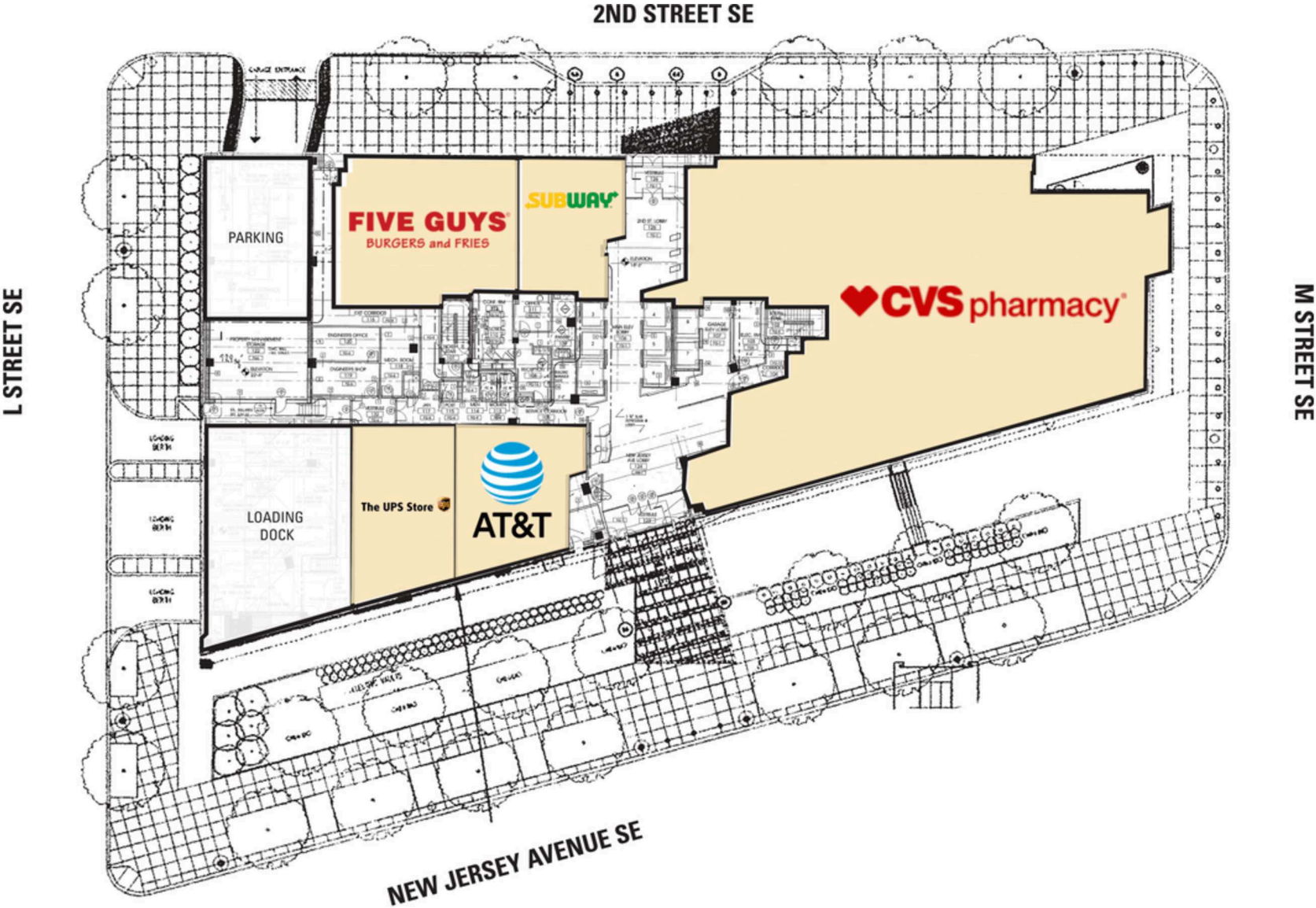
rōti MEDITERRANEAN GRILL

CHIPOTLE MEXICAN GRILL

FUTURE 6-ACRE MIXED-USE DEVELOPMENT

# SITE PLAN

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