

# 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

Harris Teeter  
Sweetgreen  
Taj Korean  
VIDA FITNESS  
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

MORINI'S

WHALEY'S

ice cream jubilee

AGUA301

**NATIONALS PARK**  
2.4M VISITORS PER YEAR

DOCK 79

ALL PURPOSE

DACITA

THE SALT LINE

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

3RD ST SE

4TH ST SE

5TH ST SE

7TH ST SE

8TH ST SE

9TH ST SE

10TH ST SE

11TH ST SE



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



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