

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

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

S CAPITAL ST SW 47,000 VPD

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

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

WISGUY

400 M STREET APARTMENTS
138 UNITS

HATOBA Willie's
PACERS RUNNING
unleashed
Nando's

Harris Teeter
sweetgreen
Taj Korean
VIDA FITNESS
Banfield PET HOSPITAL

CHASE
oath
Bethesda Bagels
Rets Coffee & Tea

POTBELLY

OHIO CRYSTAL
WAVE

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

DISTRICT WINERY

NATIONALS PARK
2.4M VISITORS PER YEAR

DOCK 79
ALL PURPOSE
PIZZERIA
THE FRESH BREAD
DACHA
BEER GARDEN
THE SALT LINE
OYSTER - ALE

MORINI
WHALEY'S
ice cream jubilee
AGUA301

BARRACKS ROW

THE BULLETIN
matchbox
THE UGLY MUG
DISTRICT GOVERNMENT
EATBAR

SOUTHEAST FREEWAY 92,000 VPD

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



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

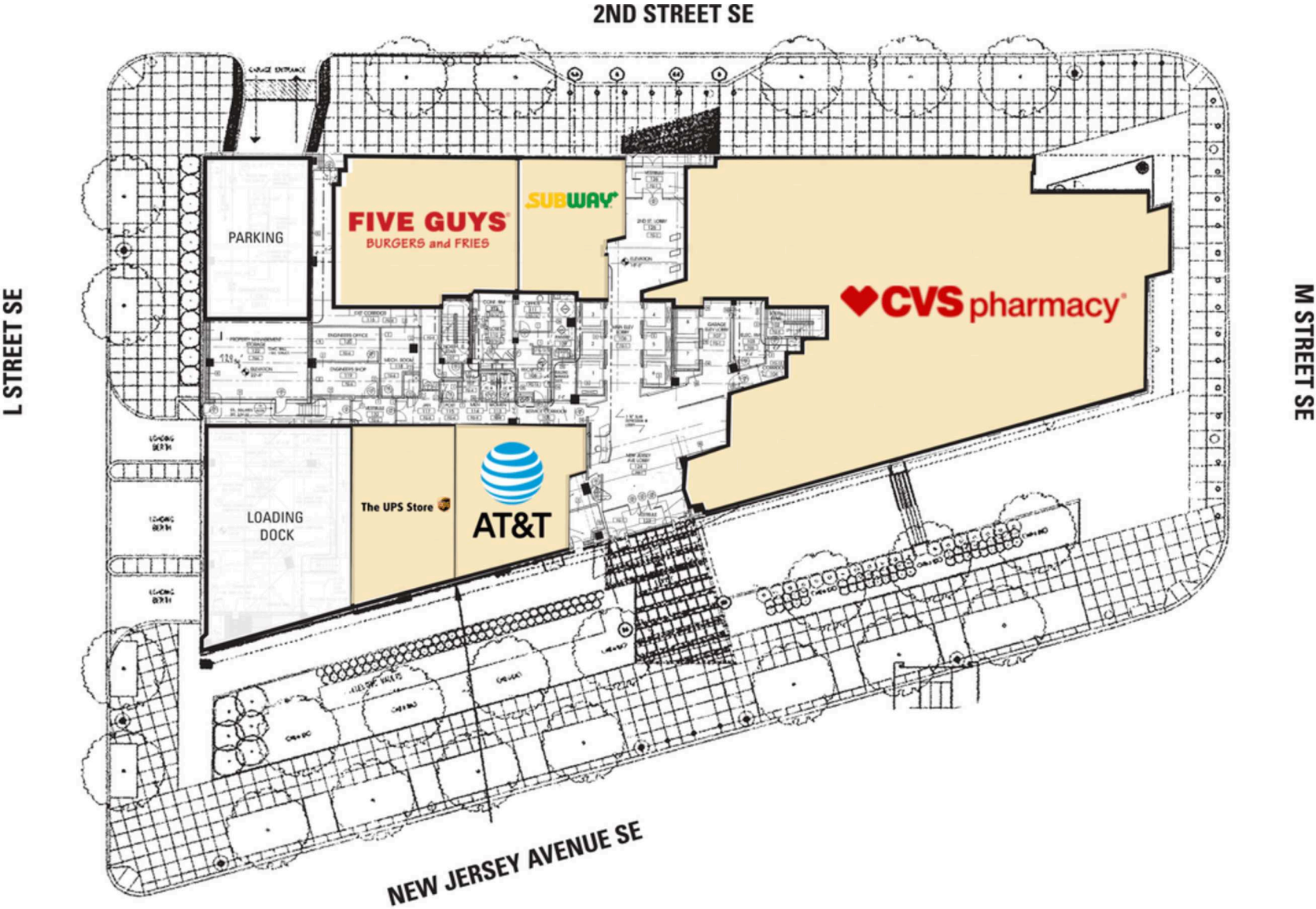
rōti MEDITERRANEAN GRILL

CHIPOTLE MEXICAN GRILL

FUTURE 6-ACRE MIXED-USE DEVELOPMENT

SITE PLAN

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