

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
At the Collection

THE GARRETT
At the Collection

park chelsea
At the Collection

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

400 M STREET
APARTMENTS

138 UNITS

THE YARDS

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

NATIONALS PARK

2.4M VISITORS PER YEAR

DOCK 79

DECK OVER PIZZA
ALL PURPOSE
PIZZERIA
THE FRESH BROT
DACHA
BERRY GARDEN
THE SALT LINE
OYSTER - ALE

BARRACKS ROW



BULLETIN

matchbox

DISTRICT
GOVERNMENT

THE UGLY
MUG

EATBAR

SOUTHEAST FREEWAY 92,000 VPD

INTERSTATE
695

WASHINGTON
NAVY YARD

17,275 EMPLOYEES
NAVY MUSEUM
150,000 ANNUAL VISITORS

ANACOSTIA RIVER

1100 NEW JERSEY AVENUE SE
WASHINGTON, DC



Pet's Coffee & Tea òath 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



SITE PLAN

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