

# 150 I STREET SE

WASHINGTON, DC

RAPPAPORT  
CULTIVATING PLACES








## 150 I STREET SE WASHINGTON, DC

- Join Whole Foods in the Capitol Riverfront; corner retail space adjacent to Whole Foods available
- Trophy superblock of residential and retail serving the Garfield Park neighborhood
- Adjacent to the always active Canal Park and serves as the bridge between the Capitol Riverfront and Capitol Hill
- Retail is attached to 1,138-unit multi-family complex with plush amenities ranging from basketball and tennis courts to community gardens

### DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 <b>POPULATION</b>	6,974	14,853	43,477
 <b>DAYTIME POPULATION</b>	8,231	27,736	67,975
 <b>HOUSEHOLD INCOME</b>	\$151,547	\$145,656	\$146,564

### AREA RETAILERS





# 150 I STREET SE WASHINGTON, DC

S CAPITAL ST SW 47,000 VPD

I ST SW

K ST SW

L ST SW

M ST SW

N ST SW

Orangetheory  
FITNESS

SLIPSTREAM

SCARLET OAK

Bon  
clan

CAVA  
SHAKE SHACK

THE BULLPEN

[solidcore]

roti

RASA

CHOPT

AGORA  
at the Collective

WHOLE  
FOODS

NEW JERSEY AVE

I ST SE

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

GARFIELD PARK

sport&health

THE GARRETT  
at the Collective

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

Harris Teeter  
sweetgreen  
Taco  
VIDA  
Banfield  
PET HOSPITAL

HATOBA  
PACERS RUNNING  
unleashed  
Nando's  
lululemon

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

NATIONALS PARK  
24M VISITORS PER YEAR

DOCK 79

ALL-PURPOSE  
DACHA  
THE SALT LINE  
OYSTER + ALE

NOKINI  
ice cream  
jubilee  
AGUA301

ANACOSTIA RIVER

SOUTHEAST FREEWAY 92,000 VPD

BARRACKS ROW  
BULLETIN  
matchbox  
THE UCLY  
MAG  
ambar.

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

INTERSTATE  
695

INTERSTATE  
695



150 I STREET SE  
WASHINGTON, DC

SOUTHEAST FREEWAY 92,000 VPD

S CAPITOL ST SW 47,000 VPD

NOVEL SOUTH CAPITOL

WHOLE FOODS MARKET

150 I STREET SE

Orangetheory FITNESS

SLIPSTREAM  
CRAFTED COFFEE + LIBATIONS

I ST SE

CANAL PARK

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

WISEGUY PIZZA

MedStar Health  
CVS pharmacy

Bonchon

PARC  
RIVERSIDE

COURTYARD  
MARRIOTT  
80% OCCUPANCY

ONE  
HILL  
SOUTH

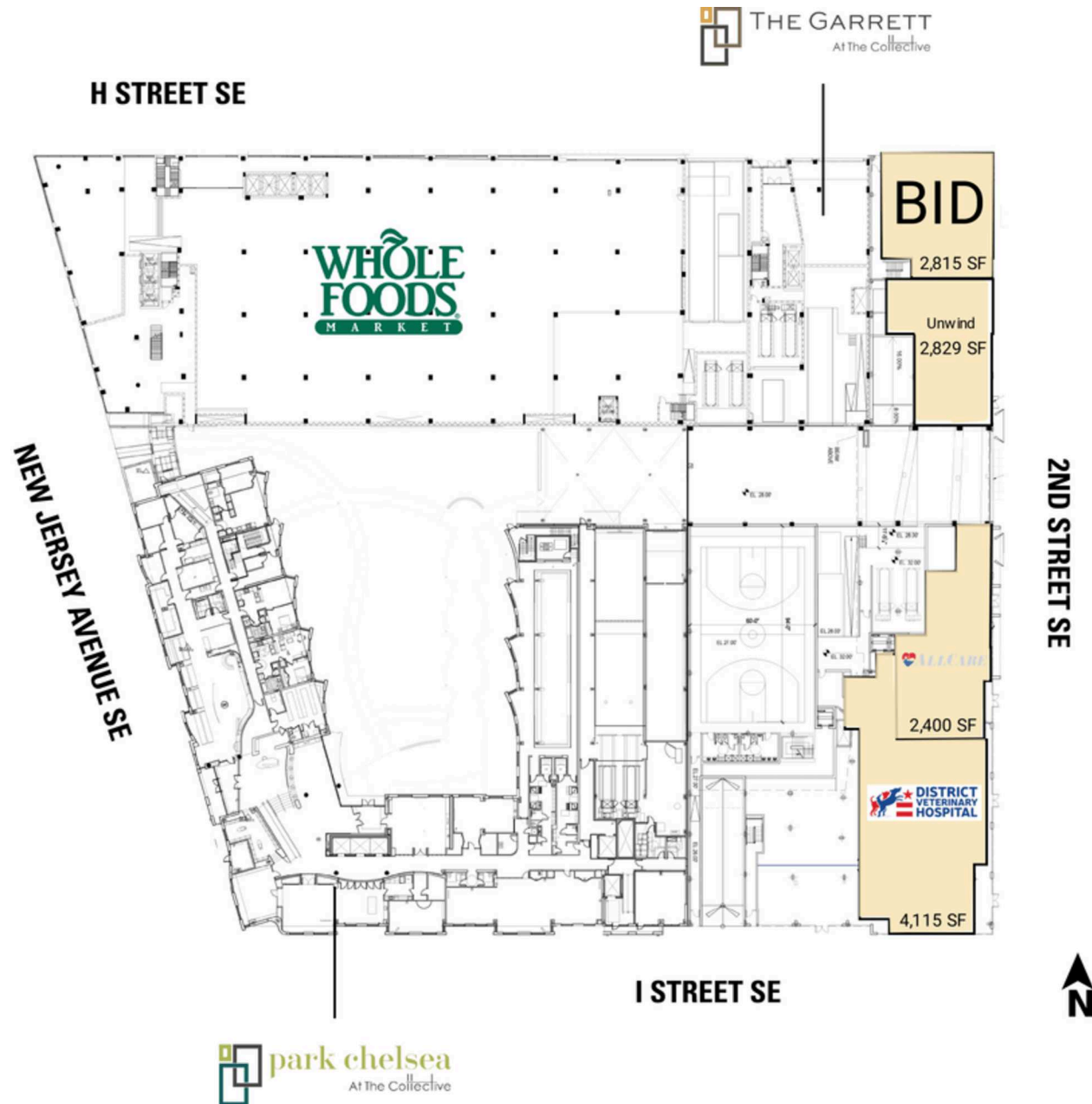
HALF ST SE

M metro



# SITE PLAN

150 I STREET SE | WASHINGTON, DC





**150 I STREET SE, WASHINGTON, DC**

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