

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 2025

	.25 MILE	.5 MILE	1 MILE
 POPULATION	6,974	14,853	43,477
 DAYTIME POPULATION	8,231	27,736	67,975
 HOUSEHOLD INCOME	\$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
clon

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

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277TH ST SE

278TH ST SE

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281ST ST SE

282ND ST SE

283RD ST SE

284TH ST SE

285TH ST SE

286TH ST SE

287TH ST SE

150 I STREET SE
WASHINGTON, DC

SOUTHEAST FREEWAY 92,000 VPD

S CAPITOL ST SW 47,000 VPD

NOVEL

SOUTH
CAPITOL

Orangetheory
FITNESS

SLIPSTREAM
CRAFTED COFFEE + LIBATIONS

WHOLE
FOODS
MARKET

150 I STREET SE



I ST SE

MedStar Health
CVS pharmacy

Bon
Jon
Ch

PARC
—RIVERSIDE—

CANAL PARK

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

WISEGUY PIZZA

COURTYARD
MARRIOTT
80% OCCUPANCY

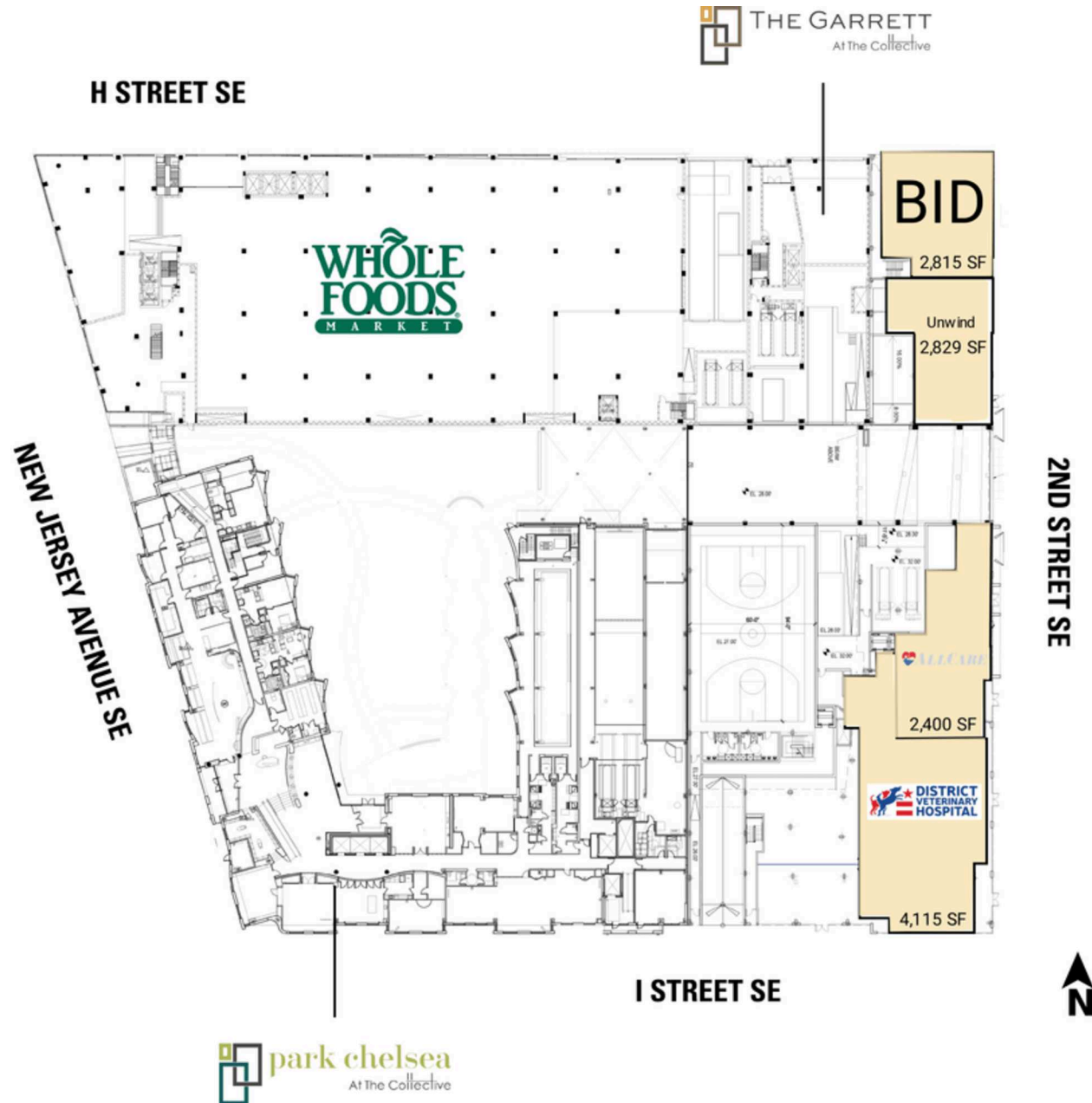
ONE
HILL
SOUTH

HALF ST SE

M
metro

SITE PLAN

150 I STREET SE | WASHINGTON, DC





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