

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
 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

HALF ST SE

NEW JERSEY AVE

FIRST ST SE

2ND ST SE

3RD ST SE

4TH ST SE

5TH ST SE

7TH ST SE

8TH ST SE

9TH ST SE

10TH ST SE

11TH ST SE

GARFIELD PARK

sport&health

BARRACKS ROW



200 I STREET SE
350,000 SF OFFICE BUILDING
1,400 EMPLOYEES

SOUTHEAST FREEWAY 92,000 VPD



Orangetheory FITNESS

SLIPSTREAM

Don Jon's

SCARLET OAK

mark chelsova

COURTYARD MARRIOTT
84% OCCUPANCY IN 2016

FIVE GUYS

CVS pharmacy

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

400 M STREET APARTMENTS
138 UNITS

UNITED STATES MARINE BAND

CAVA
SHAKE SHACK

THE BULLPEN

[solidcore]
roti RASA

CHOPT

OPEN ROAD

CHASE



HATOBA
PACERS RUNNING
unleashed Nando's
lululemon

Harris Teeter
sweetgreen
TacoRican
VIDA FITNESS
Banfield PET HOSPITAL

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

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

NATIONALS PARK
2.4M VISITORS PER YEAR

DOCK 79
ALL-PURPOSE
DACHA
THE SALT LINE OYSTER + ALE

FROKINI
ice cream jubilee
AGUA301

ANACOSTIA RIVER

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

Don Don CH

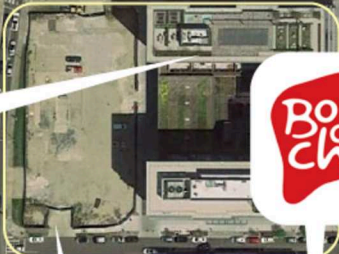
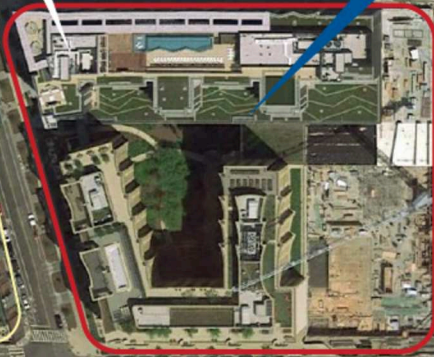
PARC RIVERSIDE

COURTYARD MARRIOTT
80% OCCUPANCY

ONE HILL SOUTH

HALF ST SE

M metro



SITE PLAN

150 I STREET SE | WASHINGTON, DC



H STREET SE



2ND STREET SE

I STREET SE

NEW JERSEY AVENUE SE





150 I STREET SE, WASHINGTON, DC

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