

# 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

HALF ST SE

NEW JERSEY AVE

FIRST ST SE

2ND ST SE

2ND PL 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

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

**BARRACKS ROW**

**SOUTHEAST FREEWAY 92,000 VPD**



Orangetheory FITNESS

SLIPSTREAM

Don Jon

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



M metro  
M ST SE

OPEN ROAD



**HATOBA**  
PACERS RUNNING  
unleashed Nando's  
lululemon

Harris Teeter  
sweetgreen  
Tacoorean  
VIDA FITNESS  
Banfield PET HOSPITAL

THE BULLPEN



[solidcore]  
roTi RASA

CHOPT

CHASE



POTBELLY

**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

DISTRICT WINERY

**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

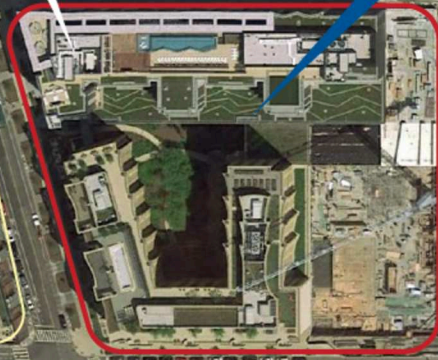
PARC RIVERSIDE

COURTYARD MARRIOTT  
80% OCCUPANCY

ONE HILL SOUTH

HALF ST SE

M metro

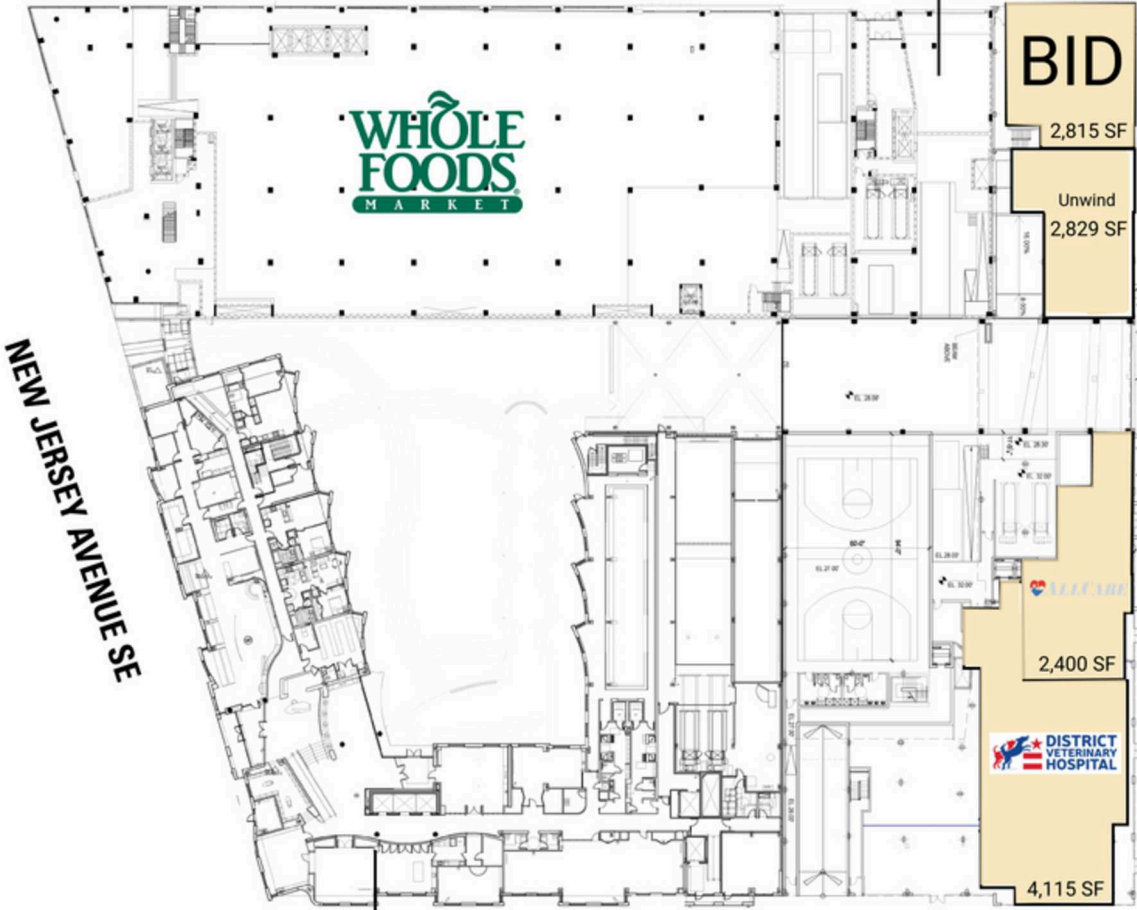


# SITE PLAN

150 I STREET SE | WASHINGTON, DC



H STREET SE



NEW JERSEY AVENUE SE

2ND STREET SE

I STREET SE





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

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

**[rappaportco.com](http://rappaportco.com)**