

455 MASSACHUSETTS AVENUE NW

WASHINGTON, DC

1,365 - 5,810 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



MAC
FOR
SALE
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25 MASS
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LIVE@25MASS.COM





SECUR. LIBERTY LEASE

1940
1940

455 MASSACHUSETTS AVENUE NW WASHINGTON, DC

- | 1,640 and 5,810 SF 2nd-generation restaurant spaces in the heart of Mount Vernon Triangle
- | High foot traffic area with a 95 Walk Score and between multiple metro stops, including Metro Center, Chinatown-Gallery Place, and Mt Vernon-7th Street stations
- | Just steps from the Walter E. Washington Convention Center, Chinatown, and Gallery Place with dense professional and tourist populations
- | Type I and Type II with hoods in place
- | 230 office buildings nearby totaling 33.5M SF with 2.5M to be redeveloped by 2021 and conveniently located by 10 hotels with over 1,700 guest rooms

DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	9,297	19,935	62,647
 DAYTIME POPULATION	19,687	76,420	290,384
 HOUSEHOLD INCOME	\$129,129	\$138,053	\$141,532
 TRAFFIC COUNTS	24,300 on Massachusetts Avenue		

AREA RETAILERS



455 MASSACHUSETTS AVENUE NW
WASHINGTON, DC

NEW YORK AVE

NEW JERSEY AVE

the dabney

SUBWAY

CVS pharmacy

Marriott

WALTER E. WASHINGTON
CONVENTION CENTER

COMPASS
1st

RASA
CANDLES

SAFEWAY

BRASSERIE
BECK

BOLT
BURGERS
SUBWAY

sweetgreen



455 MASSACHUSETTS AVE

Apple

CVS pharmacy

RPM

BUSBOYS
OF POETS

Hampton
Inn
By Hilton

Orangetheory
FITNESS

Starbucks

Starbucks

TIFFANY & CO.

POCAMADRE

FARMERS OF DISTILLERS
Specialty Distilled Spirits

NEW YORK AVE

HERMÈS PARIS
kate spade
D868 KITCHEN
AND BAR
CENTROLINA
ZADIG & VOLTAIRE

CUBA LIBRE
RESTAURANT & BAR

FOOD + DRINK + MARKET

Mando's
Hot Spot

REGAL
CINEMAS
Clude's
URBAN OUTFITTERS

Walmart

Starbucks

CVS pharmacy

MASSACHUSETTS AVE

WISEGUY PIZZA

Starbucks

FIVE GUYS

chopt

HYATT
REGENCY

Capital One
Arena

CAPITOL
CROSSING

H&M

ella's
Wood Fired Pizza

Poli
DC

Hard Rock
Cafe

SITE PLAN

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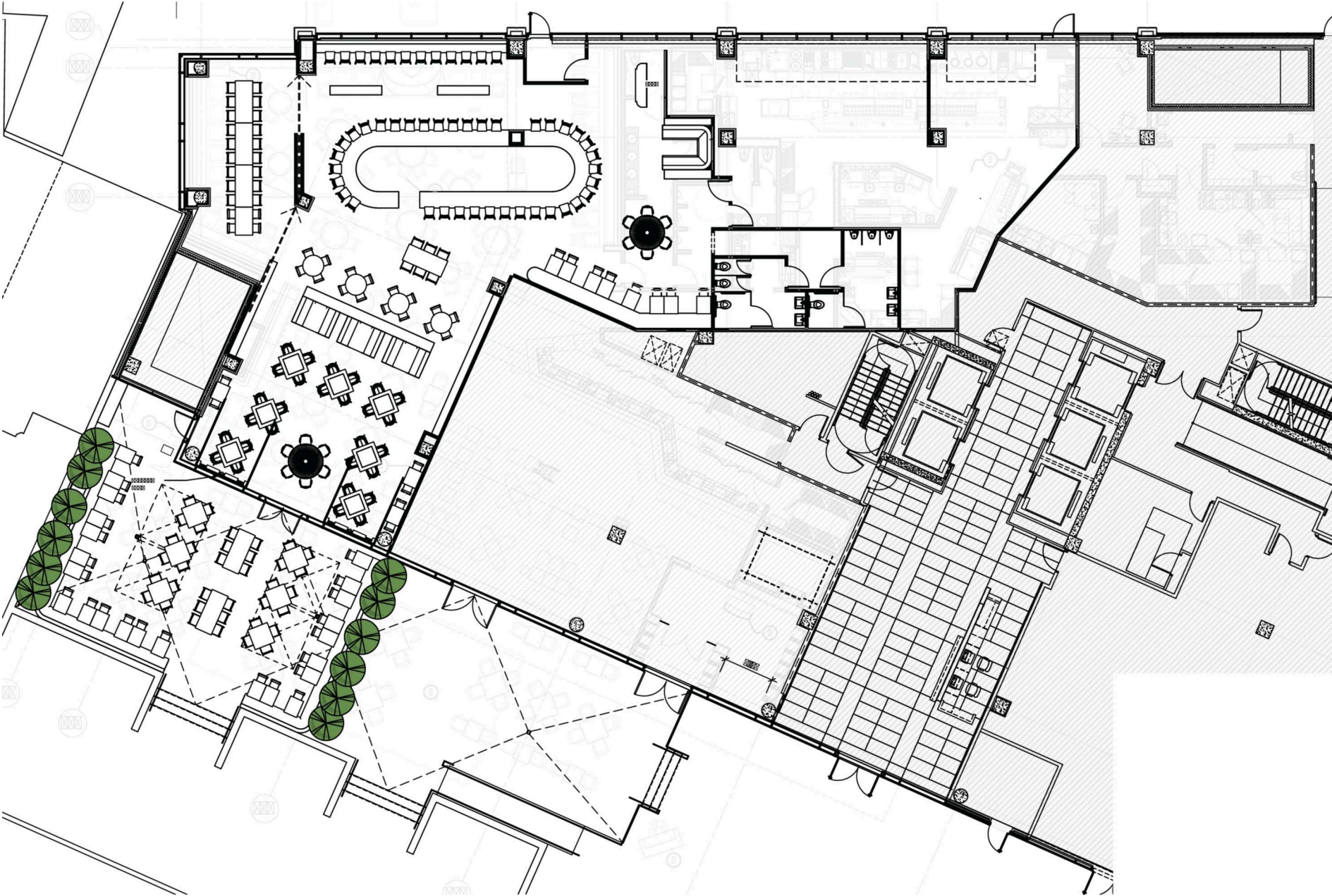
OPTION 1

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC



OPTION 2

455 MASSACHUSETTS AVENUE NW | WASHINGTON, DC





455 MASSACHUSETTS AVENUE NW | 455 MASSACHUSETTS AVENUE NW, WASHINGTON, DC

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