

455 MASSACHUSETTS AVENUE NW

WASHINGTON, DC

1,365 - 5,810 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



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 2025

	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	31,000 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

RASA

SAFEWAY

sweetgreen



Apple

CVS
pharmacy

RPM

BUSBOYS
& POETS

Hampton
Hilton

OrangeTheory
FITNESS

FARMERS & BUTTLERS

NEW YORK AVE

Starbucks

Starbucks

TIFFANY & Co.

POCAMADRE

HERMÈS
PARIS
kate spade
0868 KITTEN
AND BAR
CENTROLINE
ZADIG & VOLTAIRE

CUBA LIBRE

FOOD + DRINK + MARKET

Hand's
Just Juice

REGAL
CINEMAS
Clude's
URBAN OUTFITTERS

CVS
pharmacy

MASSACHUSETTS AVE

Walmart

Starbucks

WISEGUY PIZZA

CAPITOL
CROSSING

Capital One
Arena

Starbucks

HYATT
REGENCY

FIVE GUYS

chopt

H&M

ella's
Wood Fired Pizza

Poli
DC

Hard Rock
Cafe

SITE PLAN

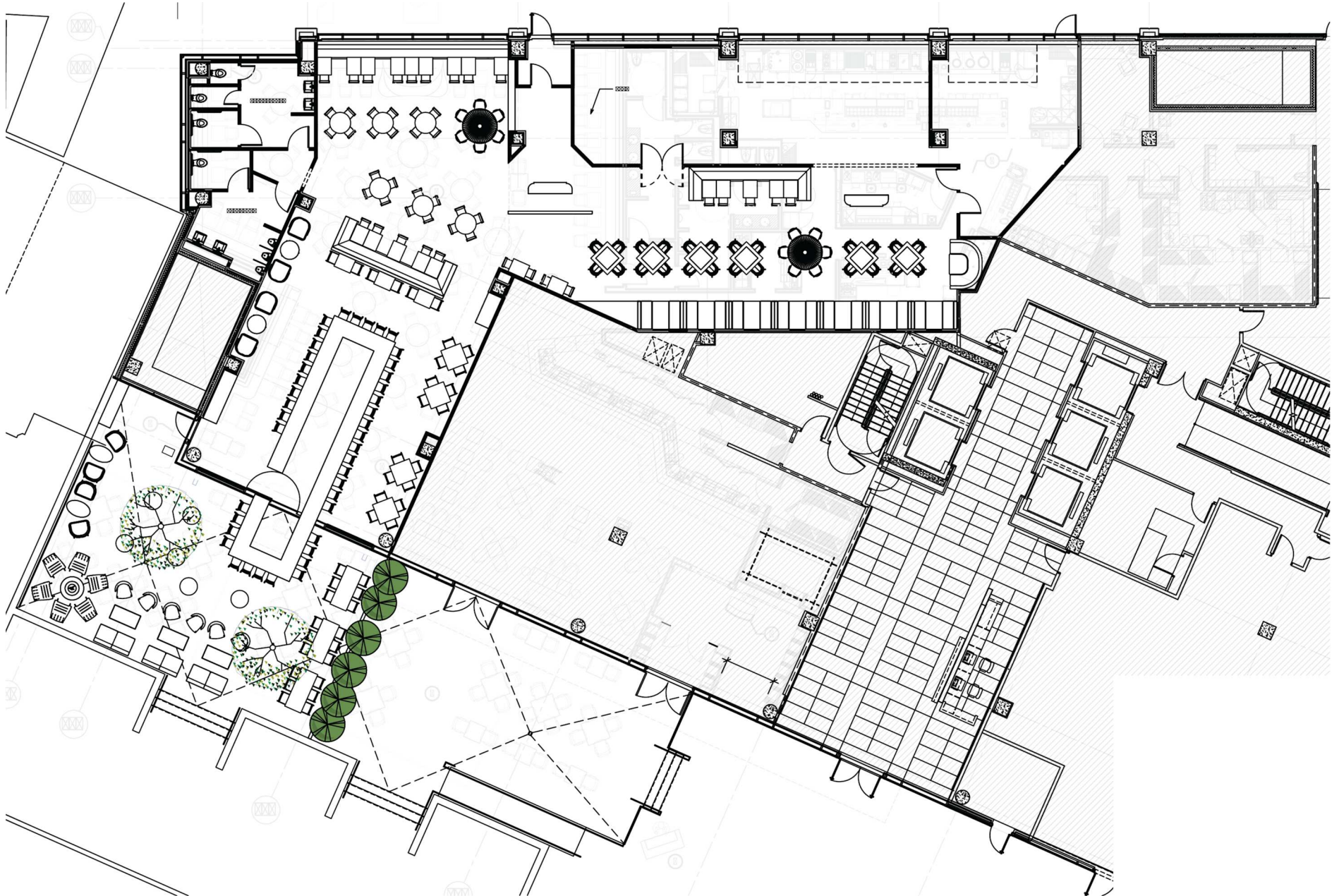
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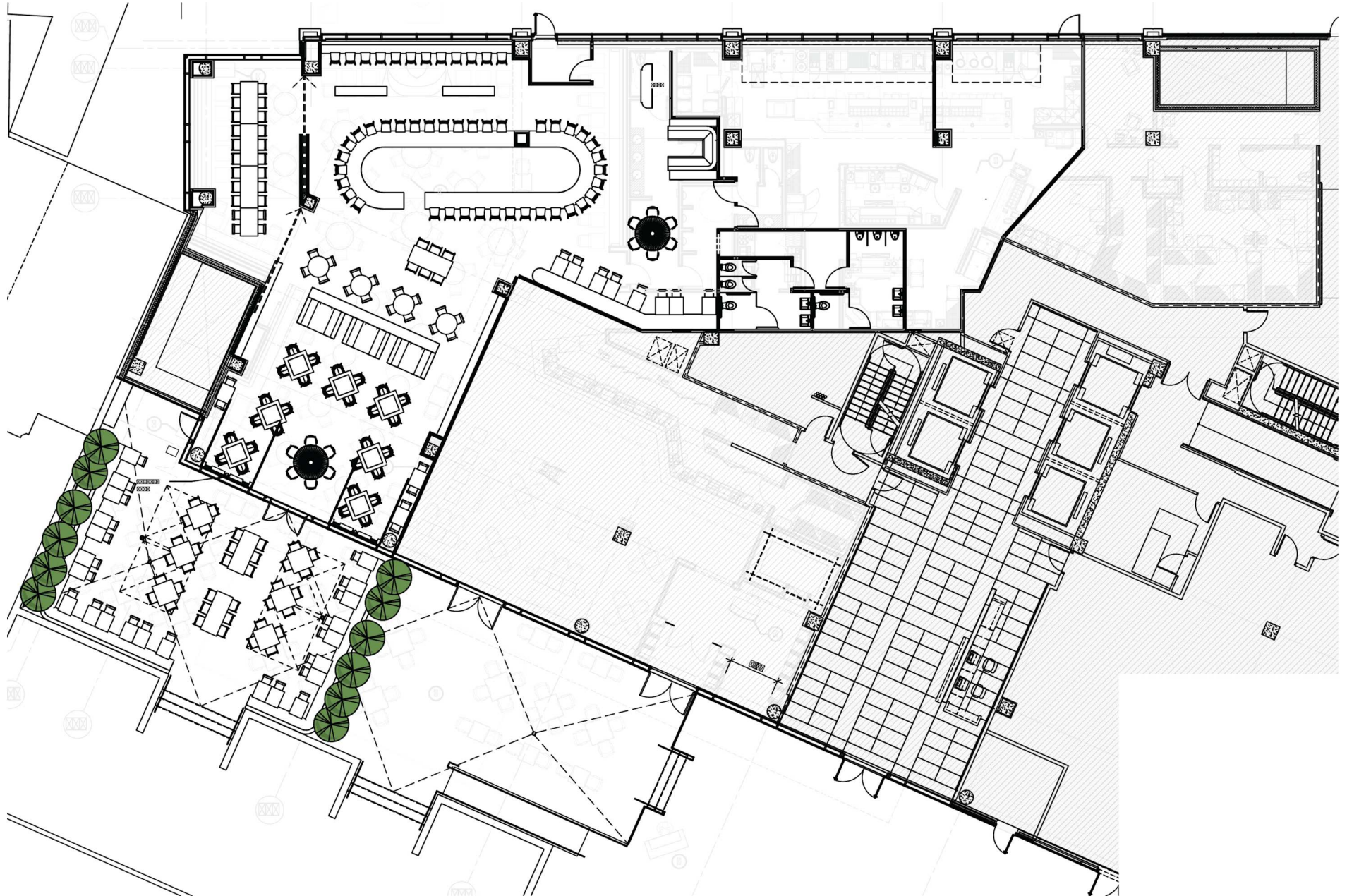
OPTION 1

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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