

1000 VERMONT
+1010 AVENUE

WASHINGTON, DC
379 - 2,384 SF
AVAILABLE

A PEMBROKE PROPERTY





PROMINENT 2ND-GEN
RETAIL OPPORTUNITY
ACROSS FROM
MCPHERSON SQUARE IN
THE HEART OF THE CBD

2ND-GENERATION FAST CASUAL RESTAURANT
BUILDOUT WITH NEWLY RENOVATED STOREFRONTS AND FACADE



EXCELLENT LOCATION FOR FAST CASUAL RESTAURANT WITH WIDE **PEDESTRIAN-FRIENDLY** SIDEWALKS



WITHIN WALKING DISTANCE TO SEVERAL HOTELS INCLUDING: **THE WESTIN, RESIDENCE INN, WASHINGTON PLAZA AND CROWN PLAZA**

LOCATED IN A **HIGHLY UNDERSERVED** DOWNTOWN AREA WITH LIMITED FOOD OPTIONS AND **DENSE DAYTIME DEMOGRAPHICS**



EXCEPTIONAL DAYTIME DEMOGRAPHICS WITH ALMOST **40,000 EMPLOYEES** WITHIN A .25-MILE RADIUS

DEMOGRAPHICS 2020

.25 MILES .5 MILES 1 MILE



POPULATION

2,442 16,200 75,622



DAYTIME POPULATION

64,646 164,675 361,520



HOUSEHOLD INCOME

\$128,231 \$140,374 \$140,219



TRAFFIC COUNT

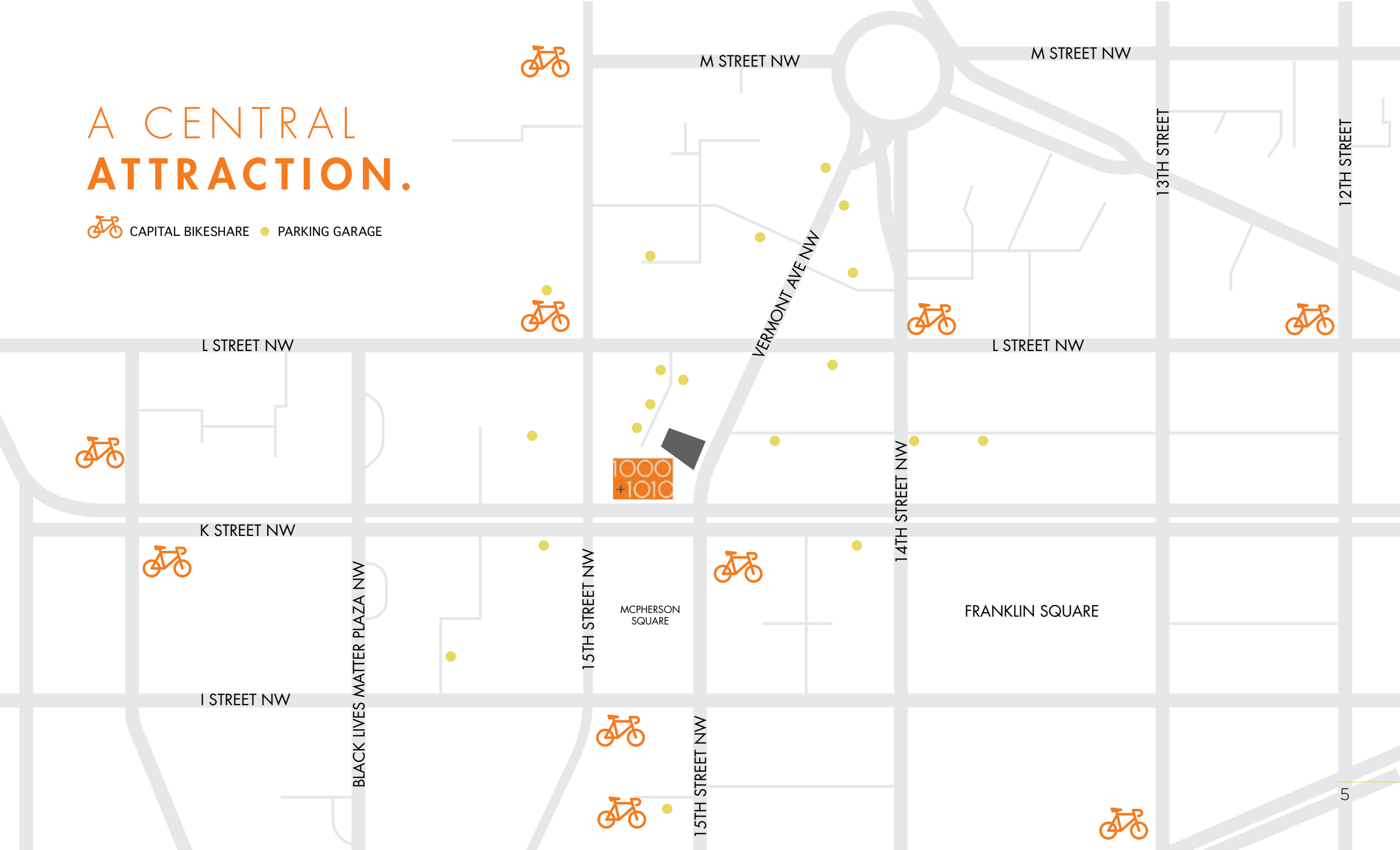
24,200 on K Street at Vermont Avenue

AREA RETAILERS



A CENTRAL ATTRACTION.

 CAPITAL BIKESHARE  PARKING GARAGE



IN GOOD COMPANY.

LINCOLN



L STREET NW



1000 VERMONT
+1010 AVENUE



VERMONT AVE NW



14TH STREET NW



K STREET NW

15TH STREET NW

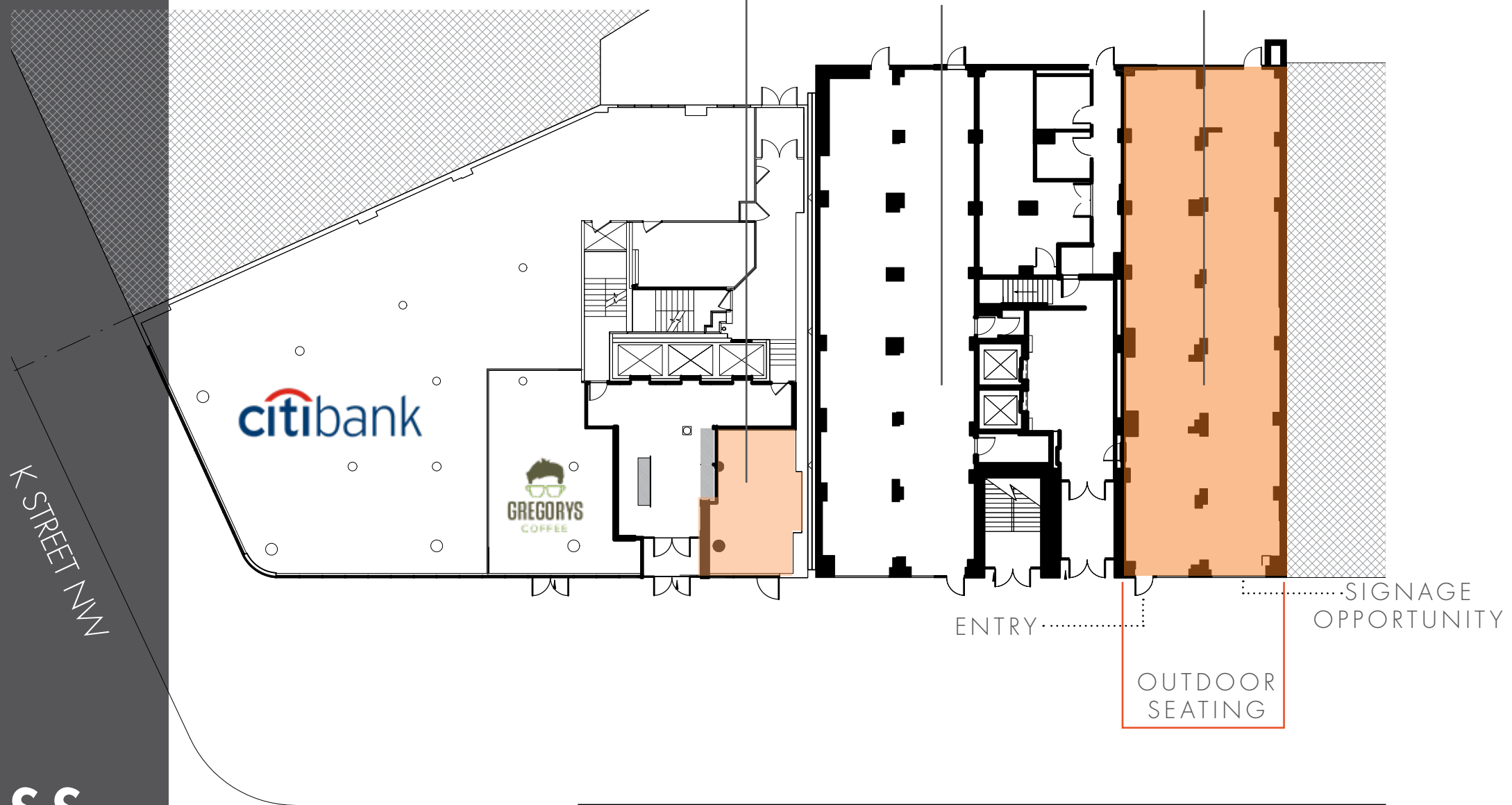
MCPHERSON SQUARE



AVAILABLE
379 sqft



AVAILABLE
2,384 sqft



K STREET NW

PLAN
YOUR
SUCCESS

VERMONT AVE NW

For more information about this exciting retail opportunity, please contact:

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