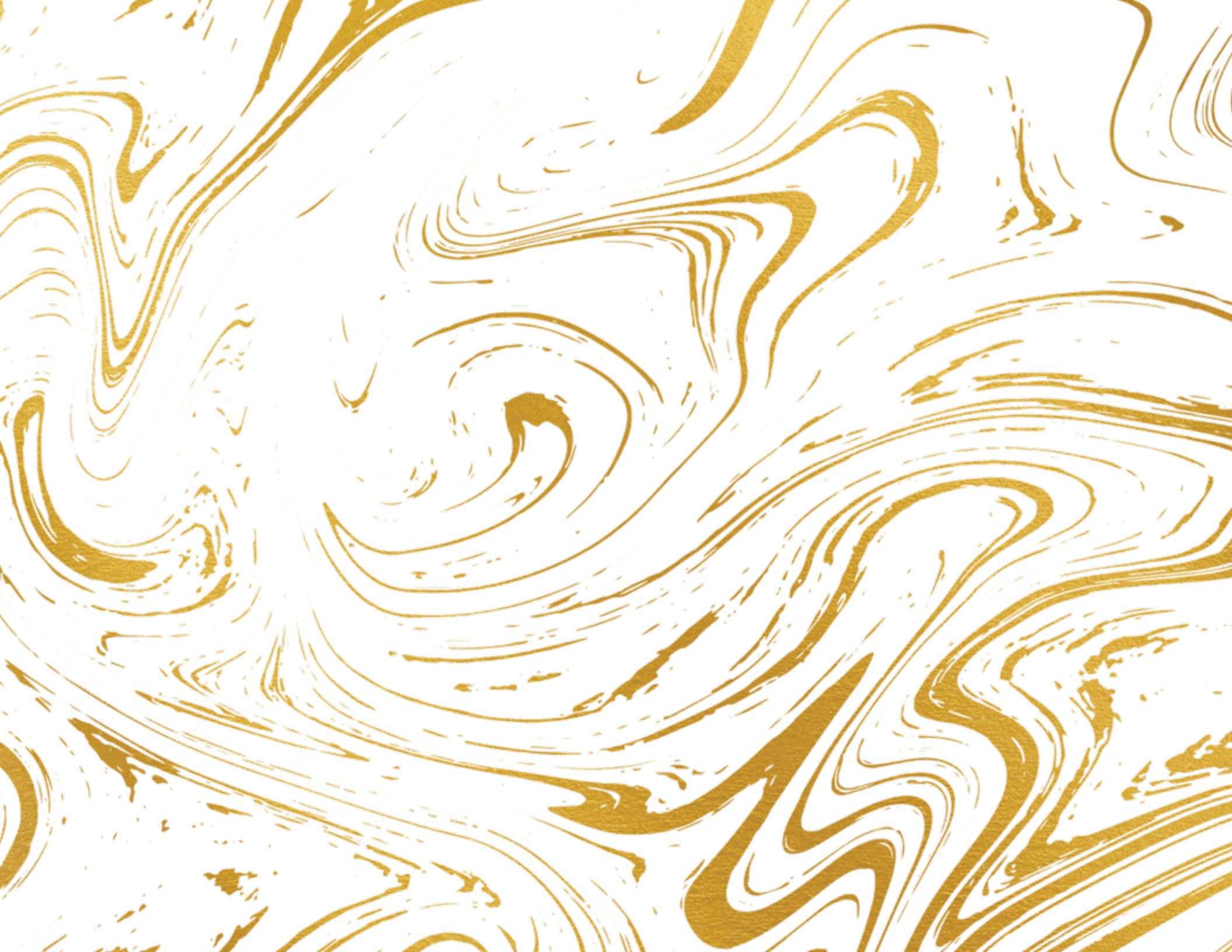




RAPPAPORT







# HARNESS THE ENERGY OF H STREET

H Street's vibrant and offbeat vibes pulsate through the corridor and the arts and culture scene is exploding here. Coda on H basks in this lively ambience, creating a lifestyle-centered community attracting all walks of life. Just a short stroll to two recognized grocers, Giant and Whole Foods, this stunning and trendy 112-unit mixed-use development benefits from the extraordinary growth of this market as well as ease of access to Union Station, D.C.'s busiest intermodal transportation hub with Amtrak and Metro stations.

Residents, professionals and tourists are flocking to this bustling and artsy neighborhood, hoping to catch a show at the historic Atlas Performing Arts Center, experience the energy at the popular annual H Street Festival or discover the exhilarating nightlife arising in the area. The Coda on H retail opportunities provide ample flexibility and divisible square footages for retailers to design the space they desire.





# THE DEETS

- | Up to 5,333 SF of flexible and divisible retail options in H Street Corridor
- | Landlord to deliver a shared restroom corridor, greatly minimizing tenant overall buildout costs
- | Within walking distance to Whole Foods and Giant
- | Close proximity to Union Station, with over 40M visitors annually and access to Metro and Amtrak
- | A straight shot to Union Market, this restaurant opportunity caters to multiple district attractions and D.C. neighborhoods
- | Retail opportunity for interior entrance to Coda on H's residential lobby, welcoming tenants of the new 112-unit mixed-use development hoping for a convenient place to dine, socialize and relax





# THE PEOPLE

38,288

TOTAL POPULATION

\$134,180

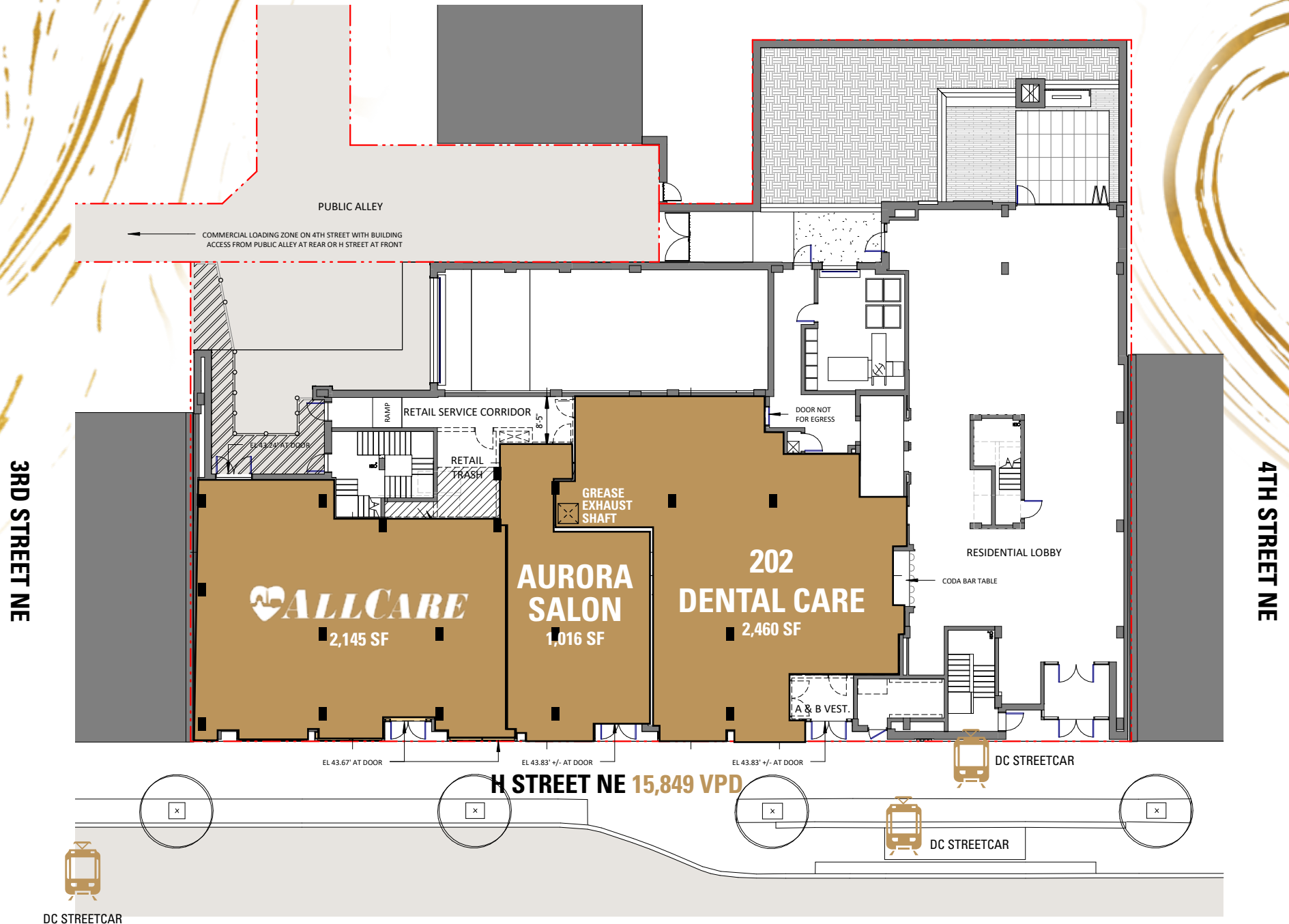
AVERAGE HOUSEHOLD INCOME

40,272

TOTAL EMPLOYEES

1 MILE RADIUS

# THE SPACE





# WHAT'S INSIDE



Tap into the Residential Lobby for a Seamless Transition Between Retail and Residential





Union Market

Gallaudet University

Uline Arena



CODAR

H STREET 15,849 VPD

CAVA

The H Street Corridor has delivered **1,460 new residential units** in the past three years with another 1,100+ under construction within a half-mile. The newly delivered unit average **occupancy of 92.7%** complements the density of the existing 6,500 households.



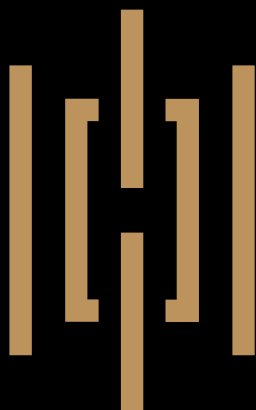












CODAH<sup>ON</sup>

315 H Street, NE

MRP | REALTY  
**RAPPAPORT**

Zach Elcano | [zelcano@rappaportco.com](mailto:zelcano@rappaportco.com) | 571.382.1228

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