

# CIELO AT 300 M NE

3RD STREET DISTRICT - WASHINGTON, DC  
2,921 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES



## CIELO AT 300 M NE

### 3RD STREET DISTRICT - WASHINGTON, DC

- | Retail available in a 457-unit mixed use residential apartment development in Washington, D.C.
- | Washingtons new authentic Live Work Play neighborhood
- | Unique location serving both Union Market and NoMa, just across from REI at Uline arena
- | Over 8 million SF of office in surrounding NoMa and 14.8 Million SF of planned development immediately surrounding the project
- | Two vented restaurant opportunities

### DEMOGRAPHICS 2025

|                                                                                                                    | .25 MILE  | .5 MILE   | 1 MILE    |
|--------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  <b>POPULATION</b>                | 6,058     | 25,985    | 72,753    |
|  <b>HOUSEHOLD INCOME</b>         | \$144,425 | \$131,194 | \$131,128 |
|  <b>MEDIAN HOUSEHOLD INCOME</b> | \$75,061  | \$87,605  | \$97,158  |

### AREA RETAILERS



La COLOMBE

TRADER JOE'S



CHOPSMITH



# CIELO AT 300 M NE 3RD STREET DISTRICT - WASHINGTON, DC

NEW YORK AVENUE NE 31,300 VPD



**NoMaCNTR**  
65,000 SF RETAIL  
350 RESIDENTIAL UNITS  
282,000 SF OFFICE

**100 K STREET**  
200,000 SF  
222 RESIDENTIAL UNITS  
STREET LEVEL RETAIL

**BURNHAM PLACE**  
PROPOSED 3M SF DEVELOPMENT  
TO BE BUILT ABOVE UNION STATION YARD  
MIXED-USED DEVELOPMENT

## UNION MARKET 40 LOCAL ARTISTS/MERCHANTS



**CENTRAL ARMATURE WORKS**  
640 residential units  
and 203 key hotel, and  
60,000SF of retail



**GALLAUDET UNIVERSITY  
& JBG COMPANIES  
DEVELOPMENT  
(6TH STREET & FLORIDA AVENUE)**  
1.5M SF  
1.3 SF RESIDENTIAL  
135K SF RETAIL  
116K SF OFFICE

**GALLAUDET UNIVERSITY**  
1,011 STUDENTS

FLORIDA AVENUE NE



300 M ST NE

**ULINE ARENA**  
OPENED LATE 2016  
172K SF OFFICE  
73K SF RETAIL  
51K SF REI



**UNION PLACE**  
Colby's, F&B

K STREET

I STREET

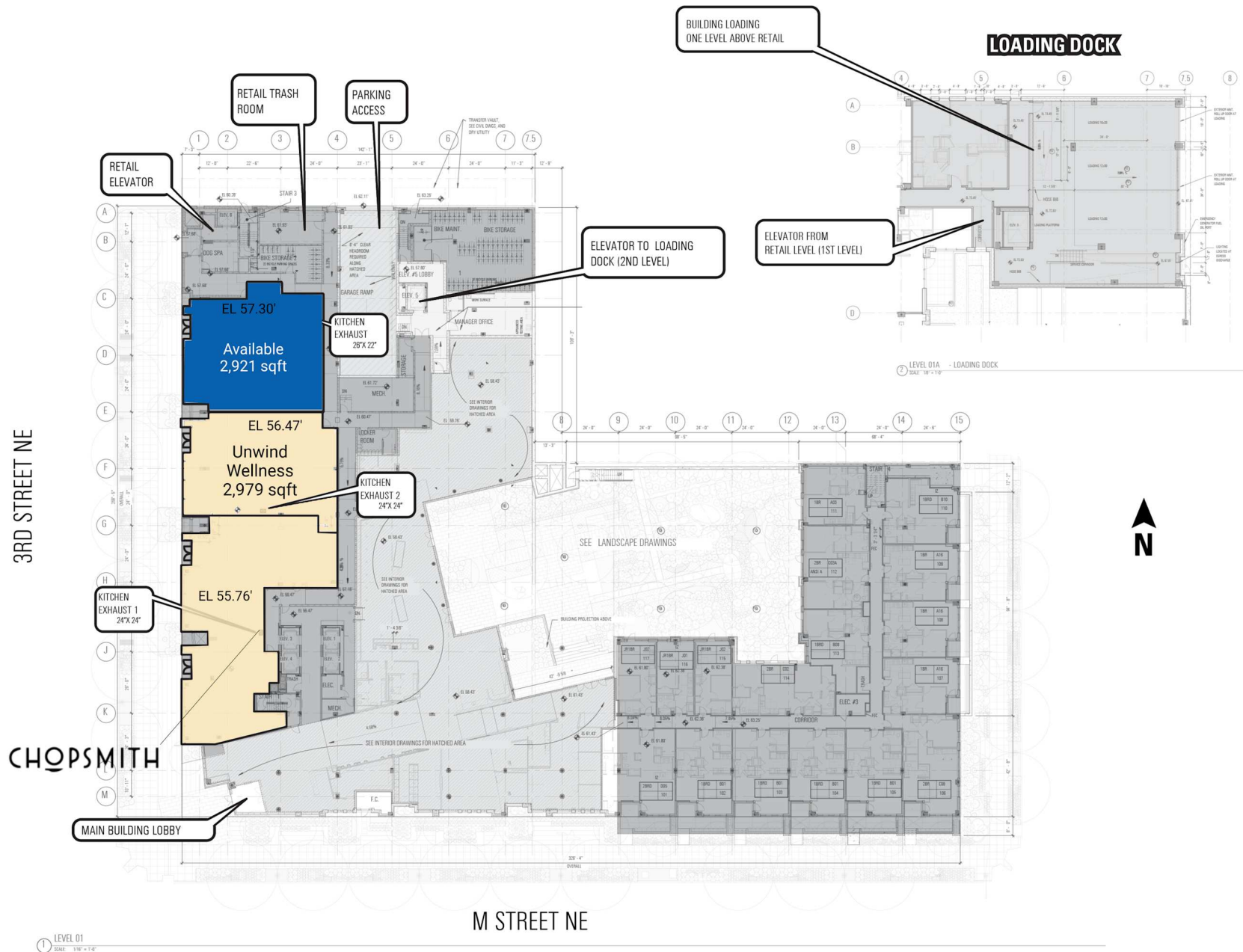
H STREET



L STREET 14,000 VPD

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**CIELO AT 300 M NE | 300 M ST NE, 3RD STREET DISTRICT - WASHINGTON, DC**

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