



# AVEC

on H-Street

901 H Street, NE | Washington, D.C.

**RAPPAPORT**  
CULTIVATING PLACES









# AVEC

The eight story building echoes the vibe of the neighborhood in design, amenities and convenience. Avec offers 44,000 SF of street front retail opportunity complemented by 420 stylish residential units above.





# 420

Residential Units

# 44,000

SF Street Front Retail

# 378

Structured Parking Spaces  
(124 Dedicated to Retail)





**STOREY PARK**  
MIXED-USE  
460 Units  
65,000 SF Retail  
282,000 SF Office

**100 K STREET**  
RESIDENTIAL  
222 Units  
2,000 SF Retail

**UNION PLACE**  
RESIDENTIAL  
525 Units  
10,000 SF Retail

**ARIA**  
RESIDENTIAL  
60 Units

**UNION MARKET**  
MIXED-USE  
432 Units  
22,000 SF Retail

**THE APOLLO**  
RESIDENTIAL  
432 Units  
70,000 SF Retail

**GALLAUDET**  
UNIVERSITY

**BURNHAM PLACE**  
AT UNION STATION  
MIXED-USE  
1,200 Units  
100,000 SF Retail  
1,500,000 SF Office

**215 I STREET**  
RESIDENTIAL  
476 Units

**360° H STREET**  
RESIDENTIAL  
215 Units  
72,000 SF Retail

**FARE + WELL**  
BAKERY • DINER • BAR

**LE GRENIER**  
**YOGA DISTRICT**

**wework labs**  
32,000 SF  
Co-worker Space

**7/H STREET**  
RESIDENTIAL  
23 Condos  
14,368 SF Retail

**T-Mobile**  
**PNC**  
**Lobo Pizzeria**

**TAYLOR**  
**Cusbrak**  
**& pizza**

**the Queen Vic**  
BRITISH PUB  
**MOZZERIA**  
**STICKY RICE**

**Giant**

**H STREET NE**

**4TH ST NE**

**5TH ST NE**

**6TH ST NE**

**7TH ST NE**

**8TH ST NE**

**9TH ST NE**

**10TH ST NE**

**11TH ST NE**

**12TH ST NE**

**2ND ST NE**

**3RD ST NE**

**CODAW**

**THE BIG BOARD**  
**clane**  
**Nando's**

**Harvest**  
**CAVA**

**G STREET NE**

**ANTHOLOGY**  
RESIDENTIAL  
307 Units  
10,000 SF Retail

**CVS**  
pharmacy

**Po Boy Jim**  
BAR & GRILL  
**SHOE CITY**  
**7 ELEVEN**

**AVC**  
on H-Street  
RESIDENTIAL  
420 Units  
44,000 SF Retail

**Ben's**  
THE HAYMAKER BAR

**1115 H STREET**  
RESIDENTIAL  
16 Units

**CAPITOL HILL TOWERS**  
RESIDENTIAL  
204 Units

**MARYLAND AVE**

**STATION HOUSE**  
RESIDENTIAL  
378 Units  
20,000 SF Retail

**STATION PLACE**  
OFFICE  
1.5 Million SF Office

**301 H STREET**  
RESIDENTIAL  
25 Units  
6,000 SF Retail

**F STREET NE**

**UNION STATION**  
35,691 Weekday Riders  
13,099 Weekend Riders  
3.8 Million Amtrak users annually  
2.2 Million Bus Rider Connections Annually





## BUILT-IN RESIDENTIAL CORE ON H STREET

Recent development projects have transitioned the H Street Corridor into a desirable residential district populated with highly educated, young professionals primarily within the age range of the millennials. Avec is centrally located on this mile-and-a-half corridor where about 60% of housing units are renter-occupied, compared with about 36% metro wide. The influx of new residents has kept vacancy rates low, in the 3% range, and propelled rent growth that ranks in the tops 10% of DC submarkets\*. With a 34% forecasted inventory growth adding density to the 6,500 existing households, retailers will benefit from this built-in residential core that desires walkable goods and services.

\*Source: CoStar



# BOOMING RESIDENTIAL GROWTH

The newly delivered unit average occupancy of **92.7%** complements the density of the existing **6,500** households in the H street corridor.









## AN OPEN AIR OASIS ON H Outdoor Patio Space

Increased  
footprint and  
visibility

Bring a unique  
dining experience to  
the neighborhood



Surge social proof and grab  
the attention of passers



Outdoor  
dining space  
can increase  
revenue by  
up to 65%\*

\*2013 Vucurevich Simons Advisory Group



## 125 GROUND LEVEL DEDICATED RETAIL PARKING SPACES

Floor	Accessible*	Standard	Compact	Total
G1 Level	5	74	45	124

Retail - 5 spaces (101-150 spaces provided) = van + 4 Accessible



## DEMOGRAPHICS (2018, 1-mile)



TOTAL  
POPULATION  
**61,299**



EMPLOYEES  
**45,184**



AVERAGE  
INCOME  
**\$118,523**

## CONSUMER EXPENDITURES



APPAREL  
**\$75.5M**



ENTERTAINMENT  
**\$120M**



EATING OUT  
**\$298M**





## AVEC CONSUMER SOCIOECONOMIC TRAITS\*

1,240,000



HOUSEHOLDS

1,264,000

1.85



AVERAGE HOUSEHOLD SIZE

2.10

36.9



MEDIAN AGE

35.5

\$93,000



MEDIAN HOUSEHOLD INCOME

\$51,000

### WHO WE ARE

*Laptops and Lattes* residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work while many work from home.

Residents are more interested in the stock market than the housing market. *Laptops and Lattes* residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

### WHO WE ARE

Armed with the motto “you’re only young once,” *Trendsetters* residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.



# IN D.C. YOU FEEL THE **POWER** ... ON H STREET YOU FEEL THE **VIBE**

Millennials and artists flock to this vibrant social scene with many restaurants, retailers and performance venues including Whole Foods, We Work Labs, Atlas Performing Arts Center, Rock & Roll Hotel and Maketto and The Argonaut. Avec answers the demand for authentic experiences in residential living, shopping and entertainment.



# JOIN



STICKY RICE

ATLAS  
PERFORMING ARTS CENTER

THE HAYMAKER BAR  
\*\*\*

the  
Queen Vic  
BRITISH PUB

SMITH  
COMMONS

FANCY  
Radish

The  
WYDOWN  
COFFEE BAR

Rock & Roll  
HOTEL



BULLFROG  
Bagels

Nando's  
PERI PERI CHICKEN

MAKETTO



wework labs







More than an address, **H STREET** is a moment, a mood, a memory, a mystery. It's all of that—in truth, **H STREET** cannot be described or defined; it must be **EXPERIENCED**. There's cuisine to be tasted. Fashions to be acquired. Performances to applaud. Streetcars to ride. Above all, there are **CONNECTIONS** to be made.











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