



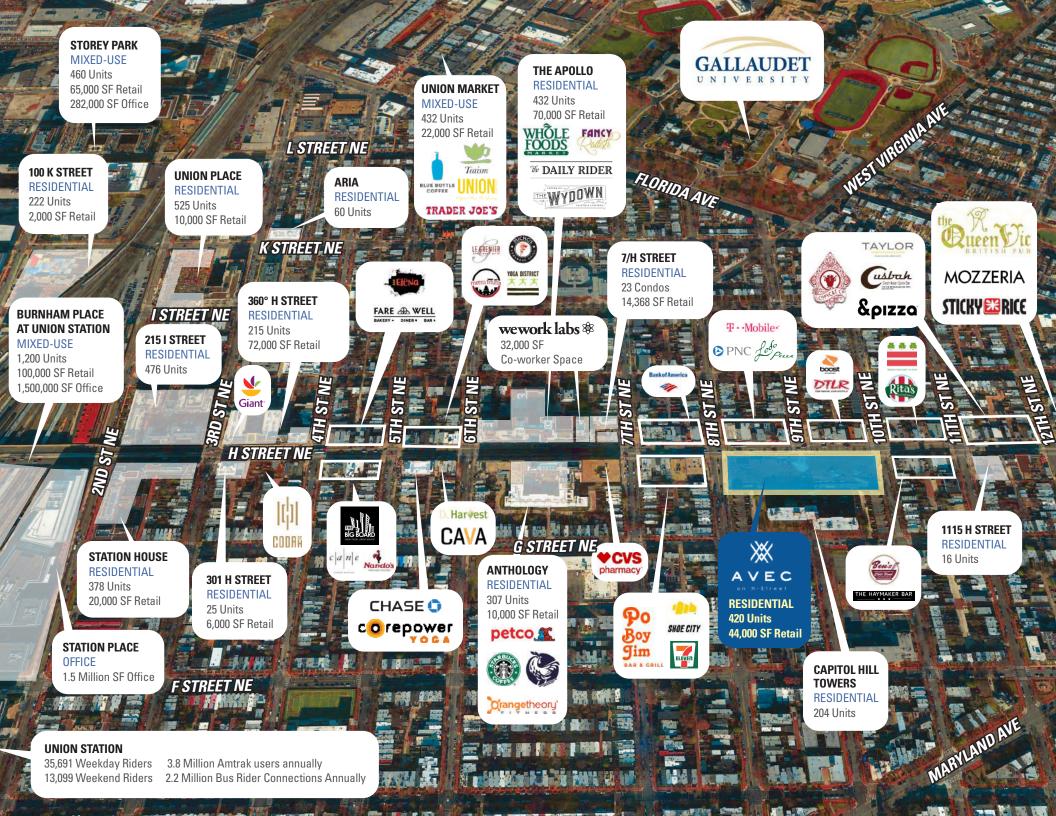


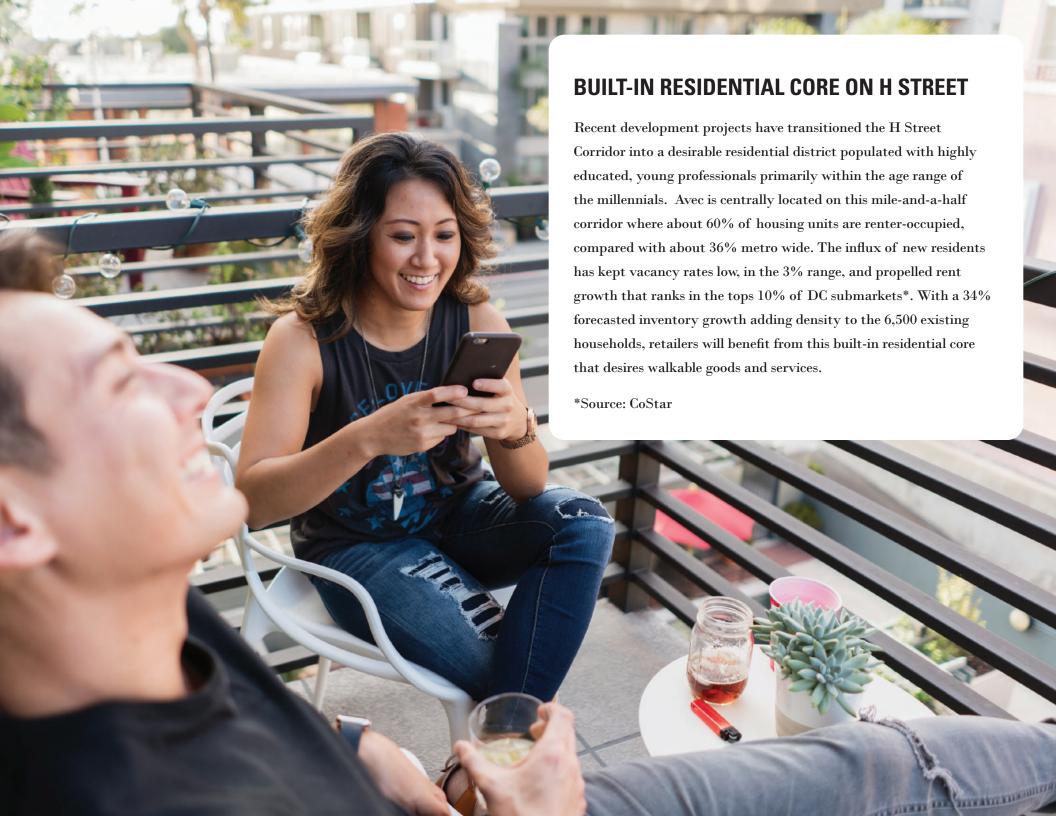
420
Residential Units

44,000 SF Street Front Retail

378
Structured Parking Spaces
(124 Dedicated to Retail)









### **SITE MAP**



### **ACCESSIBILITY**



2,500

Daily Passengers - D.C. Streetcar

Connection on 8th and H Street



124

Retail
Parking Spaces



93 Walk Score



20,500 Vehicles Per Day









### **ONSITE PARKING – IN THE CITY**





### 125 GROUND LEVEL DEDICATED RETAIL PARKING SPACES

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

<sup>\*</sup>Accessible spaces calculated per IBC 2012-

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



\$120M



\$298M



### **AVEC CONSUMER SOCIOECONOMIC TRAITS\*** 1,240,000 1,264,000 **HOUSEHOLDS** 1.85 **AVERAGE HOUSEHOLD SIZE** 35.5 **MEDIAN AGE** \$51,000 \$93,000

**MEDIAN HOUSEHOLD INCOME** 

#### **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.











More than an address, II STREET is a moment, a mood, a memory, a mystery. It's all of that—in truth, II 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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