



Avec
Washington, DC

2,421 - 7,931 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Washington

District of Columbia

- 44,000 SF of street front retail anchored by Aldi beneath 420 residential units
- Cotenants include AT&T, [solidcore], Veterinary Emergency Group, The UPS Store, Urban Nail Lounge, and Nash & Smashed
- 124 structured parking spaces dedicated to retail
- H Street/ NoMa is one of Washington's fastest growing neighborhoods
- This area boasts a great Walk Score of 95, making it incredibly walkable and convenient for residents
- The nearby D.C. Streetcar Connection at 8th and H Street provides convenient access with over 2,300 daily passengers, making it a bustling hub for transportation and easy commuting



2025 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	6,592	25,697	68,145
Daytime Population	2,160	7,829	37,226
Household Income	\$217,227	\$210,041	\$172,211
Traffic Counts	24,000 on H Street NE		

Area Retailers



NASH & SMASHED



[solidcore]

urban
nail
lounge





Union Market
Mixed-Use | 12 Buildings Totaling 3,030 Units
Existing 358,417 SF with Another Proposed
2,380 SF of Retail Space

Aria
Residential | 60 Units

100 K Street
Residential | 222 Units
2,000 SF Retail

**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

The Apollo
Residential | 32 Units
70,000 SF Retail

7/H Street
Residential
23 Condos
14,368 SF Retail

**Burnham Place
At Union Station**
Mixed-Use
1,200 Units
100,000 SF Retail
1,500,000 SF Office

301 H Street
Residential | 25 Units
6,000 SF Retail

Station House
Residential | 378 Units
20,000 SF Retail

Station Place
Office
1.5 Million SF Office

Union Station
35,691 Weekday Riders
13,099 Weekend Riders
3.8 Million Amtrak Users Annually
2.2 Million Bus Rider Connections Annually

Site Plan

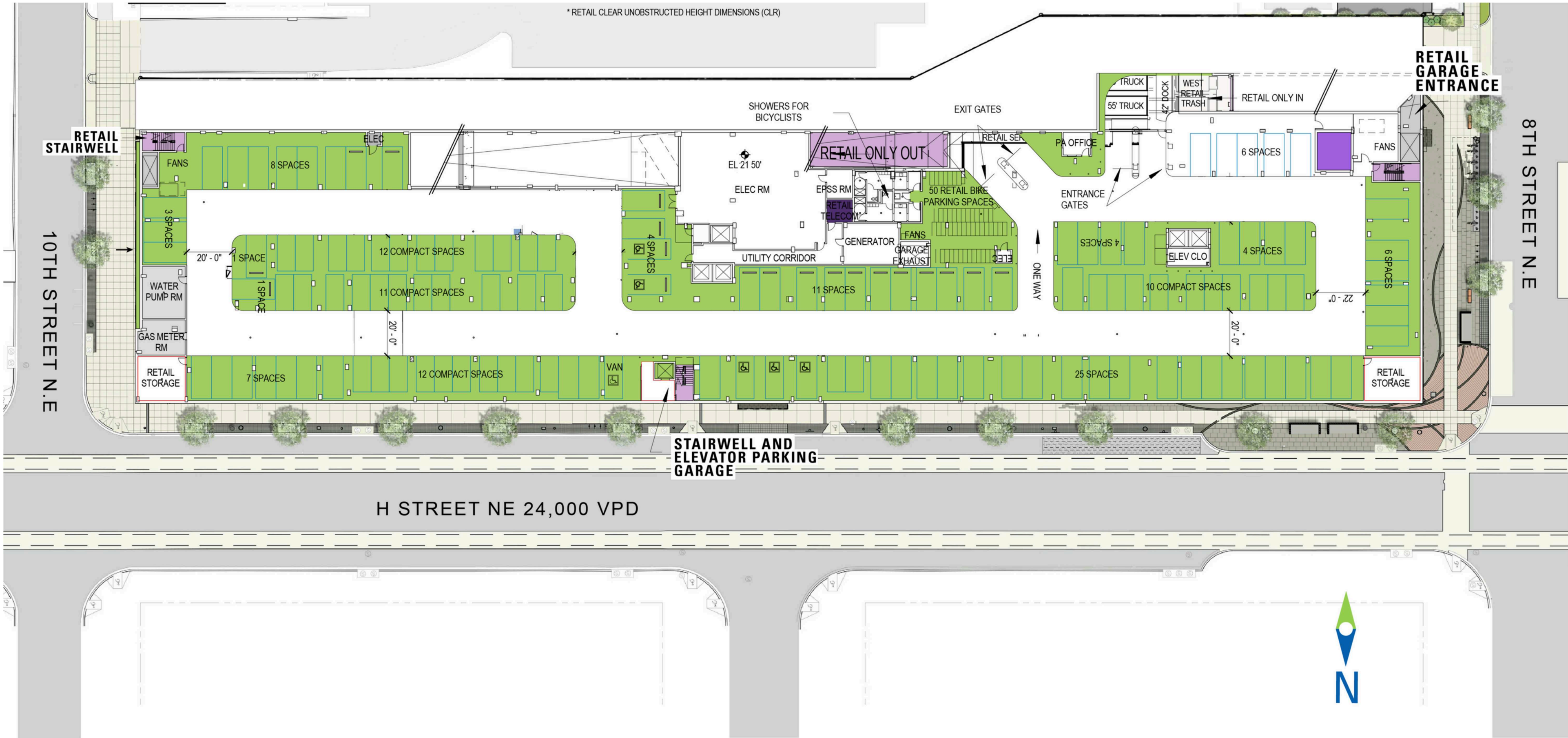
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Space #	Sq. Ft.	Tenant
1	4,194	Available
2	1,316	AT&T
3	2,421	Available
4	1,960	Solidcore
5	4,185	Veterinary Emergency Group
6	1,180	The UPS Store
7	1,451	Urban Nail Lounge
8	1,964	Nash&Smashed
16	25,098	ALDI



On-site Parking Plan

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