



# Waterfront Station

Washington, DC

12,568 SF available





# Washington

District of Columbia

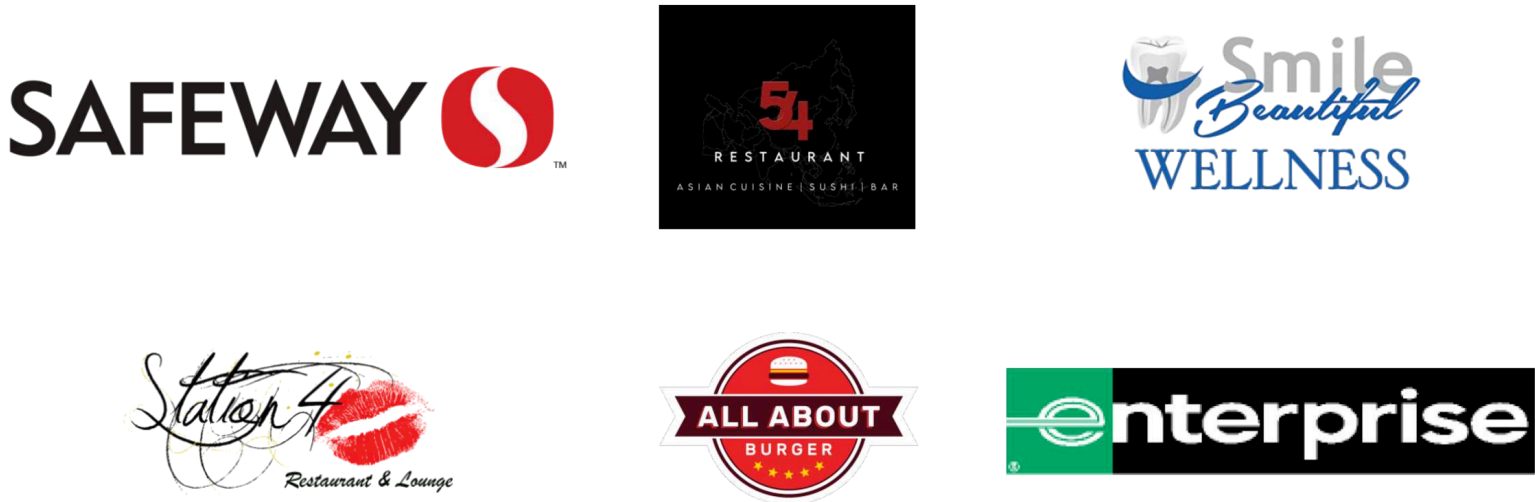
- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



## 2025 Demographics

|                    | 0.25 mi.                | 0.5 mi.   | 1 mi.     |
|--------------------|-------------------------|-----------|-----------|
| Population         | 8,302                   | 16,978    | 32,772    |
| Daytime Population | 1,110                   | 1,110     | 35,589    |
| Household Income   | \$132,786               | \$142,918 | \$158,025 |
| Traffic Counts     | 10,000 on 4th Street SW |           |           |

## Co-Tenants







**THE WHARF**

MILK & honey CAFE • COFFEE • CAKE

HELL'S KITCHEN™

PINK TIGER

Del Mar DE FABIO TRABOCCHI

CHOPSMITH

FOGO DE CHÃO

OFFICINA

bartaco

HANK'S OYSTER BAR

MI-VIDA

**ARENA STAGE THEATER**

- Performing Arts Center
- 300,000 guests annually
- Three unique stages
- Four Event spaces

**ELIOT ON 4TH**

MOMO CHICKEN & BUNS

**THE WESTERLY**

GoodVets

GOOD COMPANY Doughnuts & Cafe

AppleTree

**M** metro

Waterfront

**Waterfront Station**

Bonchon

**CAVA**

ANY DAY NOON

SHAKE SHACK

The Bullpen

WALTERS SPORTS BAR WASHINGTON, DC

COMPASS COFFEE

MISSION NAVY YARD

ama

SMOKE & MIRRORS

Orangetheory FITNESS

SEUL SPICE

IRCA

RASA [solidcore]

**NATIONALS PARK**

- 2.3 Million Annually
- 41,888 Seats
- Washington Nationals (MLB)
- Concerts & Festivals

WHOLE FOODS MARKET

UNWIND WELLNESS CENTER

DISTRICT VETERINARY HOSPITAL



US DOT



# Site Plan

12,568 SF available

| Space # | Sq. Ft. | Tenant                |
|---------|---------|-----------------------|
| 100     | 12,568  | Available             |
| 110     | 4,194   | 54 Restaurant         |
| 130A    | 1,230   | Enterprise Rent-A-Car |
| 130B    | -       | Subway                |
| 140     | 752     | Waterfront Cleaners   |
| 150A    | 54,981  | Safeway               |
| 150B    | 4,130   | Smile Beautiful       |
| 160     | 4,018   | Station 4             |
| 170     | 2,277   | All About Burger      |

● Space Available



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