



Waterfront Station

Washington, DC

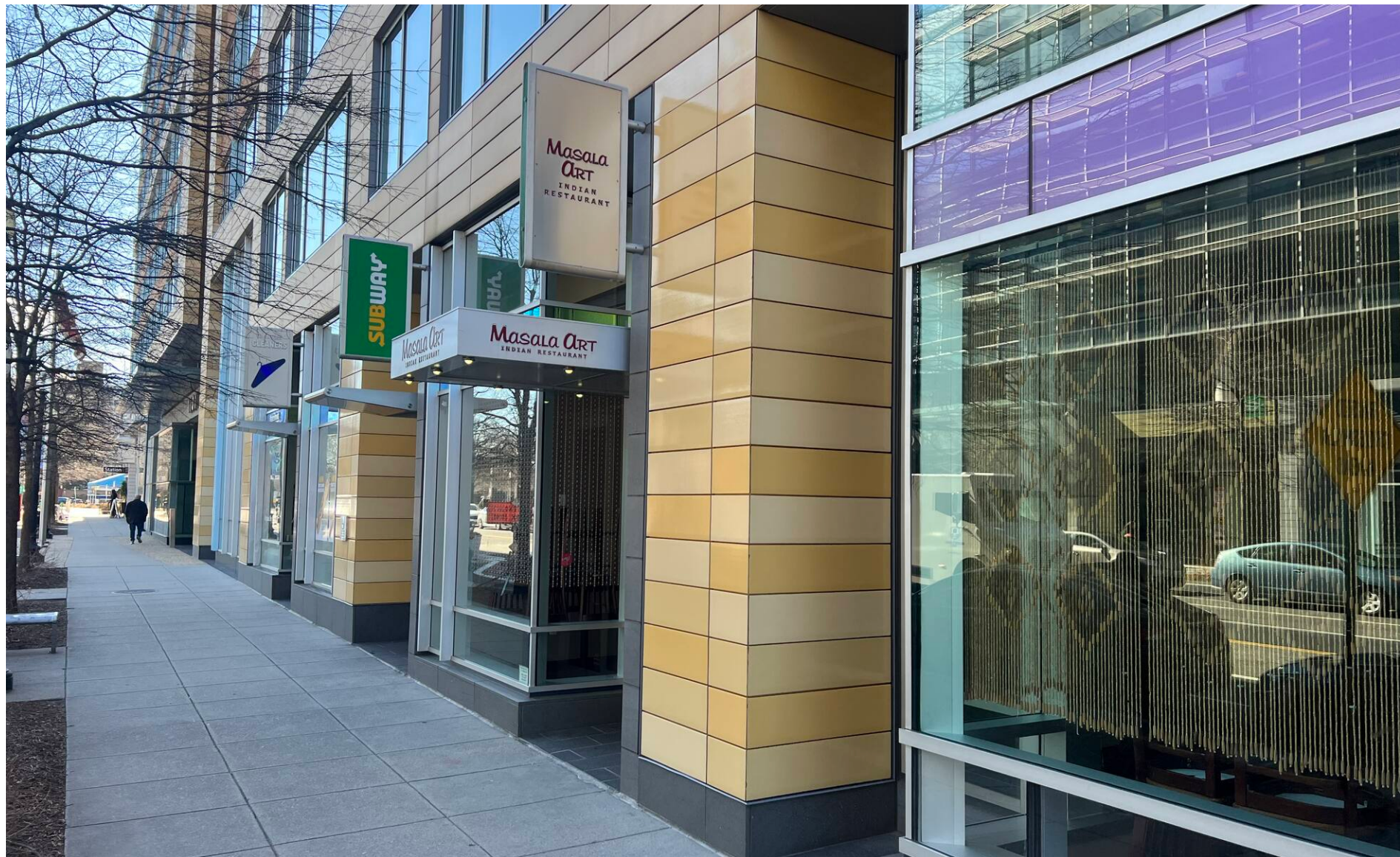
12,568 SF available



Washington

District of Columbia

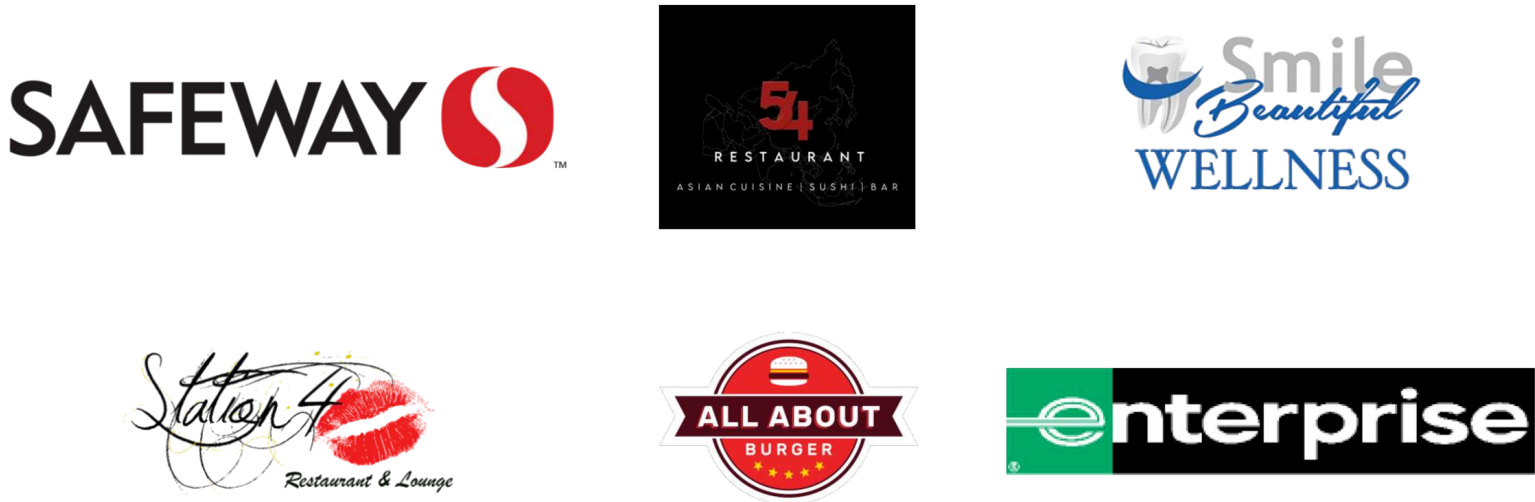
- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



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



WATERFRONT STATION

WASHINGTON, DC

Jefferson M.S.
386 Students

Amidon-Bowen
336 Students

ELIOT ON 4TH
MOMO

THE WESTERLY
GoodVets
GOOD COMPANY
Doughnuts & Cafe
AppleTree

Waterfront
Station

ARENA STAGE THEATER

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

M
metro
Waterfront

M ST. SW 17,000 VPD

SOUTH CAPITAL ST 41,000 VPD

M ST. SW

SOUTH CAPITAL ST

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

East Potomac
Golf Links

WHOLE
FOODS
MARKET
UNWIND
WELLNESS CENTER
DISTRICT
VETERINARY
HOSPITAL

ama
SMOKE & MIRRORS
Orangetheory
FITNESS

Bonchon
CAVA
ANY DAY
SHAKE SHACK

The Bullpen
WALTERS
SPORTS BAR
WASHINGTON, DC
COMPASS
COFFEE
MISSION
NAVY YARD

SEUL
SPICE
IRCA
RASA
[solidcore]

NATIONALS PARK

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

US
DOT

Tingey Plaza

Waterfront Station

RAPPAPORT
CULTIVATING PLACES®

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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