



1100 New Jersey Avenue SE
Washington, DC

Fully Leased

RAPPAPORT
CULTIVATING PLACES®

Washington

District of Columbia

- 3,253 SF of ground floor retail available
- Join strong co-tenants CVS, Five Guys, and Wise Guy Pizza
- 5.2M SF of office space in the surrounding Capitol Riverfront
- Adjacent to Canal Park and within walking distance of the National
- Right across the street from the Navy Yard Metro Station with 9,763 daily riders



2025 Demographics

	.5 mi.	.75 mi.	1 mi.
Population	13,351	23,385	28,090
Daytime Population	11,972	25,075	41,501
Household Income	\$94,512	\$110,497	\$119,101
Traffic Counts	19,000 on M Street SE		

Area Retailers

The UPS Store


AT&T

FIVE GUYS[®]
BURGERS and FRIES







RANDALL JUNIOR
HIGH SCHOOL

Orangetheory
FITNESS

WHOLE FOODS
MARKET

CVS pharmacy

I STREET

K STREET

1100 New Jersey
Avenue SE

GR M
metro

Canal Park
28,000+ Visitors per year
Seasonal Ice-Skating
Rink and Foundation

UNITED
BANK

T-Mobile

M ST SE 18,000 VPD

TD Bank

SILVER DINNER

tropical CAFE

CHOPT

WAVE

POTBELLY

Nando's

Harris Teeter
YOUR NEIGHBORHOOD MARKET

PANDA EXPRESS
EXPERIMENTAL CHINESE CUISINE

Public Storage
DISTRICT DOGS
MISSION
NAVY YARD

N STREET

NATIONALS PARK
2.4M visitors per year

THE YARDS

2,800 Residential Units
1.8M SF Office
400,000 SF Retail

DISTRICT
WINERY

Toastique
GOURMET TOAST
& JUICE BAR

Panera
BREAD

WASHINGTON
NAVY YARD
17,275 Employees
Navy Museum
150,000 Annual Visitors

Dock 79
THE SALT LINE
OYSTER + ALE
DACHA

Anacostia River

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CVS pharmacy

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**1100 New Jersey
Avenue SE**

UNITED
BANK

T-Mobile

DC Credit Union

GR metro

M ST SE 18,000 VPD

THE
BULLPEN

WELLS
FARGO
EL BEBE

tropical CAFE

CHOIT
Creative Salad Company

Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Public
Storage

Andy's PIZZA

DISTRICT
DOGS

MISSION
NAVY YARD

SILVER Diner

TD Bank

Nando's

Panera
BREAD

POTBELLY
SANDWICH SHOP

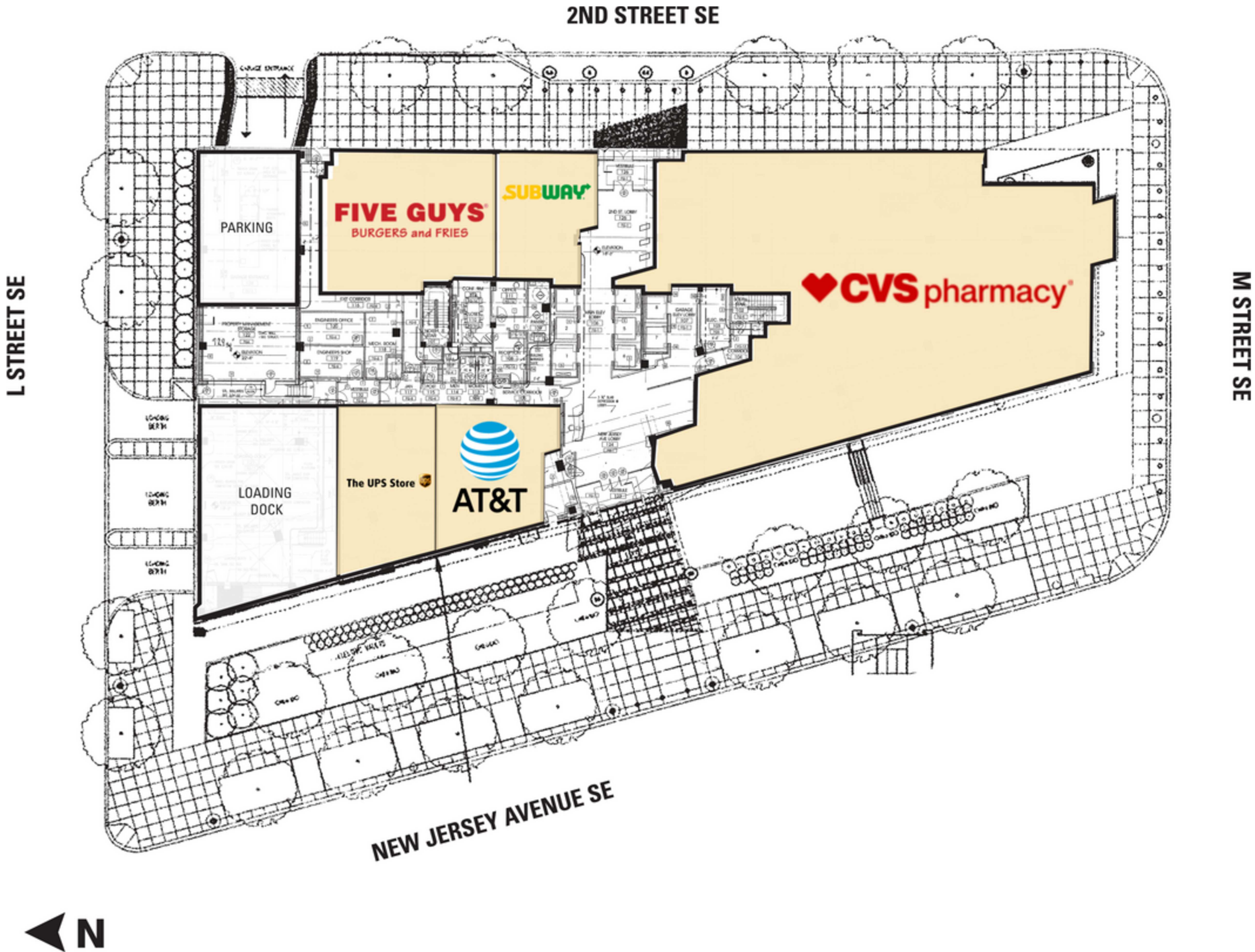
Toastique
GOURMET TOAST
& JUICE BAR

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Site Plan

Space #	Sq. Ft.	Tenant
1A	-	The UPS Store
1B	-	AT&T
2	-	Five Guys Burgers & Fries
3	-	Subway
4	-	CVS Pharmacy

● Space Available



The Property



1100 New Jersey Avenue SE

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

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