



1100 New Jersey Avenue SE
Washington, DC

Fully Leased



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





1100 NEW JERSEY AVENUE SE WASHINGTON, DC

RANDALL JUNIOR HIGH SCHOOL

S CAPITAL ST SW 39,000 VPD

NEW JERSEY AVE SE 6,000 VPD

INTERSTATE 695

SOUTHEAST FREEWAY 164,000 VPD



CVS pharmacy

Orangetheory FITNESS

WHOLE FOODS MARKET

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

1100 New Jersey Avenue SE

2ND STREET

UNITED BANK

T-Mobile

M ST SE 18,000 VPD

INTERSTATE 695

11TH STREET

10TH STREET

9TH STREET

8TH STREET

7TH STREET

5TH STREET

4TH STREET

K STREET

I STREET

Public Storage
DISTRICT DOGS
MISSION NAVY YARD

THE BULLPEN

NATIONALS PARK
2.4M visitors per year

N STREET

TD Bank
SILVER Diner
tropical CAFE
CHOPT

1ST STREET

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

Nando's

Harris Teeter
YOUR NEIGHBORHOOD MARKET

PANDA EXPRESS
EXPERIMENTAL CHINESE CUISINE

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

DISTRICT WINERY

Toastique
GOURMET TOAST & JUICE BAR

Panera BREAD

POTBELLY
CAROLINA BBQ

Dock 79
THE SALT LINE
OYSTER + ALE
DACHA

Anacostia River

1100 New Jersey Avenue SE

RAPPAPORT
CULTIVATING PLACES



CVS pharmacy

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

1100 New Jersey
Avenue SE

UNITED
BANK

T-Mobile

GR M
metro

M ST SE 18,000 VPD

DC Credit Union

THE
BULLPEN

WELLS
FARGO
EL BEBE

Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Public
Storage

Andy's PIZZA

CHOIT
Creative Salad Company

tropical CAFE

Nando's

DISTRICT
DOGS

MISSION
NAVY YARD

SILVER DINER

TD Bank

POTBELLY
SANDWICH SHOP

Panera
BREAD

Toastique
GOURMET TOAST
& JUICE BAR

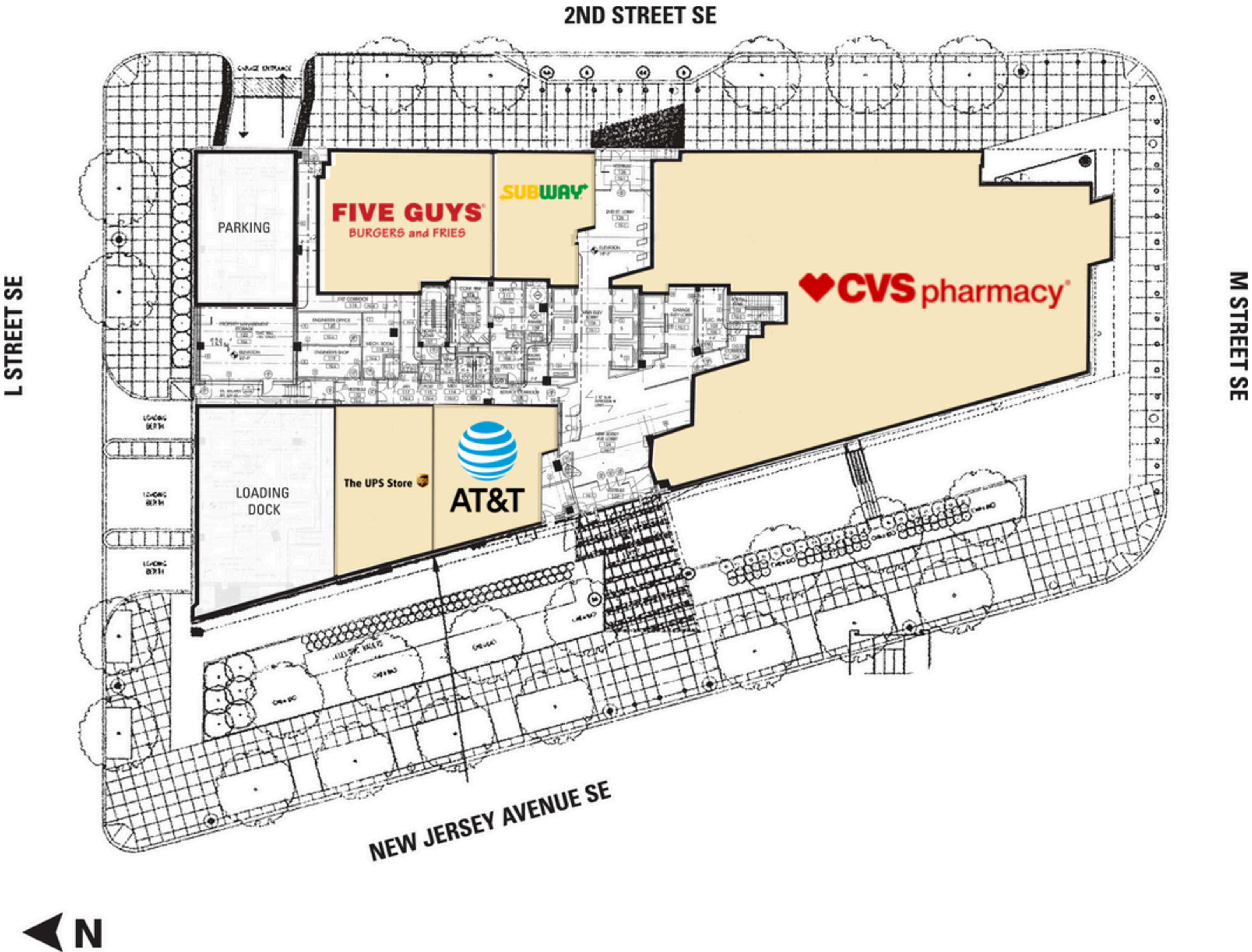
1100 New Jersey Avenue SE

RAPPAPORT
CULTIVATING PLACES

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



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