



AVEC

on H-Street

901 H Street, NE | Washington, D.C.

RAPPAPORT
CULTIVATING PLACES





H ST NE
800

80

YIELD

STARBUCKS

AVEC

The eight story building echoes the vibe of the neighborhood in design, amenities and convenience. AVEC offers 44,000 SF of street front retail opportunity complemented by 420 stylish residential units above.



420

Residential Units

44,000

SF Street Front Retail

378

Structured Parking Spaces
(124 Dedicated to Retail)





STOREY PARK MIXED-USE
 460 Units
 65,000 SF Retail
 282,000 SF Office

100 K STREET RESIDENTIAL
 222 Units
 2,000 SF Retail

UNION PLACE RESIDENTIAL
 525 Units
 10,000 SF Retail

UNION MARKET MIXED-USE
 432 Units
 22,000 SF Retail

WHOLE FOODS FANCY Pantries
 DAILY RIDER
 WYDOWN
 TRADER JOE'S
 Teasism UNION
 BLUE BOTTLE COFFEE

THE APOLLO RESIDENTIAL
 432 Units
 70,000 SF Retail

ARIA RESIDENTIAL
 60 Units

FLORIDA AVE

WEST VIRGINIA AVE

L STREET NE

K STREET NE

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

360° H STREET RESIDENTIAL
 215 Units
 72,000 SF Retail

FARE WELL BAKERY • DINER • BARI

LE GRENIER
YOGA DISTRICT

7/H STREET RESIDENTIAL
 23 Condos
 14,368 SF Retail

TAYLOR
Cusbrah & pizza

the Queen Vic BRITISH PUB
MOZZERIA
STICKY RICE

wework labs
 32,000 SF
 Co-worker Space

F-Mobile
PNC
Lobo Pizzeria

boost
DTLR

Ritas

3RD ST NE

H STREET NE

4TH ST NE

5TH ST NE

6TH ST NE

7TH ST NE

8TH ST NE

9TH ST NE

10TH ST NE

11TH ST NE

12TH ST NE

COORR

clane
Nando's

Harvest CAVA

G STREET NE

STATION HOUSE RESIDENTIAL
 378 Units
 20,000 SF Retail

301 H STREET RESIDENTIAL
 25 Units
 6,000 SF Retail

CHASE
corepower YOGA

ANTHOLOGY RESIDENTIAL
 307 Units
 10,000 SF Retail

petco
STARBUCKS COFFEE
ORANGETHEORY FITNESS

CVS pharmacy

AVEC on H-Street
RESIDENTIAL
 420 Units
 44,000 SF Retail

Ben's
THE HAYMAKER BAR

1115 H STREET RESIDENTIAL
 16 Units

STATION PLACE OFFICE
 1.5 Million SF Office

F STREET NE

UNION STATION
 35,691 Weekday Riders 3.8 Million Amtrak users annually
 13,099 Weekend Riders 2.2 Million Bus Rider Connections Annually

Po Boy Jim BAR & GRILL
SHOE CITY
7 ELEVEN

CAPITOL HILL TOWERS RESIDENTIAL
 204 Units

MARYLAND AVE



BUILT-IN RESIDENTIAL CORE ON H STREET

Recent development projects have transitioned the H Street Corridor into a desirable residential district populated with highly educated, young professionals primarily within the age range of the millennials. Avec is centrally located on this mile-and-a-half corridor where about 60% of housing units are renter-occupied, compared with about 36% metro wide. The influx of new residents has kept vacancy rates low, in the 3% range, and propelled rent growth that ranks in the tops 10% of DC submarkets*. With a 34% forecasted inventory growth adding density to the 6,500 existing households, retailers will benefit from this built-in residential core that desires walkable goods and services.

*Source: CoStar

BOOMING RESIDENTIAL GROWTH

The newly delivered unit average occupancy of **92.7%** complements the density of the existing **6,500** households in the H street corridor.



SITE MAP



ACCESSIBILITY



2,500

Daily Passengers - D.C. Streetcar
 ○ Connection on 8th and H Street



124

Retail
 Parking Spaces



93

Walk
 Score



20,500

Vehicles
 Per Day



AVEC
 on H-Street

AN OPEN AIR OASIS ON H Outdoor Patio Space

Increased footprint and visibility

Bring a unique dining experience to the neighborhood



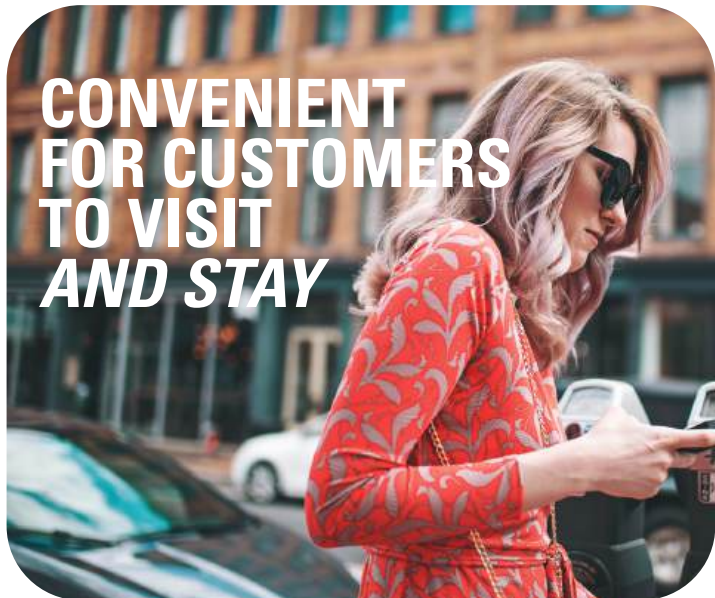
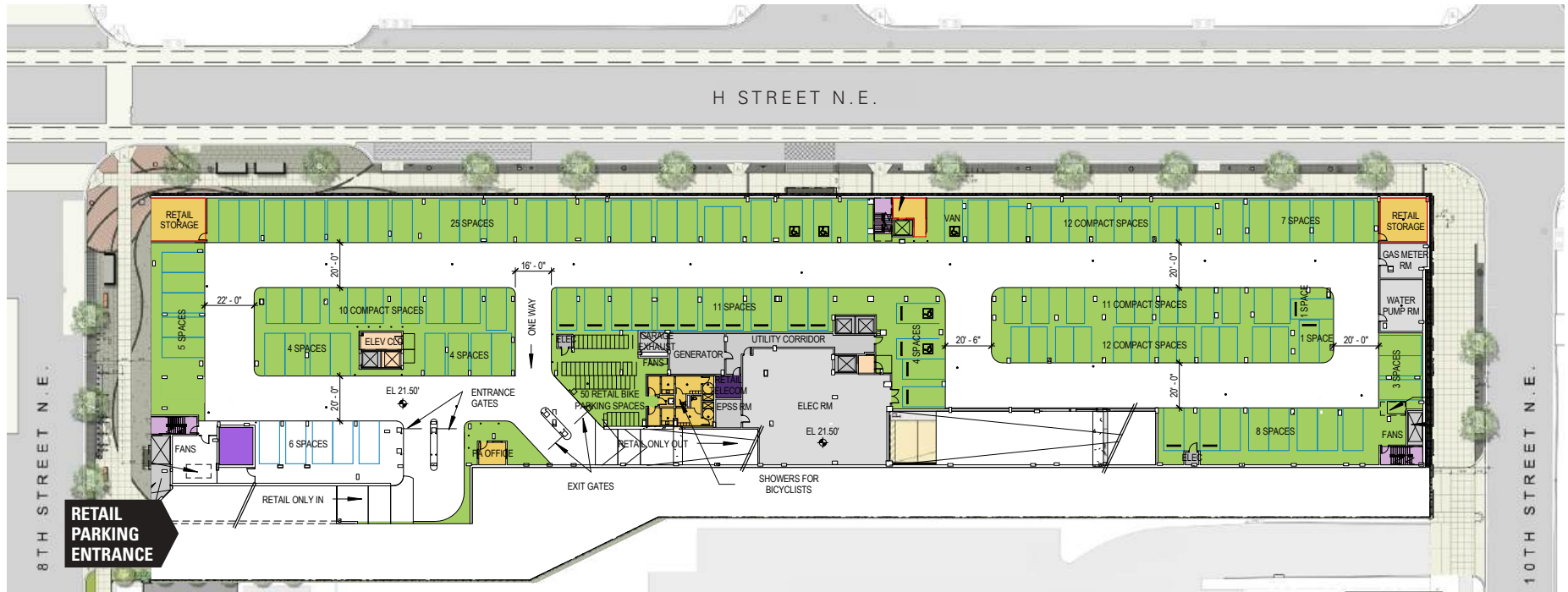
Surge social proof and grab the attention of passers



Outdoor dining space can increase revenue by up to 65%*

*2013 Vucurevich Simons Advisory Group

ONSITE PARKING – IN THE CITY



**CONVENIENT
FOR CUSTOMERS
TO VISIT
AND STAY**

125 GROUND LEVEL DEDICATED RETAIL PARKING SPACES

Floor	Accessible*	Standard	Compact	Total
G1 Level	5	74	45	124

*Accessible spaces calculated per IBC 2012-

Retail - 5 spaces (101-150 spaces provided) = van + 4 Accessible

DEMOGRAPHICS (2018, 1-mile)



TOTAL
POPULATION
61,299



EMPLOYEES
45,184



AVERAGE
INCOME
\$118,523

CONSUMER EXPENDITURES



APPAREL
\$75.5M



ENTERTAINMENT
\$120M



EATING OUT
\$298M



AVEC CONSUMER SOCIOECONOMIC TRAITS*

1,240,000



HOUSEHOLDS

1,264,000

1.85



AVERAGE HOUSEHOLD SIZE

2.10

36.9



MEDIAN AGE

35.5

\$93,000



MEDIAN HOUSEHOLD INCOME

\$51,000

WHO WE ARE

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work while many work from home.

Residents are more interested in the stock market than the housing market. *Laptops and Lattes* residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

WHO WE ARE

Armed with the motto “you’re only young once,” *Trendsetters* residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

**IN D.C. YOU FEEL THE POWER ...
ON H STREET YOU FEEL THE VIBE**

Millennials and artists flock to this vibrant social scene with many restaurants, retailers and performance venues including Whole Foods, We Work Labs, Atlas Performing Arts Center, Rock & Roll Hotel and Maketto and The Argonaut. Avec answers the demand for authentic experiences in residential living, shopping and entertainment.



A V E C

o n H - S t r e e t

JOIN



STICKY RICE

ATLAS
PERFORMING ARTS CENTER

THE HAYMAKER BAR

the Queen Vic
BRITISH PUB

SMITH
COMMONS

FANCY
Radish

The WYDOWN
COFFEE BAR

R&R
ROCK & ROLL
HOTEL



BULLFROG
Bagels

Nando's
PERI PERI CHICKEN

MAKETTO



wework labs





More than an address, **H STREET** is a moment, a mood, a memory, a mystery. It's all of that—in truth, **H STREET** cannot be described or defined; it must be **EXPERIENCED**. There's cuisine to be tasted. Fashions to be acquired. Performances to applaud. Streetcars to ride. Above all, there are **CONNECTIONS** to be made.







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