



Waterfront Station

Washington, DC

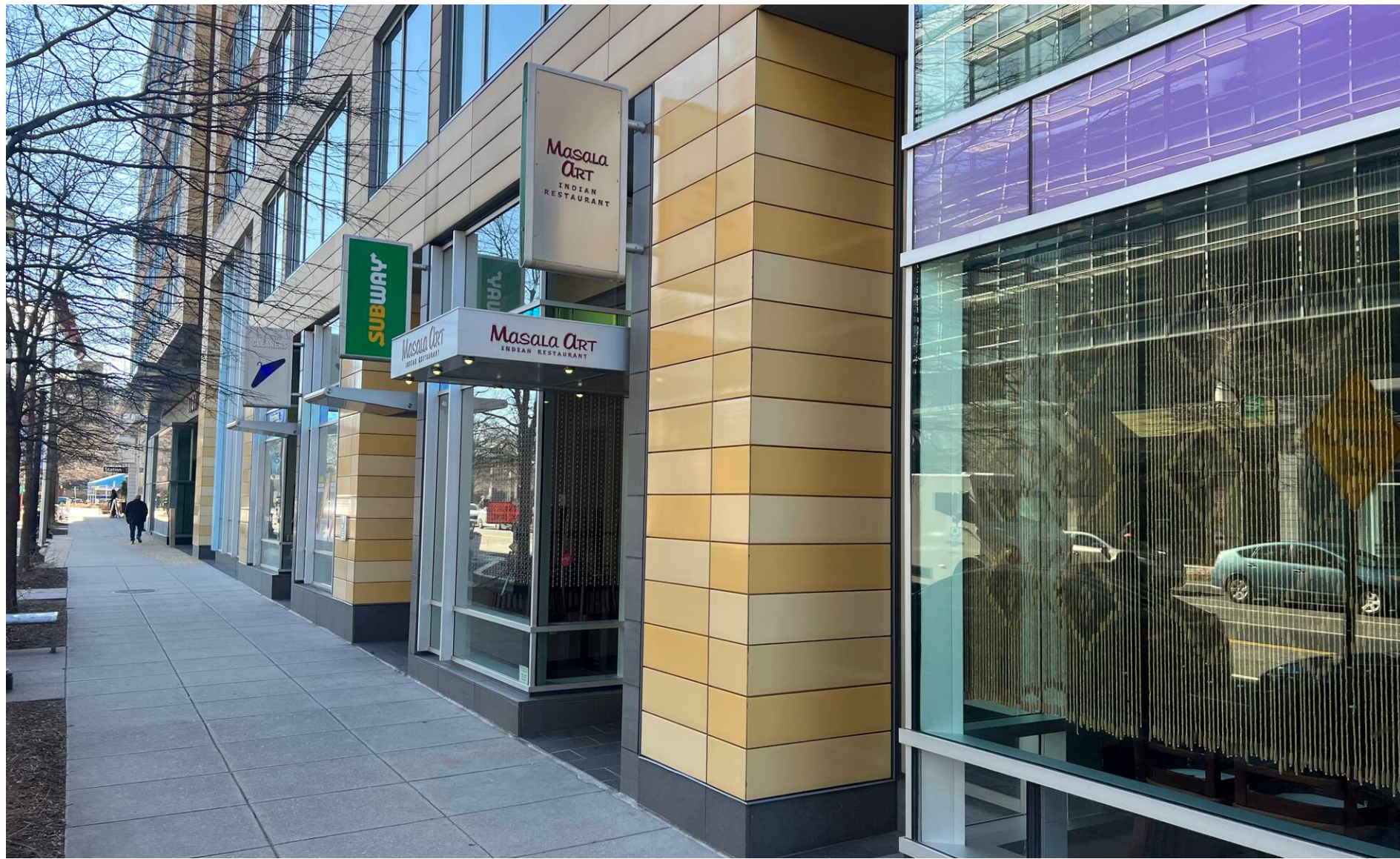
12,568 SF available



Washington

District of Columbia

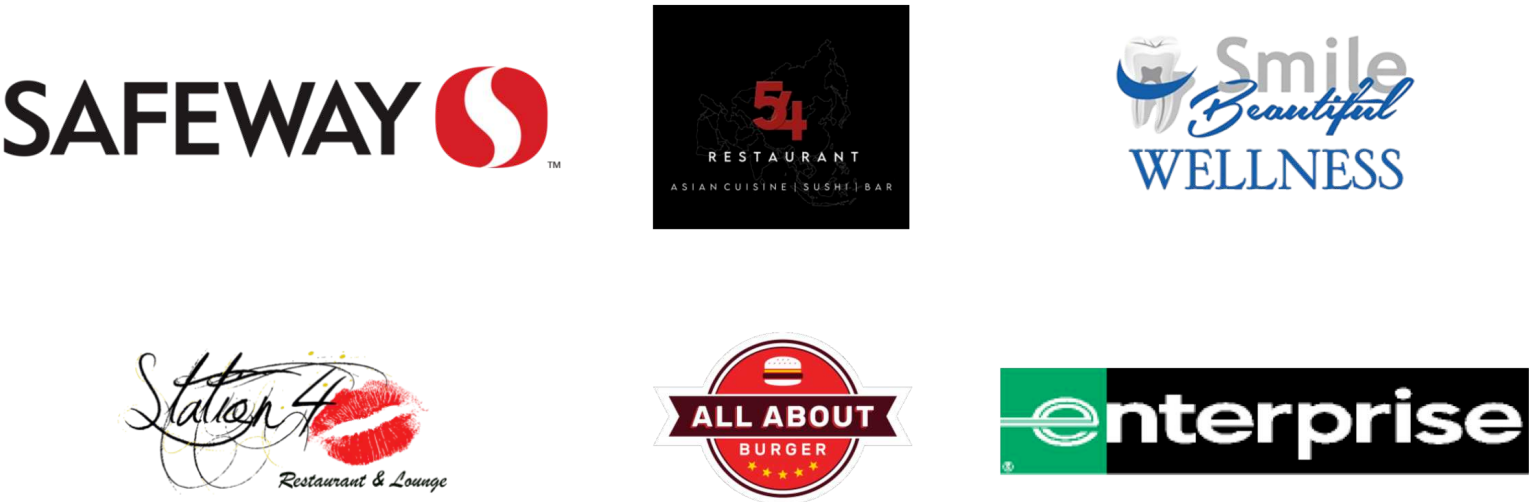
- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



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 & BUBBLES

Waterfront Station

M metro Waterfront

THE WESTERLY

GoodVets

GOOD COMPANY Doughnuts & Cafe

AppleTree

Bonchon

CAVA

ANY DAY NOU

SHAKE SHACK

The Bullpen

WALTERS SPORTS BAR WASHINGTON, DC

COMPASS COFFEE

MISSION NAVY YARD

SEUL SPICE

IRCA

RASA [solidcore]

NATIONALS PARK

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

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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