



Waterfront Station

Washington, DC

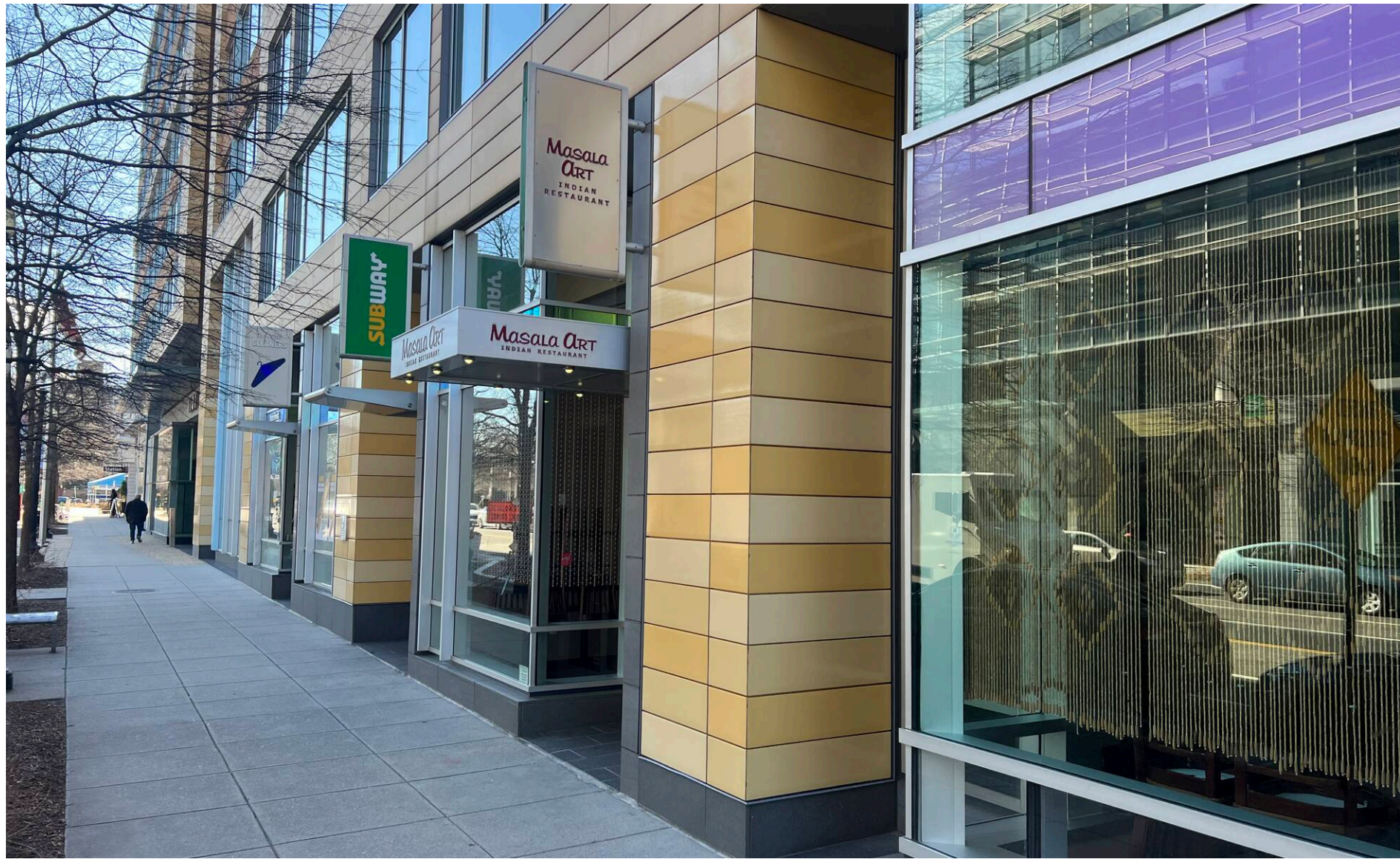
12,568 SF available



Washington

District of Columbia

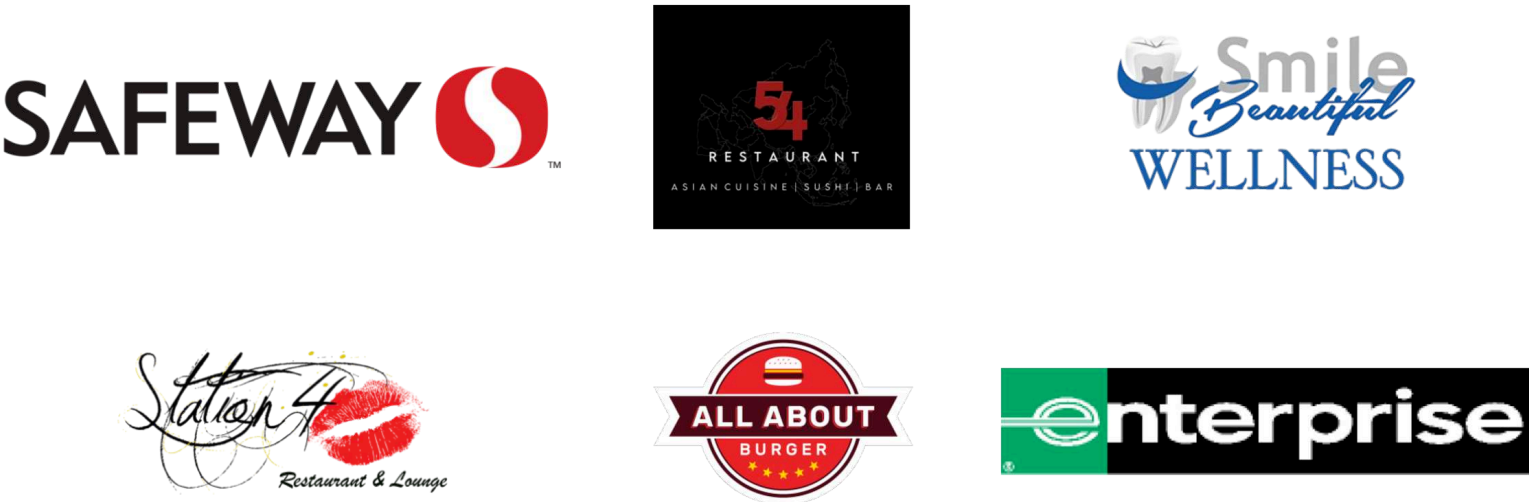
- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



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		

Area Retailers





Benjamin Banneker Park

Jefferson M.S.
386 Students

Amidon-Bowen
336 Students

4TH ST 10,000 VPD

INTERSTATE 395

SOUTH CAPITOL ST 41,000 VPD

WHOLE FOODS MARKET
UNWIND WELLNESS CENTER
DISTRICT VETERINARY HOSPITAL



THE WHARF
MILK & honey CAFE • COFFEE • CAKE
OFFICINA
HELL'S KITCHEN™
PINK TIGER
Del Mar DE FABIO TRABOCCHI
CHOPSMITH
FOGO DE CHÃO
bartaco
HANK'S OYSTER BAR
MI-VIDA

ELIOT ON 4TH
MOMO CHICKEN & RICE

THE WESTERLY
GoodVets
GOOD COMPANY Doughnuts & Cafe
AppleTree

Bonchon CAVA
SHAKE SHACK

ama
SMOKE & MIRRORS
Orangetheory FITNESS

Waterfront Station

M metro
Waterfront

M ST. SW 17,000 VPD

ARENA STAGE THEATER
• Performing Arts Center
• 300,000 guests annually
• Three unique stages
• Four Event spaces

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

SEUL SPICE
IRCA
RASA [solidcore]

US DOT

NATIONALS PARK
• 2.3 Million Annually
• 41,888 Seats
• Washington Nationals (MLB)
• Concerts & Festivals

East Potomac Golf Links

Waterfront Station

Site Plan

12568 SF available

Space #	Sq. Ft.	Tenant
100	12568	Available
110	4194	54 Restaurant
130A	1230	Enterprise Rent-A-Car
130B	-	Subway
140	752	Waterfront Cleaners
150A	54981	Safeway
150B	4130	Smile Beautiful
160	4018	Station 4
170	2277	All About Burger

● Space Available



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