



# Waterfront Station

Washington, DC

12,568 SF available





# Washington

District of Columbia

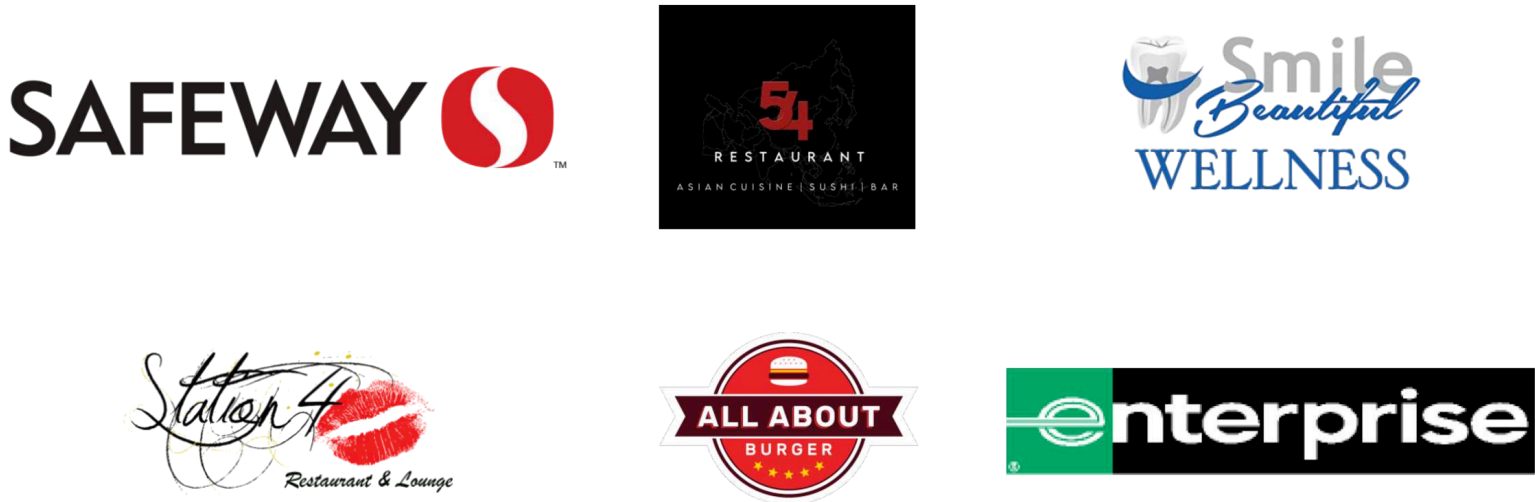
- 12,568 SF opportunity alongside Safeway
- Easy access to the Wharf
- Within walking distance of numerous hotels, including the Pendry, Canopy by Hilton, and the InterContinental
- Directly adjacent to the Waterfront Metro stop



## 2026 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

Waterfront  
Station

ELIOT ON 4TH  
MOMO CHICKEN & BUNS

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

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

**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

THE WESTERLY

GoodVets

GOOD COMPANY Doughnuts & Cafe

AppleTree

Bonchon CAVA

ANY DAY NOON

SHAKE SHACK

The Bullpen

WALTERS SPORTS BAR WASHINGTON, DC

COMPASS COFFEE

MISSION NAVY YARD

ama

SMOKE & MIRRORS

Orangetheory FITNESS

SEUL SPICE

IRCA

RASA [solidcore]

WHOLE FOODS MARKET

UNWIND WELLNESS CENTER

DISTRICT VETERINARY HOSPITAL

US DOT



# 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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