



Avec
Washington, DC

2,421 - 7,931 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Washington

District of Columbia

- 44,000 SF of street front retail anchored by Aldi beneath 420 residential units
- Cotenants include AT&T, [solidcore], Veterinary Emergency Group, The UPS Store, Urban Nail Lounge, and Nash & Smashed
- 124 structured parking spaces dedicated to retail
- This area boasts a great Walk Score of 95, making it incredibly walkable and convenient for residents
- The nearby D.C. Streetcar Connection at 8th and H Street provides convenient access with over 2,300 daily passengers, making it a bustling hub for transportation and easy commuting



2026 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	6,592	25,697	68,145
Daytime Population	2,160	7,829	37,226
Household Income	\$217,227	\$210,041	\$172,211
Traffic Counts	24,000 on H Street NE		

Area Retailers





Union Market
 Mixed-Use | 12 Buildings Totalling 3,030 Units
 Existing 358,417 SF with Another Proposed
 2,380 SF of Retail Space

Aria
 Residential | 60 Units

100 K Street
 Residential | 222 Units
 2,000 SF Retail



L STREET

WEST VILLAGE AVENUE NE

FLORIDA AVENUE 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

The Apollo
 Residential | 32 Units
 70,000 SF Retail

7/H Street
 Residential
 23 Condos
 14,368 SF Retail



Burnham Place At Union Station
 Mixed-Use
 1,200 Units
 100,000 SF Retail
 1,500,000 SF Office



H STREET 24,000 VPD



1115 H Street
 Residential
 16 Units

Atlas Performing Arts Center

Coda on H
 Residential



301 H Street
 Residential | 25 Units
 6,000 SF Retail



Anthology
 Residential | 307 Units
 10,000 SF Retail



Station House
 Residential | 378 Units
 20,000 SF Retail

Station Place
 Office
 1.5 Million SF Office



G STREET

MARYLAND AVENUE NE

13 TH STREET

Union Station
 35,691 Weekday Riders
 13,099 Weekend Riders
 3.8 Million Amtrak Users Annually
 2.2 Million Bus Rider Connections Annually

Site Plan

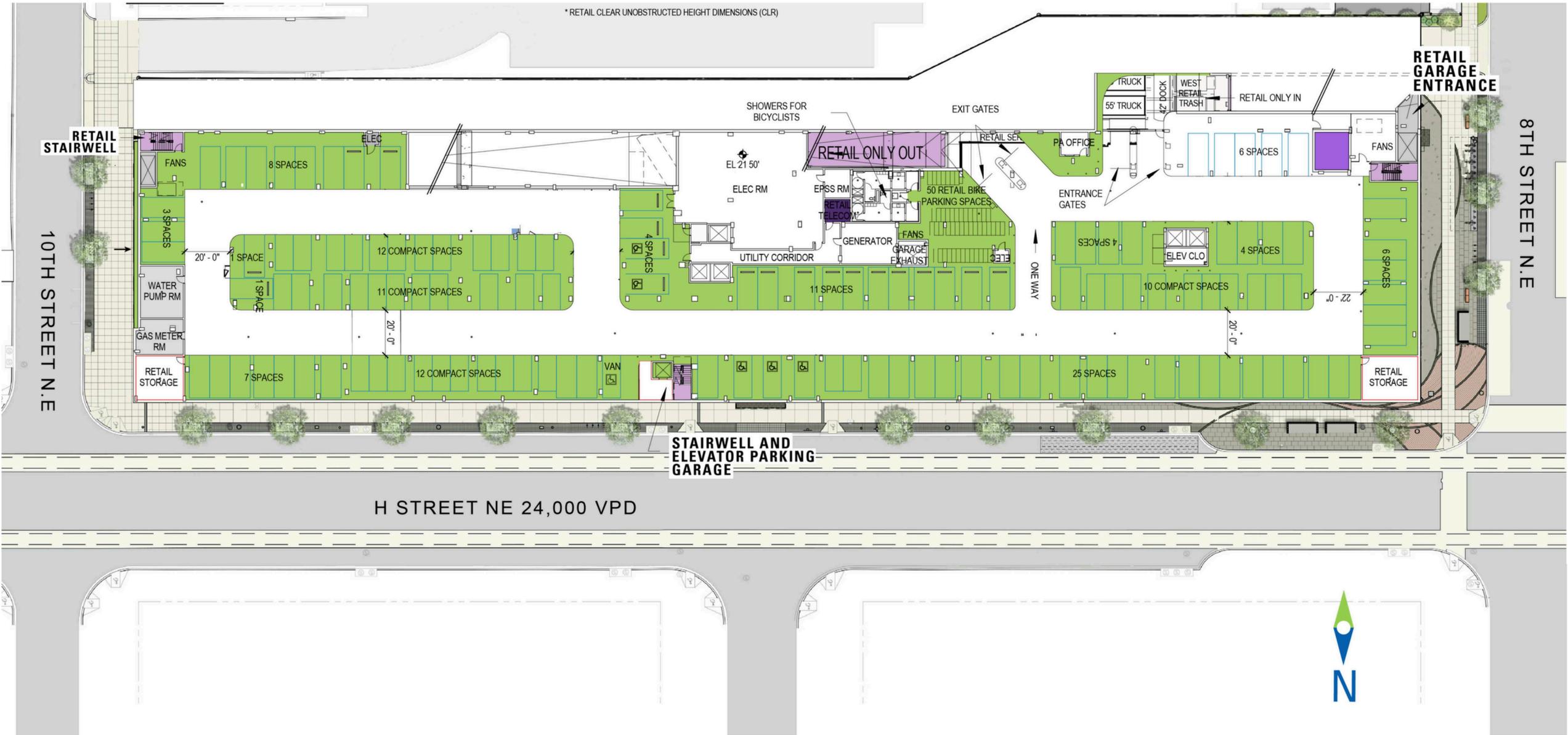
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Space #	Sq. Ft.	Tenant
1	4,194	Available
2	1,316	AT&T
3	2,421	Available
4	1,960	Solidcore
5	4,185	Veterinary Emergency Group
6	1,180	The UPS Store
7	1,451	Urban Nail Lounge
8	1,964	Nash&Smashed
16	25,098	Aldi



On-site Parking Plan

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