



**Avec**  
Washington, DC

2,421 - 7,931 SF available



# 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.
<b>Population</b>	6,592	25,697	68,145
<b>Daytime Population</b>	2,160	7,829	37,226
<b>Household Income</b>	\$217,227	\$210,041	\$172,211
<b>Traffic Counts</b>	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

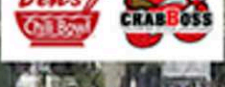
**7/H Street**  
 Residential  
 23 Condos  
 14,368 SF Retail



**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



**Anthology**  
 Residential | 307 Units  
 10,000 SF Retail



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

**Station House**  
 Residential | 378 Units  
 20,000 SF Retail

**Station Place**  
 Office  
 1.5 Million SF Office

**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

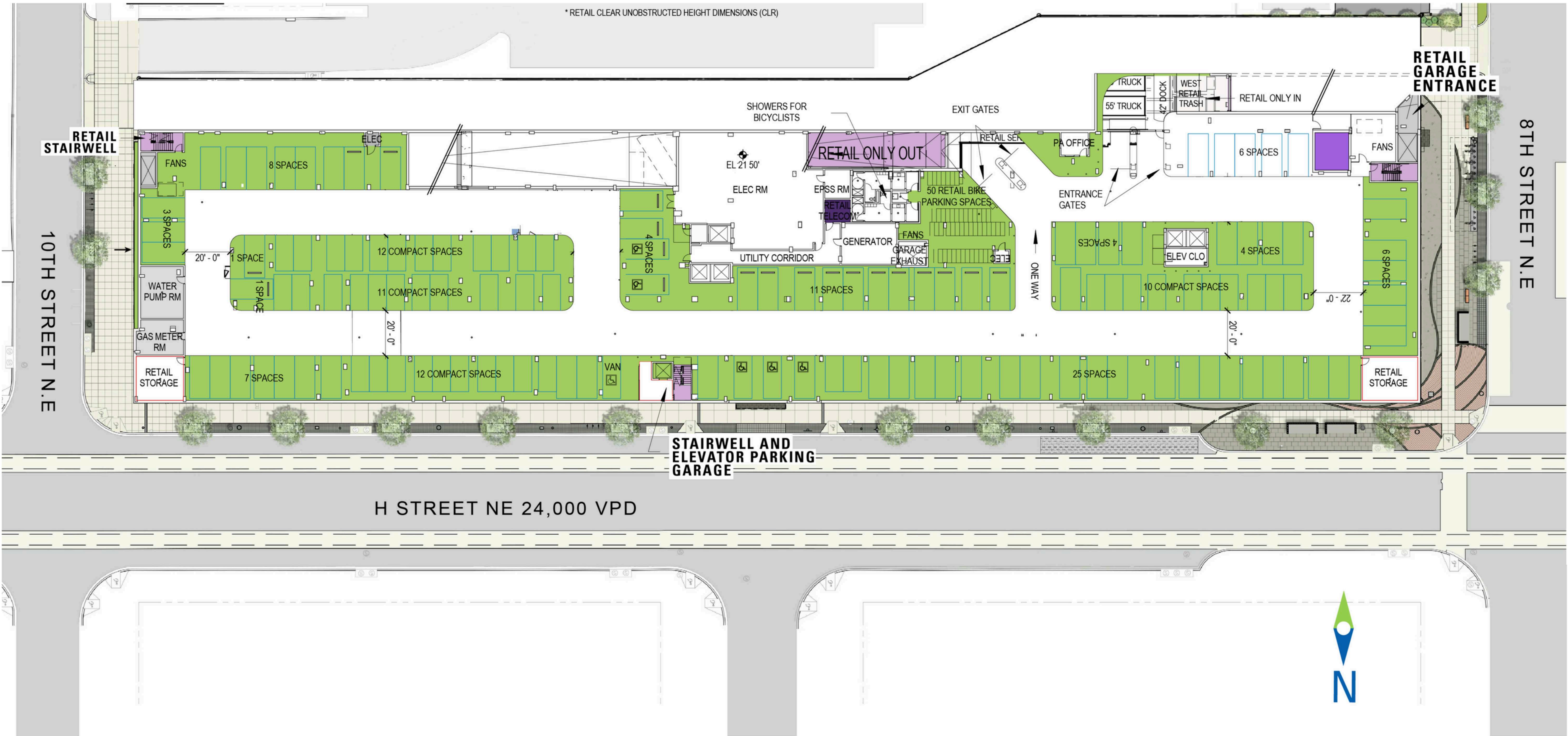
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Space #	Sq. Ft.	Tenant
1	4,194	Available
2	1,316	AT&T
3	2,421	Available
4	1,960	Solidcore
5	4,185	Veterinary Emergency Group
6	1,180	The UPS Store
7	1,451	Urban Nail Lounge
8	1,964	Nash&Smashed
16	25,098	Aldi



# On-site Parking Plan

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**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**AVEC | 821 H STREET NE, WASHINGTON, DC**

**Zach Elcano | zelcano@rappaportco.com | 571.382.1228**

**Lindsey St. Maxens | lstmaxens@rappaportco.com | 571.382.1232**