



# 455 Massachusetts Avenue NW

Washington, DC

1,365 - 5,810 SF available

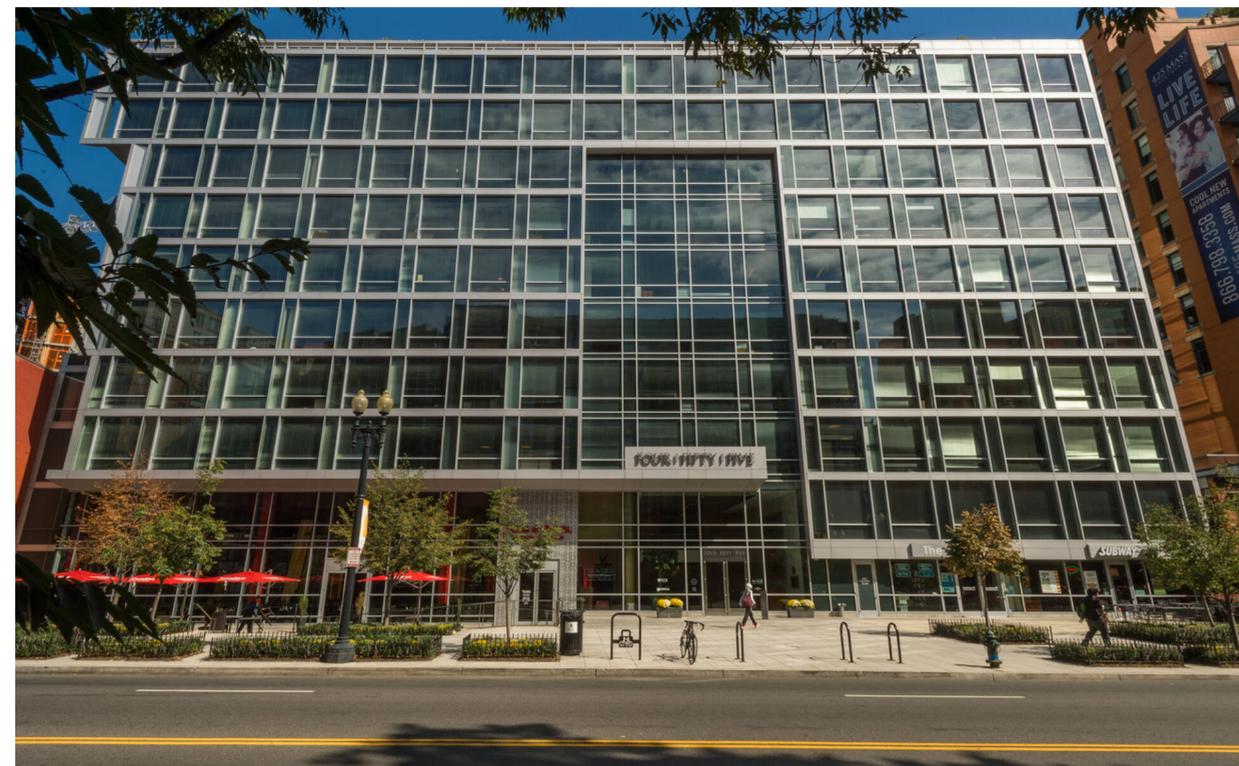
**RAPPAPORT**  
CULTIVATING PLACES

®

# Washington

District of Columbia

- 1,640 and 5,810 SF 2nd-generation restaurant spaces in the heart of Mount Vernon Triangle
- High foot traffic area with a 96 Walk Score and between multiple metro stops, including Metro Center, ChinatownGallery Place, and Mt Vernon-7th Street stations
- Just steps from the Walter E. Washington Convention Center, Chinatown, and Gallery Place with dense professional and tourist populations
- Type I and Type II with hoods in place
- 230 office buildings nearby totaling 33.5M SF with 2.5M, conveniently located by 10 hotels with over 1,700 guest rooms



## 2026 Demographics

	0.25 mi.	0.5 mi.	1 mi.
<b>Population</b>	9,203	20,111	65,609
<b>Daytime Population</b>	6,721	55,732	212,450
<b>Household Income</b>	\$151,026	\$158,866	\$161,079
<b>Traffic Counts</b>	30,000 on Massachusetts Avenue		

## Area Retailers





455 Massachusetts Ave

NEW YORK AVE 27,000 VPD

NEW JERSEY AVE 15,000 VPD

MASSACHUSETTS AVE 30,000 VPD

NEW YORK AVE 27,000 VPD

Convention Center

Apple Carnegie Library

City Center

National Portrait Gallery

Capital One Arena

Union Station



POCAMADRE

RPM



BUSBOYS & POETS



swêetgreen



FARMERS & DISTILLERS

kate spade NEW YORK  
LOUIS VUITTON  
GUCCI  
HERMÈS



HYATT REGENCY

H&M

ELLAS'S



CUBA LIBRE  
RESTAURANT & RUN BAR



CHOPT



Walgreens

PNC

REGAL CINEMAS



URBAN OUTFITTERS

WISEGUY PIZZA

Tatte



GEORGETOWN LAW

Walmart

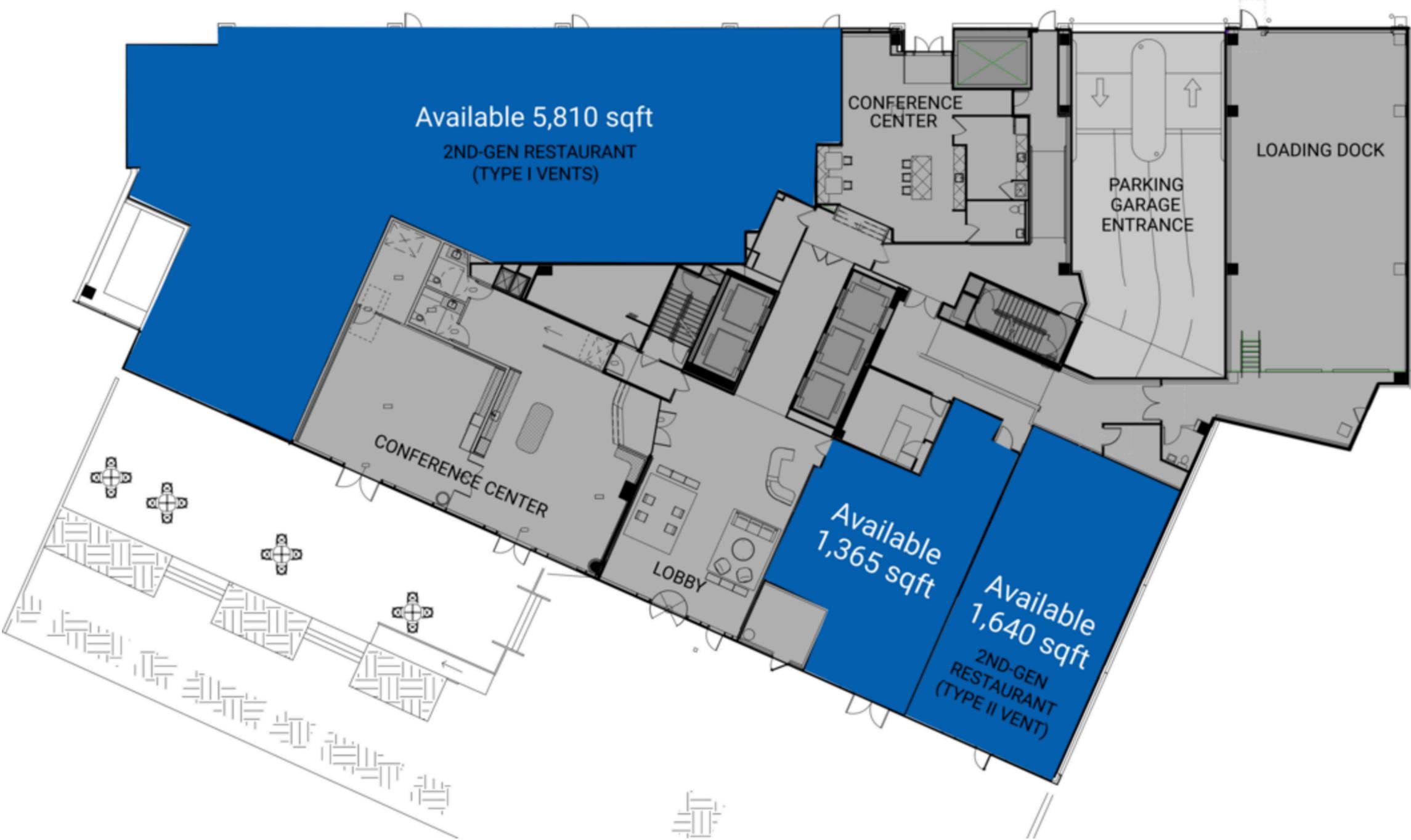


455 Massachusetts Avenue NW

# Site Plan

1,365 - 5,810 SF available

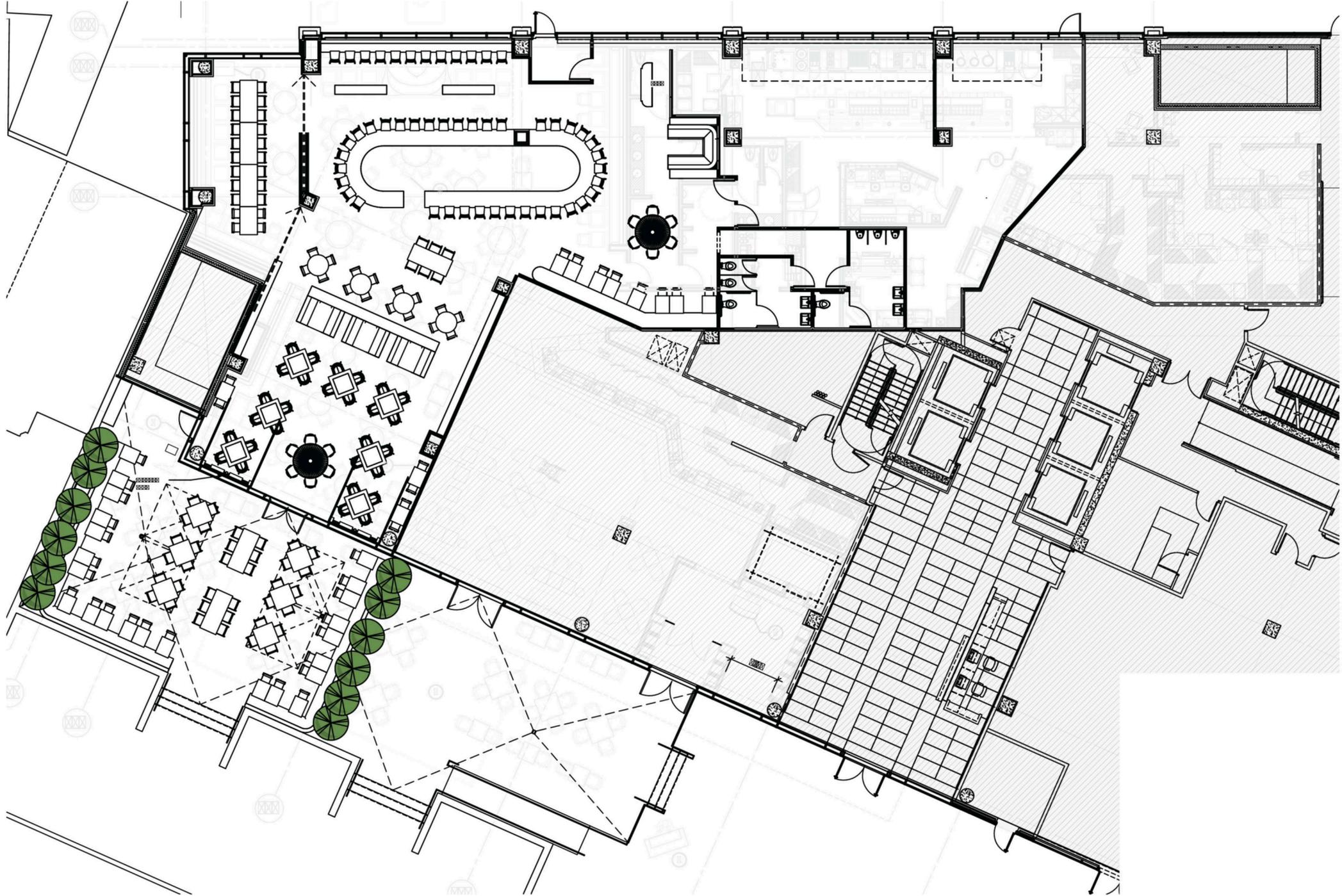
Space #	Sq. Ft.	Tenant
1	1,365	Available
2	1,640	Available
3	5,810	Available



# Option 1



# Option 2



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**455 MASSACHUSETTS AVENUE NW, WASHINGTON, DC**

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