



Tivoli Square

Columbia Heights, Washington, DC

3,493 SF available

RAPPAPORT
CULTIVATING PLACES®

Columbia Heights, Washington

District of Columbia

- 216 onsite parking spaces with customer validation available
- Columbia Heights metro rail is the 11th busiest station system wide and accommodates 9,000 passengers daily



2026 Demographics

	0.25 mi.	0.5 mi.	1 mi.
Population	8,131	33,974	84,834
Daytime Population	4,379	10,458	40,975
Household Income	\$162,583	\$149,073	\$174,317
Traffic Counts	11,213 on 14th Street NW		

Area Retailers















Tivoli Square

216 PARKING SPACES

PARK RD NW 3,080 VPD

14TH STREET NW 11,213 VPD

13 ST NW

KENYON ST NW

IRVING ST NW

COLUMBIA RD NW

16TH ST NW

Columbia Heights Education Campus
1,567 Students

Tubman Elementary School
540 Students

DC USA

WSC CHASE

Krispy Kreme snipes

target BEST BUY LIDL

Chick-fil-A Panda Express petco

TACO BELL Burlington OLD NAVY

Marshalls

Childrens National Primary Care

PNC

citi

Polo CAMPERO

TF

CHIPOTLE

CAVA

M metro Columbia Heights

TRUIST

F45

doon

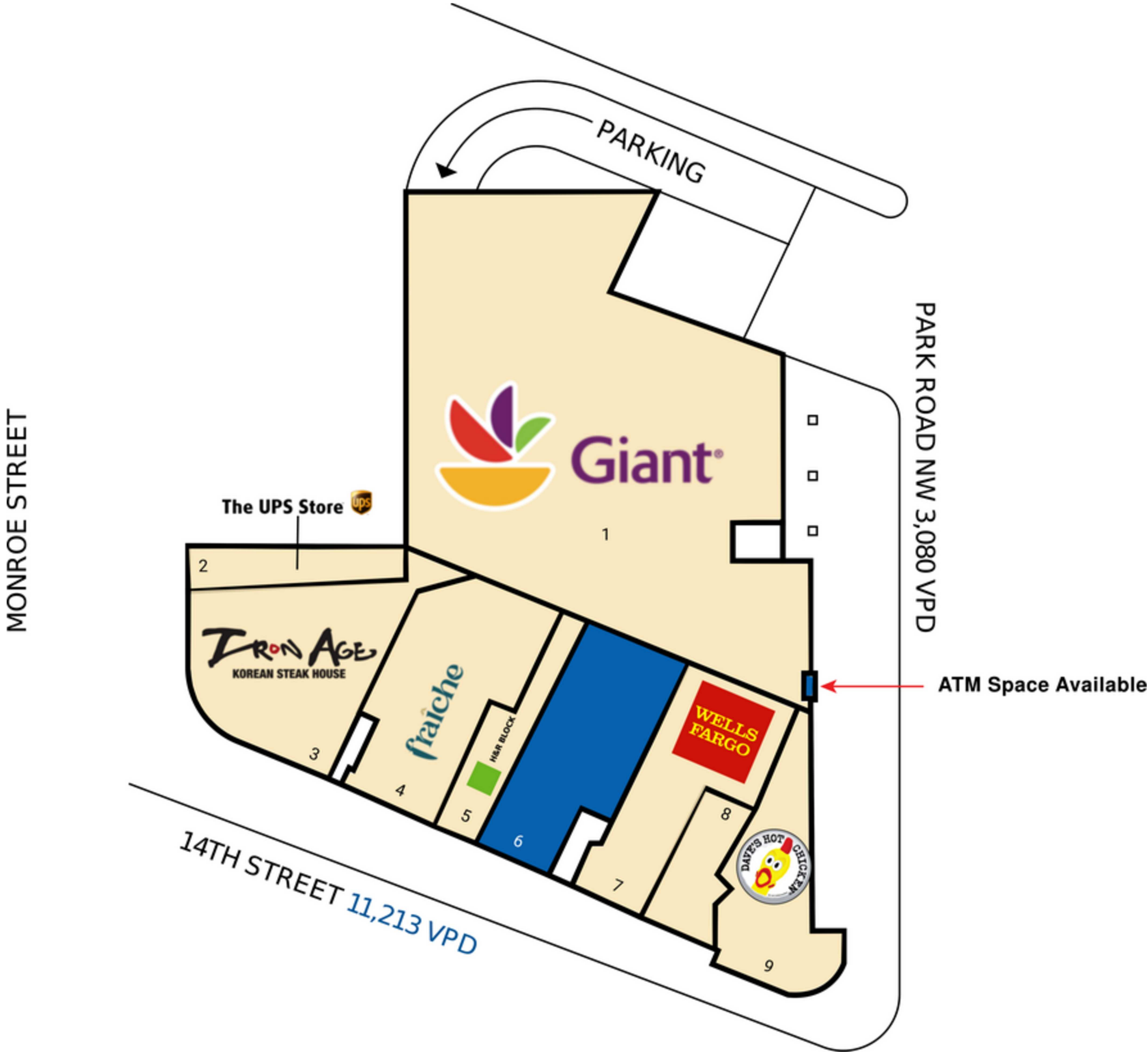
7 ELEVEN

Site Plan

3,493 SF available

Space #	Sq. Ft.	Tenant
ATM	-	Available
1	53,000	Giant
2	1,368	The UPS Store
3	4,995	Iron Age Korean Steak House
4	3,277	Fraiche
5	1,333	H&R Block
6	3,493	Available
7	4,363	Wells Fargo
8	1,284	Mobile Zone
9	2,875	Dave's Hot Chicken

● Space Available



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