



818 18th Street NW
Washington, DC

1,745 - 2,280 SF available



Washington

District of Columbia

- Ground-floor retail opportunity beneath 17,040 square feet of office space
- Prime location in the heart of Golden Triangle across from Farragut West Metro
- Dense market with trophy office, tourism, and business travelers



2026 Demographics

| | 0.5 mi. | 1 mi. | 2 mi. |
|---------------------------|-----------|-----------|-----------|
| Population | 10,255 | 53,383 | 189,698 |
| Daytime Population | 123,098 | 214,574 | 512,215 |
| Household Income | \$132,735 | \$170,159 | \$176,715 |

Traffic Counts

15,334 on 18th Street NW

Area Retailers



818 18th Street NW

K STREET NW 31,000 VPD

PENNSYLVANIA AVE NW 14,000 VPD

NEW HAMPSHIRE AVE NW

VIRGINIA AVE NW

CONNECTICUT AVE NW

VERMONT AVE NW

NEW YORK AVE NW

20TH STREET NW

18TH STREET NW 13,000 VPD

17TH STREET NW

F STREET NW

E STREET NW

ris
sweetgreen
QUADRANT

Walgreens

Tatte

SWAHILI VILLAGE

AC HOTELS
MARRIOTT

DOO HOUSE

DISCO Y NAJCA
ESPECIAL GASTRONOMIA

The Mayflower
EST. 1932

DAUPHINE'S
GRANDS OF THE NONNA

AREPAS ONE
arepas • cochapas • lequeños • +

HAMILTON HOTEL
EST. 1924

DUNKIN'

NORDSTROM
Rack

M metro

FARRAGUT SQUARE

MCPHERSON SQUARE

FRANKLIN SQUARE

WHOLE FOODS MARKET

WESTERN MARKET

ALITIKO
AREPAS ONE
arepas • cochapas • lequeños • +

ban doo
la BOWL ONKEI

BULLFROG
Bagels

TONIC
WORLD CLASS

FOUNDING FARMERS

TABERNA DEL ALABARDERO
TIENDA

PNC
sweetgreen

LAFAYETTE SQUARE

Joe's
LAVAZZA
PRIME STEAK & STONE CRAB

POTBELLY
HANDICUT SANDWICHES

Panera
BREADS

rōti
MODERN MEDITERRANEAN

McDonald's

GCDC
WORLD CLASS

U.S. DEPARTMENT OF TREASURY

OLD EBBETT GRILL
THE HAMILTON
EST. 1924

KENNEDY CENTER

U.S. DEPARTMENT OF STATE

COURTYARD
BY MARRIOTT

WHITE HOUSE

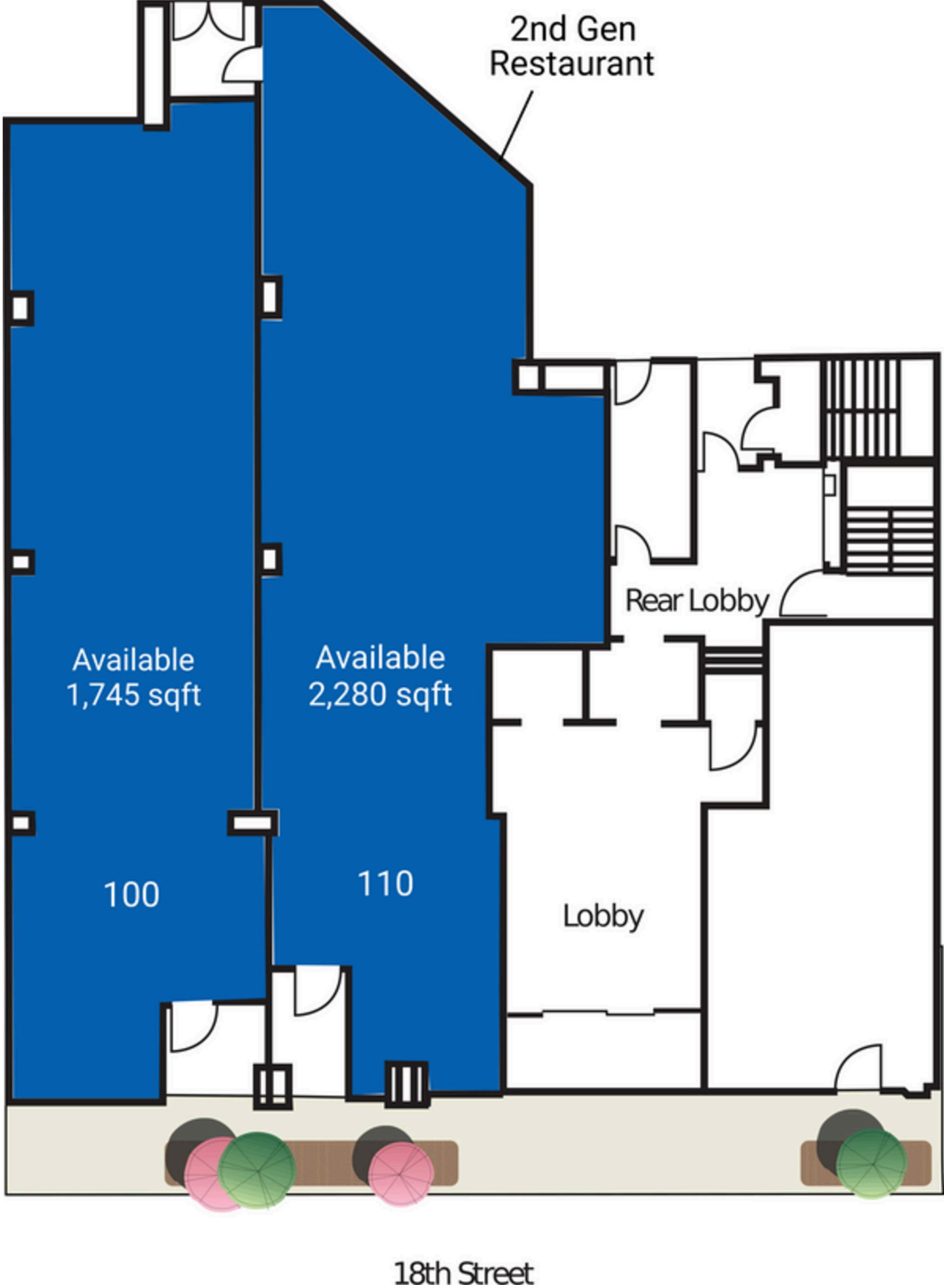
818 18th Street NW

RAPPAPORT
CULTIVATING PLACES[®]

Site Plan

1,745 - 2,280 SF available

| Space # | Sq. Ft. | Tenant |
|---------|---------|-----------|
| 100 | 1,745 | Available |
| 110 | 2,280 | Available |



The Property



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