



GALLERY
COURT



RAPPAPORT

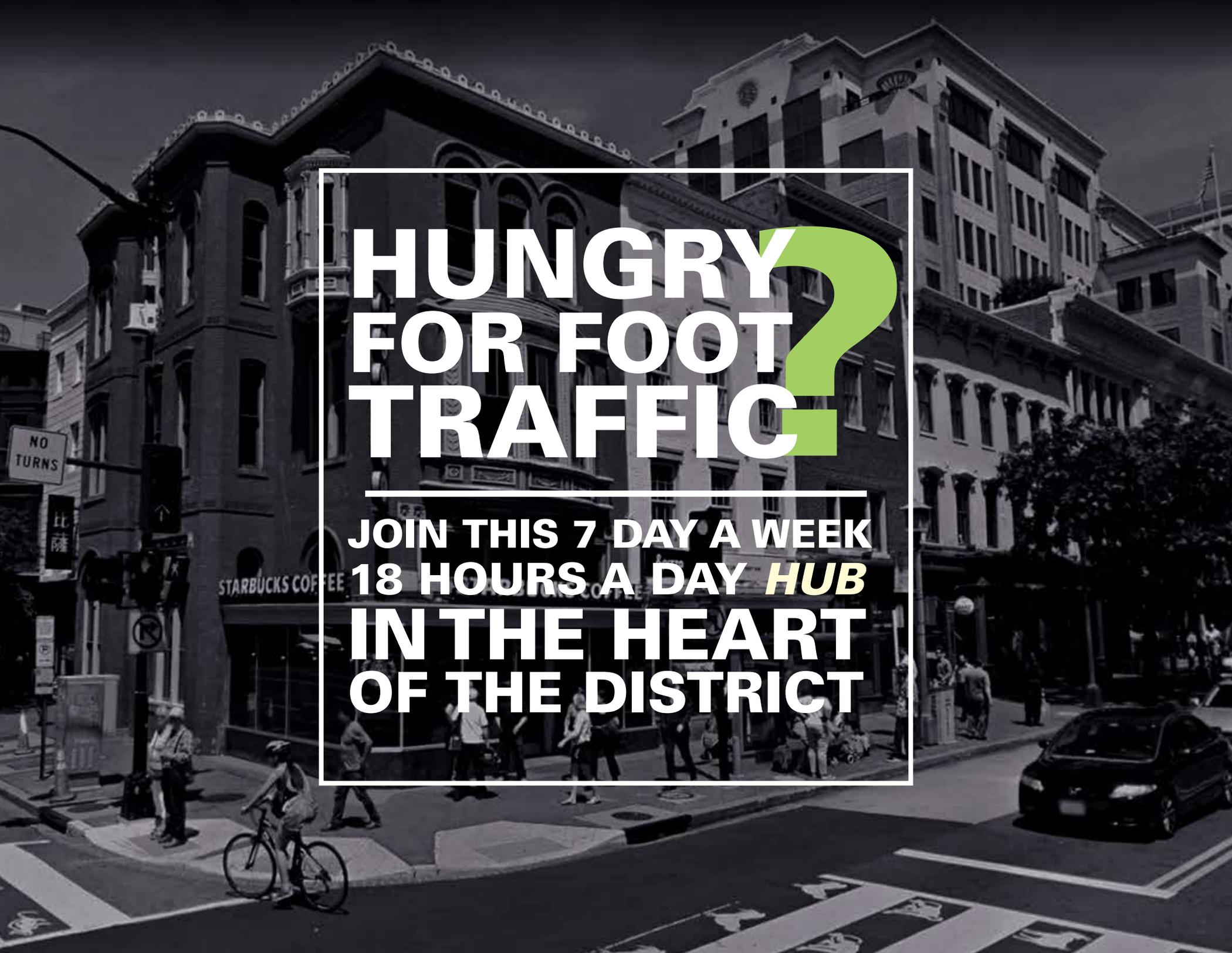


Gallery Court sits at the busiest corner in all of Washington, D.C., in the heart of the city's most vibrant shopping and entertainment district. Gallery Court's revitalized section of historic row homes has retail space available

with frontage on both 7th and H streets. Available in various configurations, the space can be split or combined among three row-home buildings and can include lower, first-floor and second-floor levels. Gallery Court provides retailers and restaurants with significant foot traffic thanks to its proximity to the 23 million square-foot Washington Convention Center, which receives more than 1 million visitors per year, Chinatown Metro Center and surrounding attractions like the Capital One Arena, Chinatown Arch, museums and theaters.

- 2,200 SF prime retail space available
- Located in the midst of DC's Entertainment District at the busiest pedestrian intersection in the city
- Across the street from the Capital One Arena, which has 2.5 million visitors per year, and Gallery Place Metro with 27,000 riders per day
- Prime location with strong residential, office and 27 surrounding hotels
- High foot traffic area with a walkscore of 99





HUNGRY FOR FOOT TRAFFIC?

JOIN THIS 7 DAY A WEEK
18 HOURS A DAY **HUB**
IN THE HEART
OF THE DISTRICT





DEMOGRAPHICS 2017	0.25 MILE	0.5 MILE	1 MILE
DAYTIME POPULATION	23,875	76,406	253,221

POPULATION	4,210	19,522	53,285
HOUSEHOLD INCOME	\$137,839	\$118,879	\$116,248
NO. OF BUSINESSES	1,273	4,083	12,754
NO. OF HOTELS	6	35	62
VEHICLES PER DAY	H Street (13,500), 7th Street (13,900)		

AREA RETAILERS

-
-
-
-
-
-

DC CONVENTION CENTER
2.3M SF EVENT SPACE
1,027 CONVENTIONS IN 2016
~1 MILLION ATTENDEES

CITY CENTER
BVLGARI corepower YOGA
Dior FIG & OLIVE
GUCCI DOLCEZZA
TIFFANY & Co. FLY


THE WHITE HOUSE
~1 MILLION VISITORS ANNUALLY



CARNEGIE LIBRARY


UNION STATION
31,000 METRO COUNTS







GALLERY PLACE
REGAL CINEMAS studio xfinity
LOFT URBAN OUTFITTERS


NEW YORK AVENUE 31,000 VPD



ZAYTINYA

PENN SOCIAL


GALLERY COURT
CAVA POTBELLY
HSBC & pizza
smashburger


WASHINGTON MONUMENT
~1 MILLION VISITORS ANNUALLY

7TH STREET 14,000 VPD

DAIKAYA

E STREET

MASSACHUSETTS AVENUE



CAPITOL CROSSING
DELIVERS: 2019-2021
2.2M SF
75K SF RETAIL
8,000 NEW EMPLOYEES (DAYTIME TRAFFIC)


THE CAPITOL

D STREET

NATIONAL MALL
33.8 MILLION VISITORS ANNUALLY



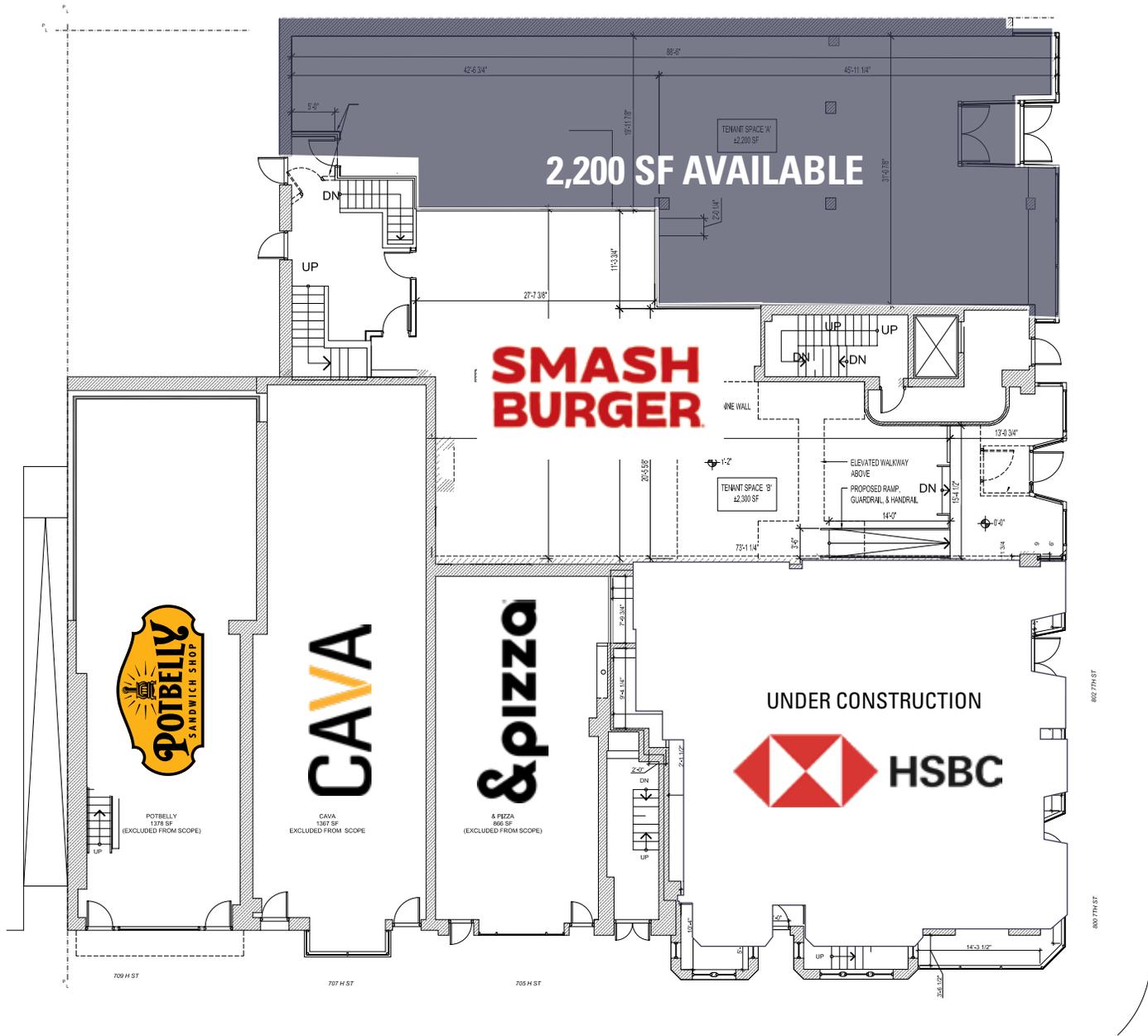
CHOP'T
PAUL 
Restaurants
PROTEIN BAR and KITCHEN

Capital One Arena
~2.4 MILLION ANNUALLY (20,000 SEATS)
VIDA FITNESS SMOOTHIE KING CALIFORNIA BURRITOS
 **DUNKIN'**

PENNSYLVANIA AVENUE



FIRST FLOOR RETAIL



2,200 SF AVAILABLE

SMASH BURGER



POTBELLY
1378 SF
(EXCLUDED FROM SCOPE)

CAVA

CAVA
1367 SF
(EXCLUDED FROM SCOPE)

&PIZZA

& PIZZA
866 SF
(EXCLUDED FROM SCOPE)

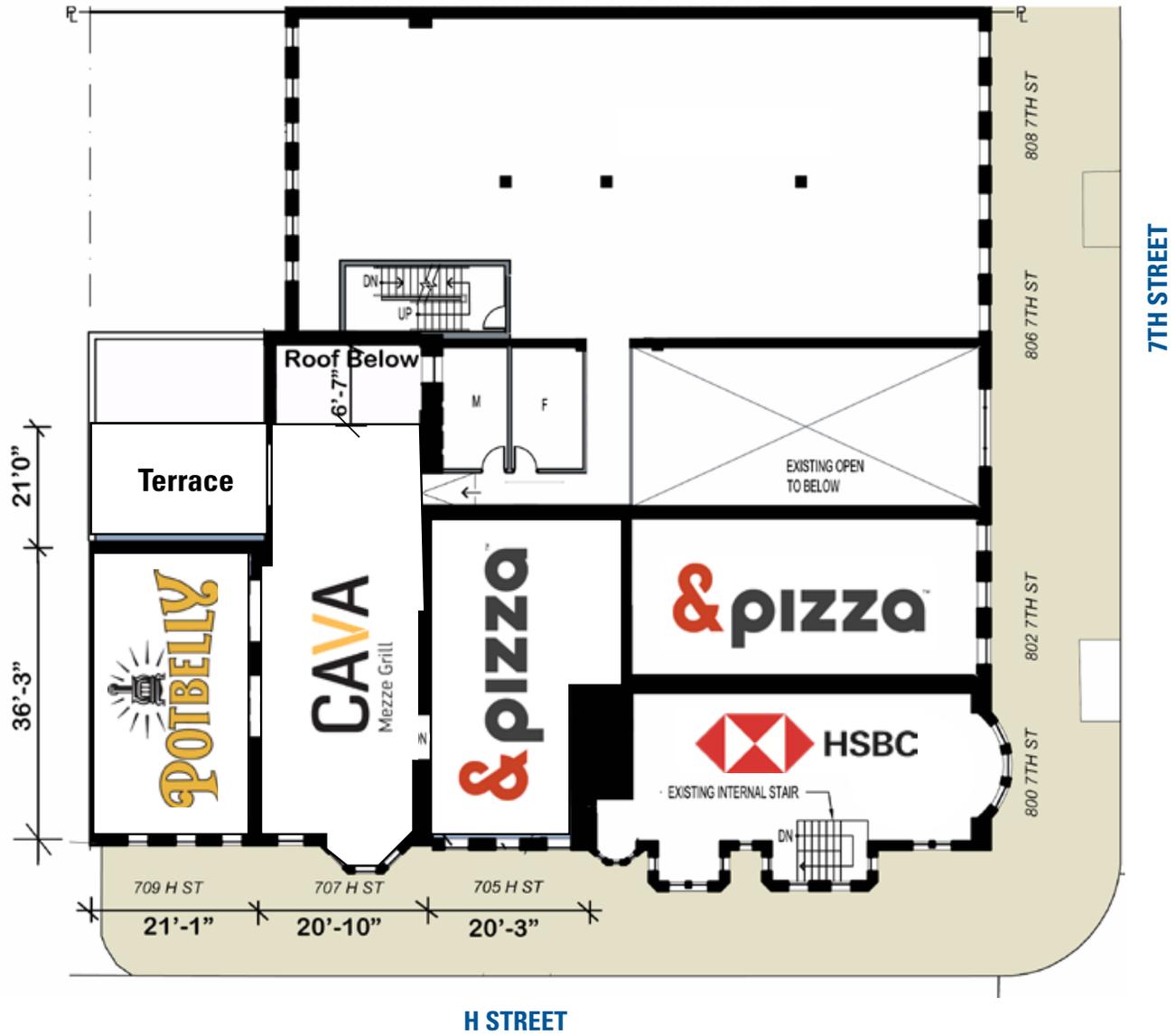


UNDER CONSTRUCTION

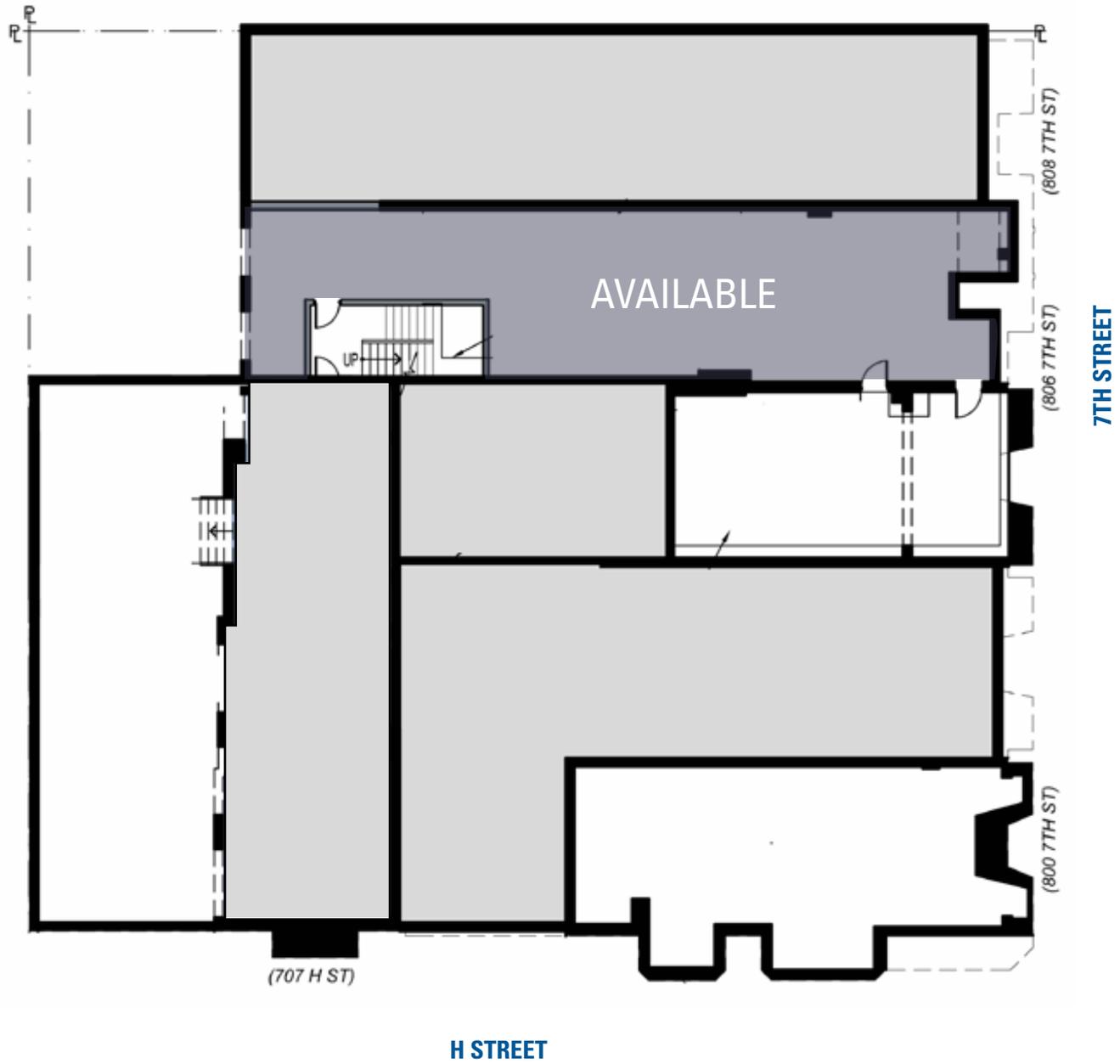
7TH STREET

H STREET

SECOND FLOOR RETAIL



BASEMENT FLOOR RETAIL



Owned By

M I D W O O D
INVESTMENT & DEVELOPMENT

RAPPAPORT

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Mike Howard | mhoward@rappaportco.com | 571.382.1219

rappaportco.com