

1319-23

14TH STREET NW
WASHINGTON, DC

SECOND GEN RESTAURANT + SECOND GEN RETAIL

3,600 - 5,850 SF AVAILABLE

CORE URBAN RETAIL OPPORTUNITIES

MULTI-USE SPACES

SPACE A: 3,600 SF

SPACE B: 2,250 SF

66' 11"

28'

TRANSACTION REPRESENTED BY

RECONCRE
RECONNAISSANCE COMMERCIAL REAL ESTATE ADVISORY

WES NEAL
202 577.4824 | WES@RECONCRE.COM

THE POTENTIAL IS IN YOUR IMAGINATION

Restaurant • Rooftop Seating • Fashion • Furniture • Offices • Leasing



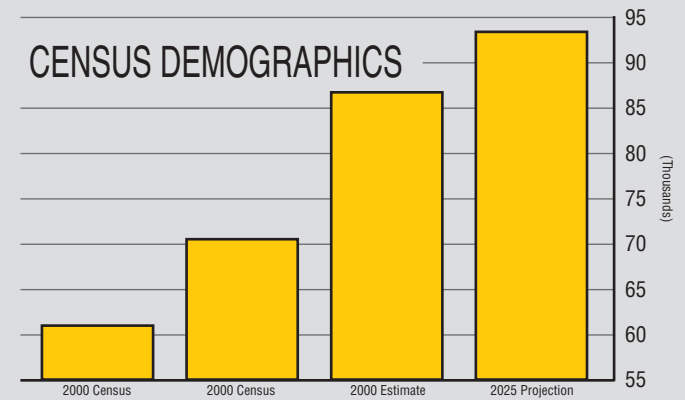
DOWNTOWN SCENE

The area has come into its own as a cosmopolitan neighborhood with a vibrant dining and entertainment scene. The population and visitor profile is growing and changing, attracting a well-heeled global crowd with discerning taste. Chefs, restaurateurs, developers, and shop owners have taken note and have flocked here in mass.

Downtown is home to the city's finest attractions, boasting more than 90 Zagat-rated restaurants, nearly a dozen theaters, first-class shopping, museums and galleries—all with unparalleled transit access.



CENSUS DEMOGRAPHICS



POPULATION

	1 MILES	2 MILES	3 MILES
2020 Total Population	87,934	235,361	410,895
2025 Population	93,473	249,851	435,152
Pop. Growth: 2020-2025	6.30%	6.16%	5.90%
Average Age	35.40	35.20	35.90

HOUSEHOLDS

	1 MILES	2 MILES	3 MILES
2020 Total Households	48,956	115,985	199,289
HH Growth 2020-2025	6.06%	6.06%	5.91%
Median Household Inc.	\$112,357	\$109,136	\$107,117
Avg. Household Site	1.70	1.80	1.90
2020 Avg. HH Vehicles	1.00	1.00	1.00

HOUSING

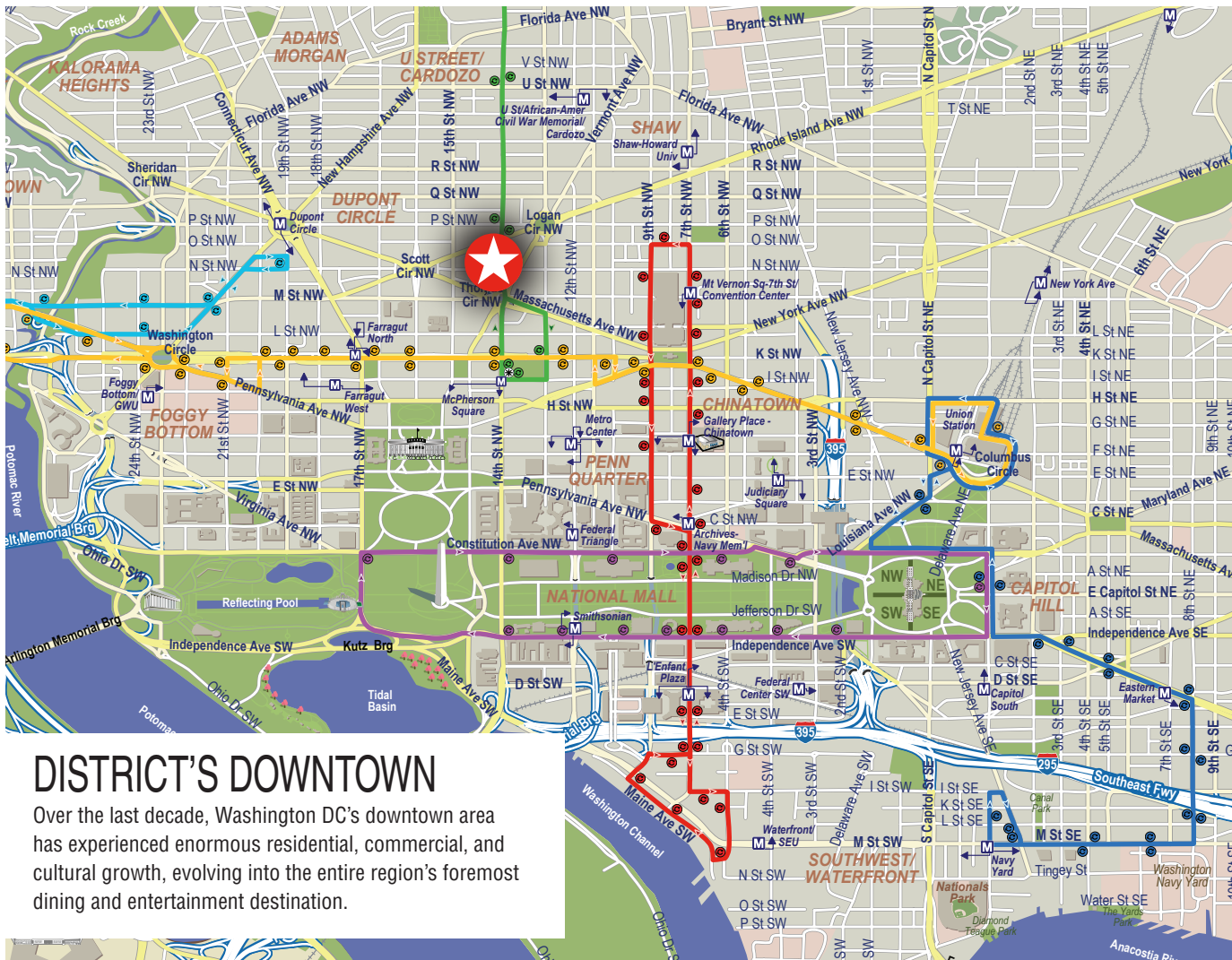
	1 MILES	2 MILES	3 MILES
Median Home Value	\$717,110	\$728,222	\$719,714
Median Year Built	1968	1961	1959

TRAFFIC

Collection Street	Cross Street	Traffic Vol	Year
14th St NW	N St NW S	19,610	2018
Vermont Ave NW	N St NW SW	5,100	2016
Vermont Ave NW	N St NW SW	5,742	2014
Vermont Ave NW	N St NW SW	7,029	2018
Rhode Island Ave NW	14th St NW SW	8,586	2018
14th St NW	Thomas Cir NW S	18,902	2018
13th St NW	N St NW S	18,263	2018
Rhode Island Ave NW	15th St NW SW	21,762	2018
P St NW	14th St NW E	10,214	2018
13th St NW	Proctor Aly NW S	18,932	2018

THE LAY OF THE LAND

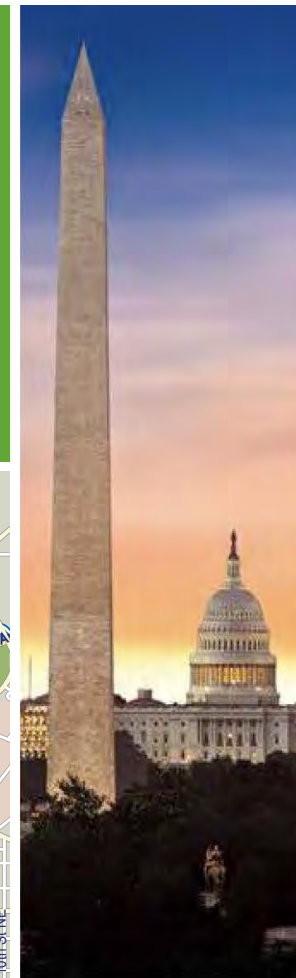
Washington, DC is a city of unique, yet connected neighborhoods, many of which center around their own distinctive collection of shops and restaurants. Located Downtown, 1319 14th Street NW is centrally situated within a high concentration of businesses and cultural institutions. The Downtown area has become the unrivaled dining and entertainment destination for the entire Metro region. Millions of people visit the area each year to enjoy its museums, theater district, and cultural and entertainment offerings. Nearby attractions include Capitol One, the National Portrait Gallery, the White House, the National Mall, and the DC Convention Center — all of which are significant drivers of foot traffic and spending.



DISTRICT'S DOWNTOWN

Over the last decade, Washington DC's downtown area has experienced enormous residential, commercial, and cultural growth, evolving into the entire region's foremost dining and entertainment destination.

DC's
POPULATION
GROWS **3x**
FASTER
THAN THE
NATIONAL
AVERAGE.



Forbes
ranked DC
as the second
coolest city in t
he nation,
with a culture
index of
99 out of 100
possible points.





ADAMS MORGAN

**PRIME RETAIL
AVAILABLE**

1319-1323 14th Street, NW

HOWARD UNIVERSITY

CARDOZO

U.S. HIGHWAY RT. 29 / RHODE ISLAND AVE

DUPONT CIRCLE

MASSACHUSETTS AVE

LOGAN CIRCLE

WALTER E.
WASHINGTON
CONVENTION
CENTER

SCOTT CIRCLE

THOMAS
CIRCLE

FRANKLIN
SQUARE

DOWNTOWN

FARRAGUT
SQUARE

CITY
CENTER

LAFAYETTE
SQUARE

WHITE HOUSE

NATIONAL & REGIONAL ANCHORS

1319-1323 14th Street, NW



21,000
cars per day
Scott Circle

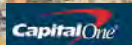


TRADER JOE'S

Room&Board

west elm

17,800
cars per day
14th Street



amazon

SEPHORA

Le Diplomate

J.CREW

zipcar



verizon

VIDA



PNC BANK

CHASE



T-Mobile

CHURCHKEY
14th STREET NW

Shake Shack



Phillips

JINYA

VICEROY
HOTELS & RESORTS



Walgreens



HOMWOOD SUITES
BY HILTON



18,902
cars per day
Thomas Circle



13,100
cars per day
Massachusetts Ave



DOWNTOWN BUSINESS DISTRICT

- Daytime Population: Over 1.1 Million!
- 102.3 Million SF of Office
- 1.6 Million SF of retail
- Over 6,391 Residential Units
- Over 16,993 Hotel Rooms

Five Largest Employers

- U.S. Department of Veteran Affairs 377,805
- U.S. Postal Service 151,170
- U.S. Department of Justice 113,110
- Department of Homeland Security 240,000
- U.S. Navy 209,850



Wawa

HOTEL
ZENA
WASHINGTON DC



14TH STREET GATEWAY RETAIL

1319-1323 14th Street, NW

HOTELS, RESTAURANTS & BARS

- 1 Ammathai
- 2 Amsterdam Falafelshop
- 3 b too
- 4 Barcelona Wine Bar
- 5 Bar Pilar
- 6 Birch and Barley
- 7 Black Cat
- 8 Black Whiskey
- 9 Blue Bottle Coffee
- 10 Buffalo Exchange
- 11 Cafe Saint-Ex
- 12 Chicken + Whiskey
- 13 Colada Shop
- 14 Compass Rose
- 15 Cork Wine Bar & Market
- 16 Crown & Crow
- 17 Doi Mei
- 18 Dolcetta Gelato & Coffee
- 19 Dunkin Donuts
- 20 El Centro D.F.
- 20 Estadio
- 21 Etta
- 22 Garden District
- 23 Ghibellina
- 24 Hando Medo
- 25 Hamilton Hotel
- 26 Hilton Hotel
- 27 Homewood Suites
- 28 Ice Cream Jubilee
- 29 Jimmy John's
- 30 Jinya
- 31 JRINK Jaicery
- 32 Kingfisher
- 33 Le Diplomate
- 34 Left Doer
- 35 Logan Tavern
- 36 Lupo Verde
- 37 Manny & Diga's Pizza
- 38 Matchbox
- 39 Milk
- 40 Pappe
- 41 Pearl Olive Oyster Palace
- 42 Peets Coffee & Tea
- 43 Peregrine Espresso
- 44 Phillips
- 45 Players Club

- 46 Popeye's
- 47 Red Light
- 48 RICE
- 49 Sette Osteria
- 50 Shake Shack
- 51 Slipstream
- 52 Smoothie King
- 53 Starbucks
- 54 Sweetgreen
- 55 Taqueria Nacional
- 56 Ted's Bulletin
- 57 The Pig
- 58 Viceroy Resort
- 59 Washington Plaza Hotel
- 60 Westin Hotel
- 61 Zena Hotel

GROCERY & CONVENIENCE

- 1 7-Eleven
- 2 Bank of America
- 3 Barrel House Liquors
- 4 Chase Bank
- 5 CVS
- 6 City Paws Animal Hospital
- 7 FedEx Office Print & Ship Center
- 8 PNC Bank
- 9 TD Bank
- 10 Trader Joe's
- 11 Walgreens
- 12 WAWA
- 13 Wells Fargo Bank
- 14 Whole Foods

FITNESS & SPA

- 1 Aura Spa
- 2 Aveda
- 3 Bang Salon
- 4 Barber of Hell's Bottom
- 5 Barre3
- 6 Bodysmith Gym
- 7 Crossfit
- 8 Flow Yoga Center
- 9 Fuse Pilates
- 10 Immortal Beloved
- 11 Hamilton Hotel
- 12 Rollin Cycles
- 13 VIDA Fitness

SHOPPING

- 1 Amazon
- 2 Batch 13
- 3 The Bike Rack
- 4 Bluemercury
- 5 Compass
- 6 Cork & Fork
- 7 Current Boutique
- 8 Fathom
- 8 Filson
- 10 Flowers on 14th
- 11 Framebridge
- 12 J.Crew
- 13 Joybird
- 14 Little Leaf
- 15 Logan hardware
- 16 Lou Lou Boutiques
- 17 Lululemon Athletica
- 18 Madewell
- 19 Marine Layer
- 20 Miss Pixies
- 21 Mitchell Gold + Bob Williams
- 22 The Outrage
- 23 Pacers Running
- 24 Paper Source
- 25 Parachute
- 26 Room & Board
- 27 Salt & Sunday
- 28 Sephora
- 29 Shinola
- 30 The Tie Bar
- 31 Verizon
- 32 West Elm



1319-23 14 ST NW
1st Floor Plan

7,590 SF

SPACE A: 3,600 SF

RESTAURANT AREA

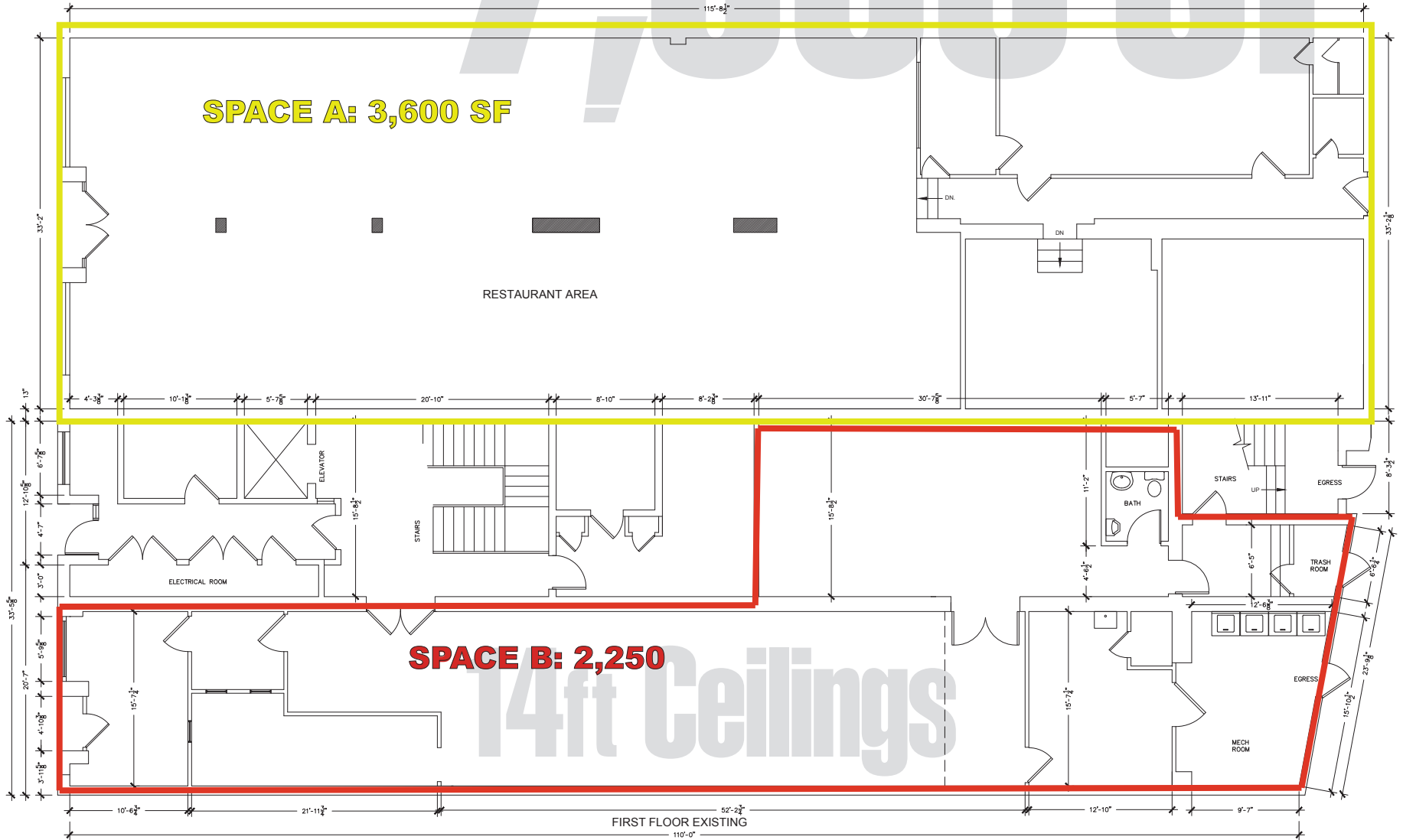
SPACE B: 2,250

FIRST FLOOR EXISTING

115ft depth

66ft frontage

14ft Ceilings





BE THE NEXT BIG THING.

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