



675 H STREET NW

CORNER OF 7TH & H ST NW



RETAIL FOR LEASE

- 1,856 - 5,027 RSF (vented) available at grade plus the option for 3,896 RSF on the second floor
- One block from Capital One Arena (1 Million+ annual visitors)
- Excellent visibility at Gallery Place Metro (22,733 RPD)

JOIN THESE RETAILERS



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LOCATION

675 H ST NW

CORNER OF 7TH & H ST NW



DEMOGRAPHICS | 2022:

WALK TIME

10-MIN	15-MIN	.5-MILE	1-MILE	
Daytime Population	76,173	154,396	90,587	249,982
Population	17,049	30,775	19,015	52,595
Households	10,478	17,983	11,707	30,148
Average HH Income	\$167,752	\$167,128	\$168,828	\$168,139

TRAFFIC COUNTS | 2021:

H ST NW	12,688 ADT
7TH ST NW	14,788 ADT
 GALLERY PLACE CHINATOWN	22,773 / 11,453 Weekday/Weekend ADR

 WALK SCORE	96 Walkers Paradise
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 BIKE SHARE MONTHLY RIDERS	6,222 Arrivals
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	1 Million+ Annual Visitors
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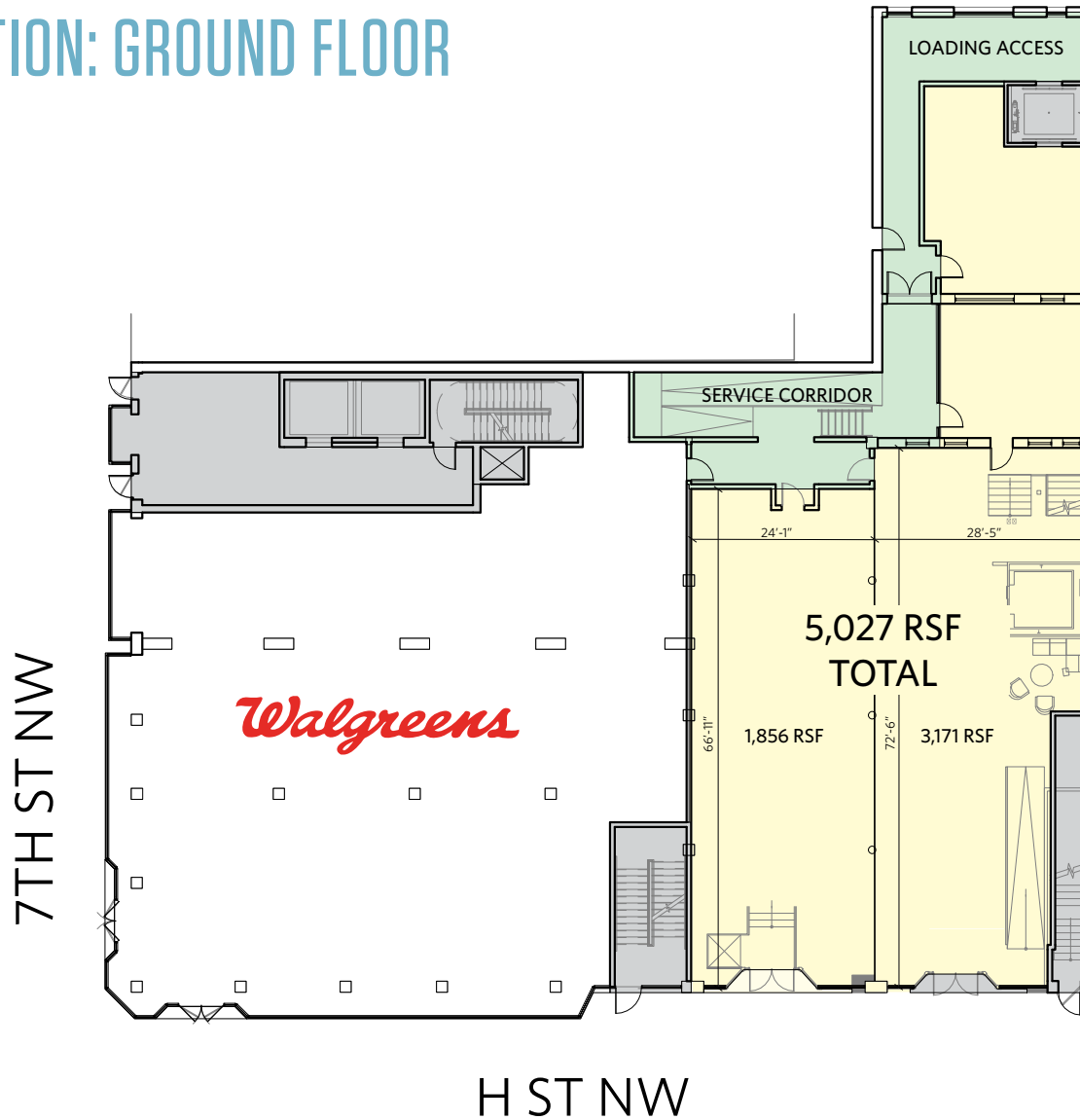
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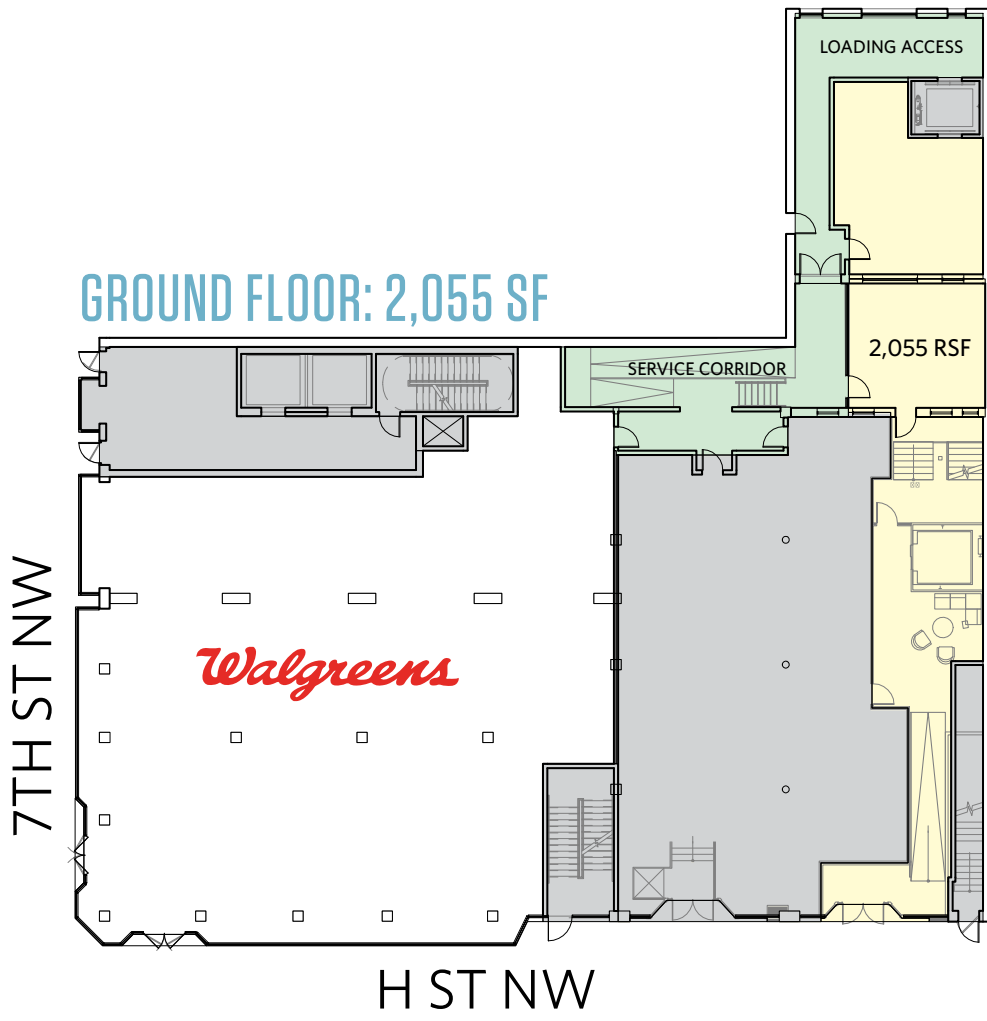


EXISTING CONDITION: GROUND FLOOR



DEMISING SCENARIO

GROUND FLOOR: 2,055 SF



SECOND FLOOR: 3,896 SF



SITE PLAN

675 H ST NW

CORNER OF 7TH & H ST NW

GROUND FLOOR: 5,027 SF

SECOND FLOOR: 3,896 SF

COMBINED: 8,923 SF

GROUND FLOOR



SECOND FLOOR



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