

JEFFERSON MARKETPLACE

1,620 SF AVAILABLE

1550 7TH STREET NW



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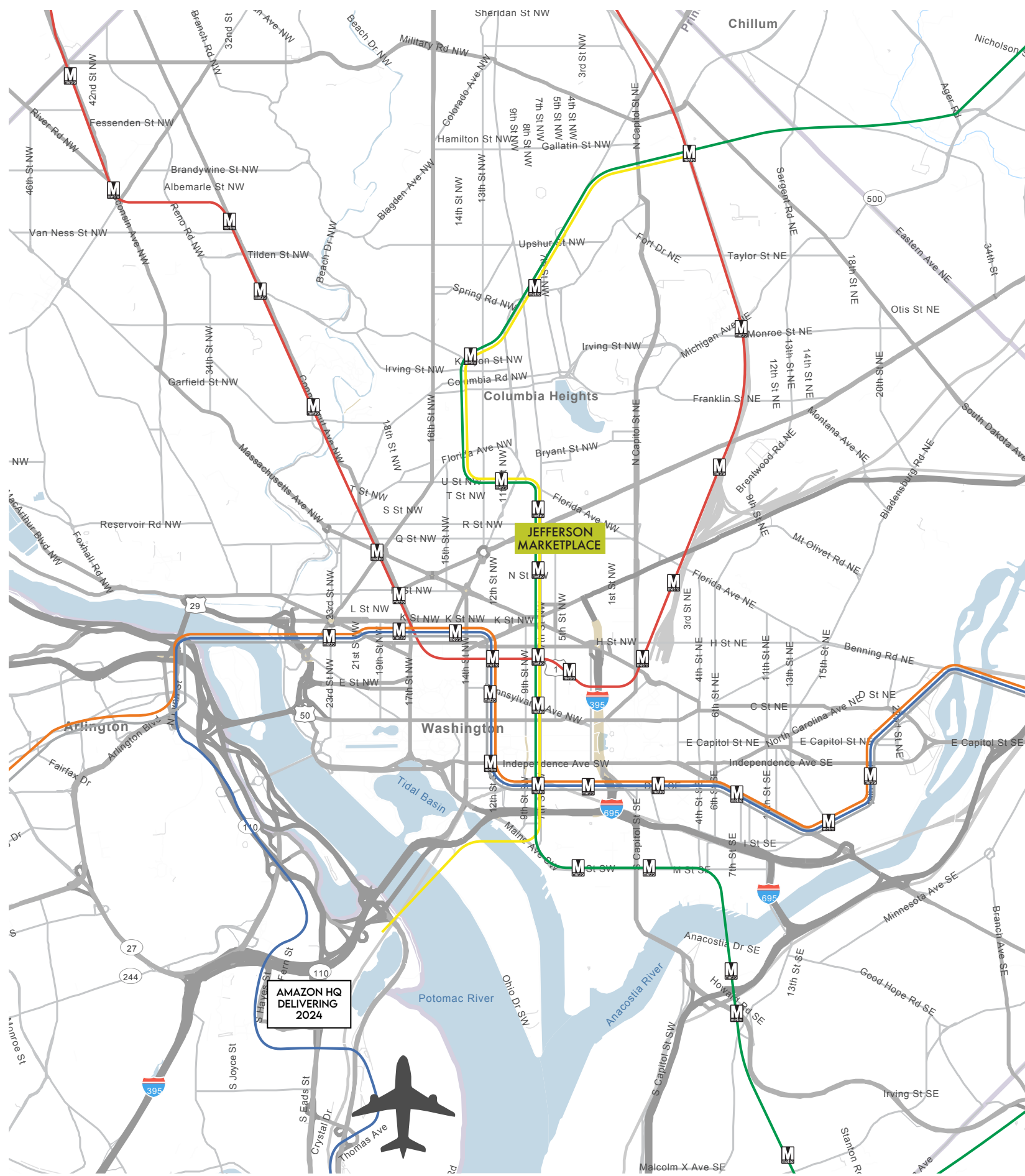
THE MARKET SHAW

AN EXCEPTIONAL RETAIL OPPORTUNITY

Jefferson Marketplace is an 8-story, mixed use property consisting of 281 residential units (95% leased with 948 residents) and approximately 15,000 square feet of ground-floor retail space. Jefferson Marketplace is situated in Shaw, one of Washington, D.C.'s most vibrant neighborhoods and is home to three Michelin star and four Bib Gourmand restaurants. Located along 7th Street NW spanning from P Street NW to Q Street NW, Jefferson Marketplace is located in the center of Shaw and three blocks from the Walter E. Washington Convention Center.

THE NEIGHBORHOOD

Shaw is known for its rich culture, history, and music scene. A large part of Shaw's appeal is the variety of locally owned establishments including Dacha Beer Garden, Ambar, Compass Coffee, and Chaplin's. The largest and most notable recent commercial projects include CityMarket at O, a \$300 million, one million-square foot project anchored by a 72,000 square foot Giant supermarket, one of the largest supermarkets in the District. Residents enjoy the ever-increasing dining and retail conveniences, while local and national retailers are drawn to the strong demographics – over \$148,000 average household income and 73% Bachelor's Degree + within half a mile.



AMAZON HQ DELIVERING 2024



3 METRO STATIONS IN A 1/2 MILE



10 BIKE STATIONS IN A 1/2 MILE



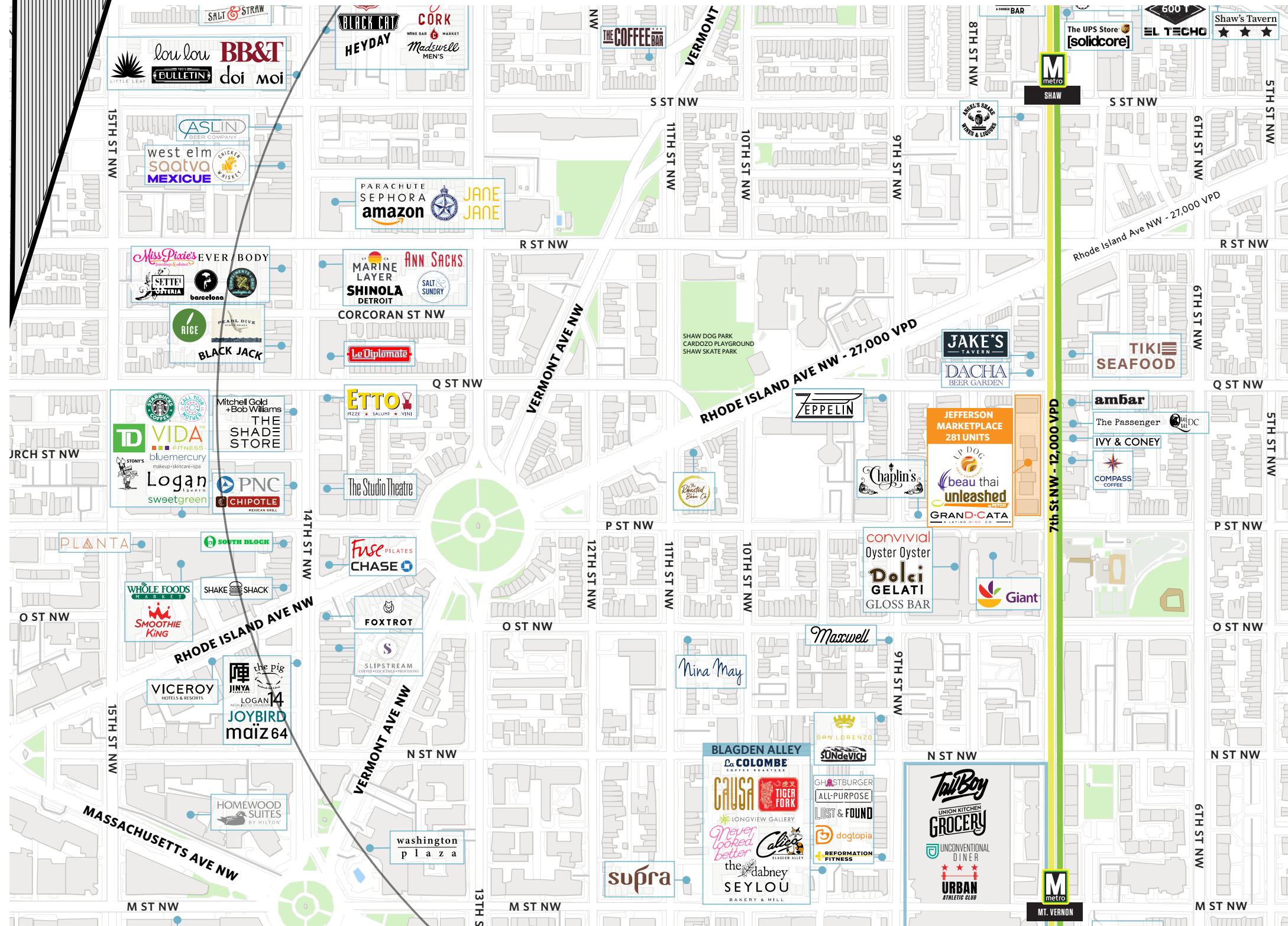
95 WALKSCORE



100 MOBILITY SCORE



TRADE AREA



DEMOGRAPHICS

	5 MIN WALK	10 MIN WALK	.25-MILE	.5-MILE	1-MILE
POPULATION	5,961	18,487	6,663	26,137	99,665
DAYTIME POPULATION	5,297	18,798	5,872	24,765	157,446
HOUSEHOLDS	2,771	8,819	3,174	12,960	49,829
AVERAGE HH INCOME	\$158,714	\$168,486	\$159,926	\$163,772	\$157,047

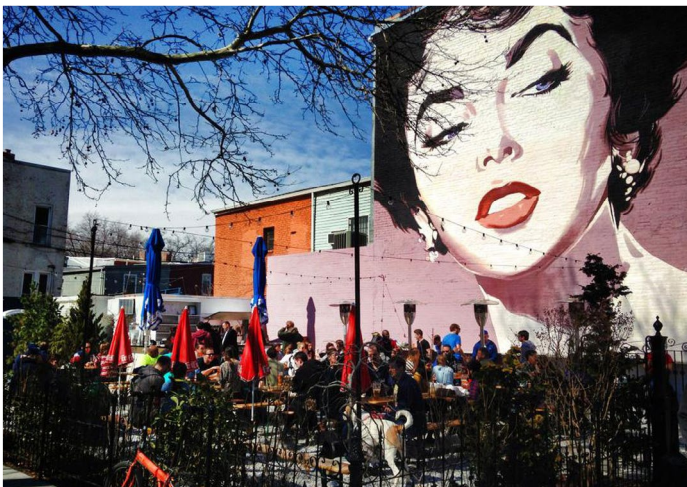
NEIGHBORING RETAILERS



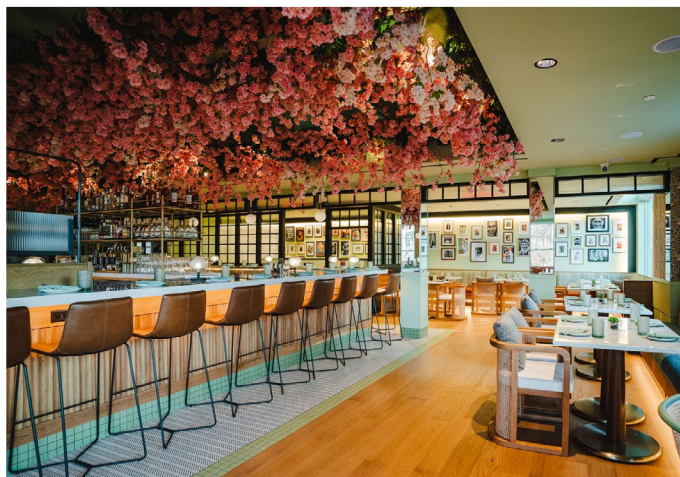
THE NEIGHBORHOOD



COMPASS COFFEE: 533 7TH STREET NW



DACHA BEER GARDEN: 1600 11TH STREET



AMBAR: 1547 7TH STREET NW



GIANT: CITY MARKET AT O



ZEPPELIN'S: 1544 9TH STREET NW



GRAND CATA: JEFFERSON MARKETPLACE

SITE PLAN

P STREET NW

Q STREET NW

7TH STREET NW

10' PUBLIC ALLEY

TRASH LOADING CORRIDOR

ENTRANCE

RESIDENTIAL LOBBY

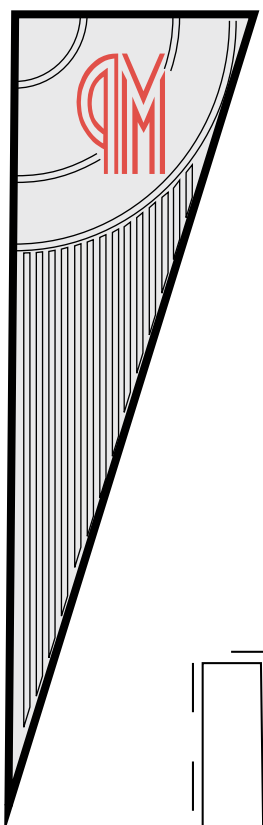
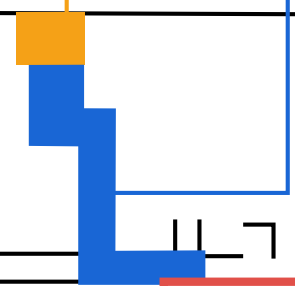
beau thai

unleashed
by PETCO

UP DOG
YOGA COMMUNITY

GRAND CATA
A LATINO WINE CO.

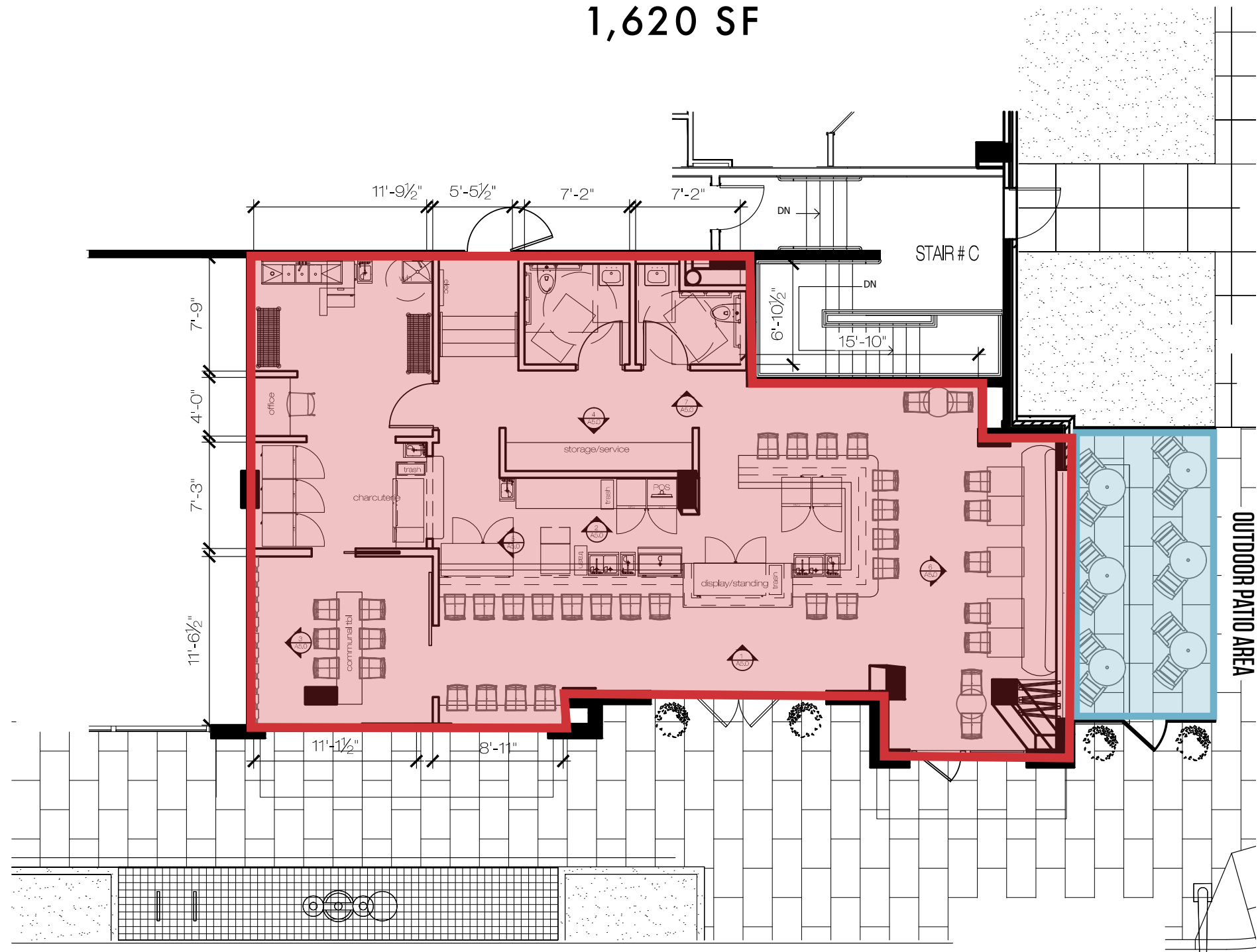
1,620 SF
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PREMISES PLAN



1,620 SF



Q STREET

7TH STREET



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