

Now Delivered in Navy Yard!

North Retail: 5,110 SF

Divisible

South Retail: 4,495 SF

Ideal for Restaurant Use

1000

SOUTH CAPITOL

1000 S Capitol St, SE
Washington, DC 20003

klnb

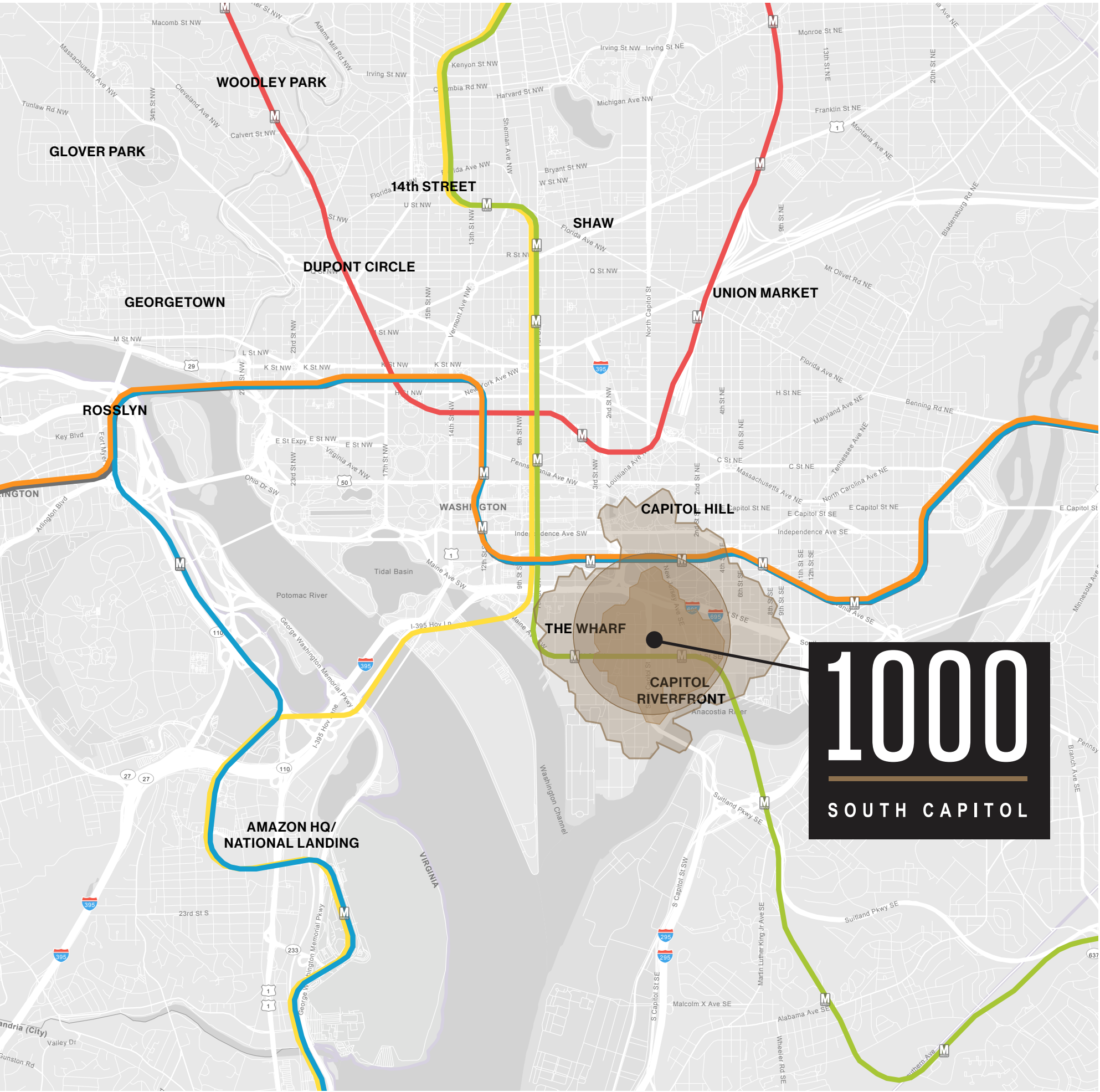
LERNER
RETAIL

VICTOR SALCIDO
vsalcido@klnb.com
240.755.2704

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202.420.7769

JOE FLEISCHMANN
jfleischmann@klnb.com
703.268.2708

MIKE PRATT
mpratt@klnb.com
202.420.7765



A CENTRAL LOCATION

DEMOGRAPHICS

	10 MIN WALK	15 MIN WALK	0.5 MILE RADIUS
POPULATION	17,353	31,312	23,084
HOUSEHOLDS	10,487	18,938	14,075
BACHELORS' DEGREE OR HIGHER	42%	40%	37%
AVERAGE HH INCOME	\$148,521	\$154,168	\$150,486
TOTAL EMPLOYEES	27,474	39,737	31,804
DAYTIME POPULATION	36,304	53,424	40,951

6.2 M SF
of office space

43,000
daytime employees

 walk score
92

3 MILLION
visitors annually

TRAFFIC STATS

S CAPITOL ST SE	21,700 ADT
L STREET	14,745 ADT
K STREET	30,800 ADT
CAPITAL BIKESHARE	16,475 Monthly
NAVY YARD METRO	10,616 ADR

72%
of Capitol Riverfront
residents are between
the ages of
18-34

 **81**
home games
per year

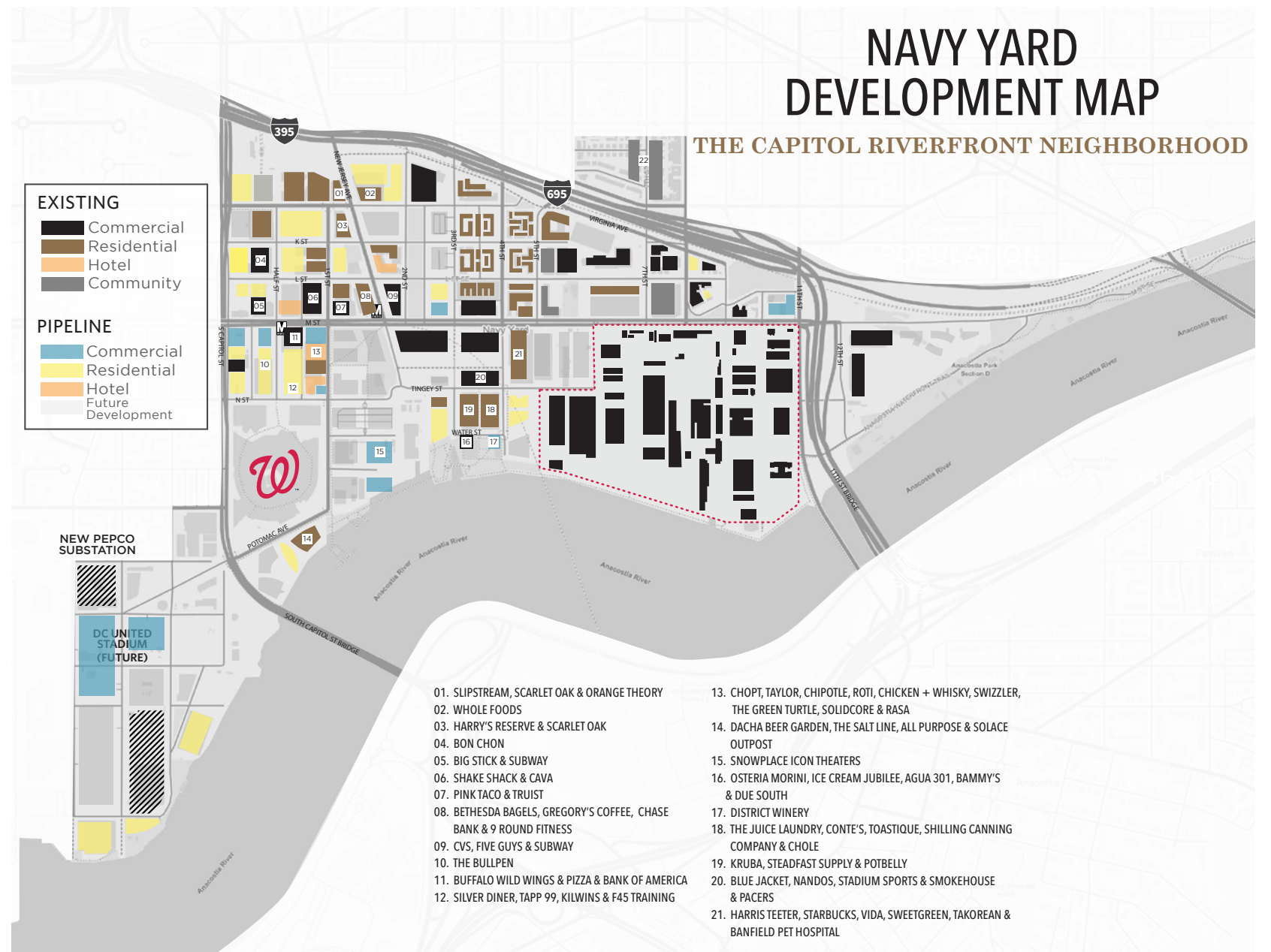
 **25,017**
average attendance
per game

THE MARKET

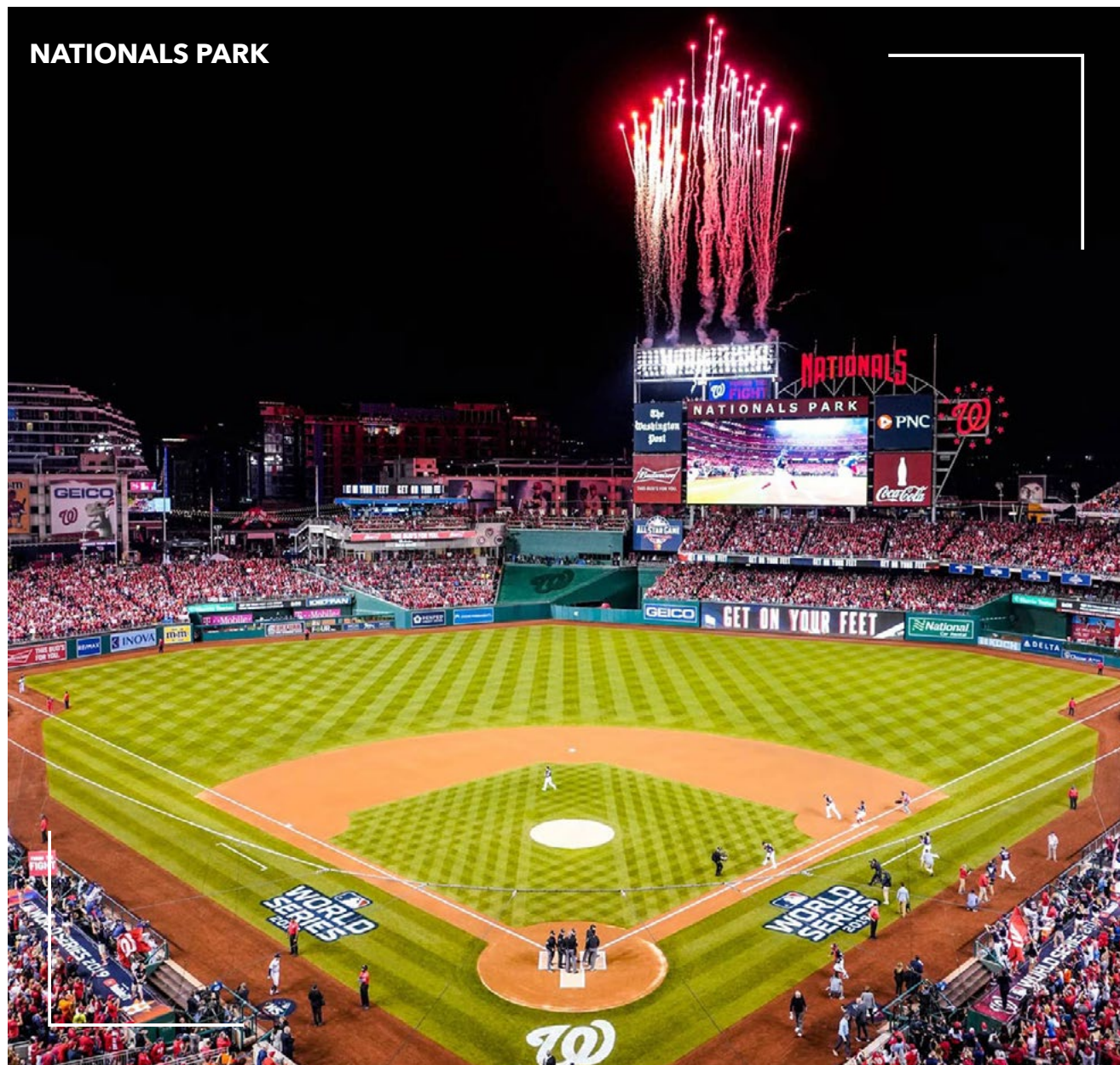


THE NEIGHBORHOOD

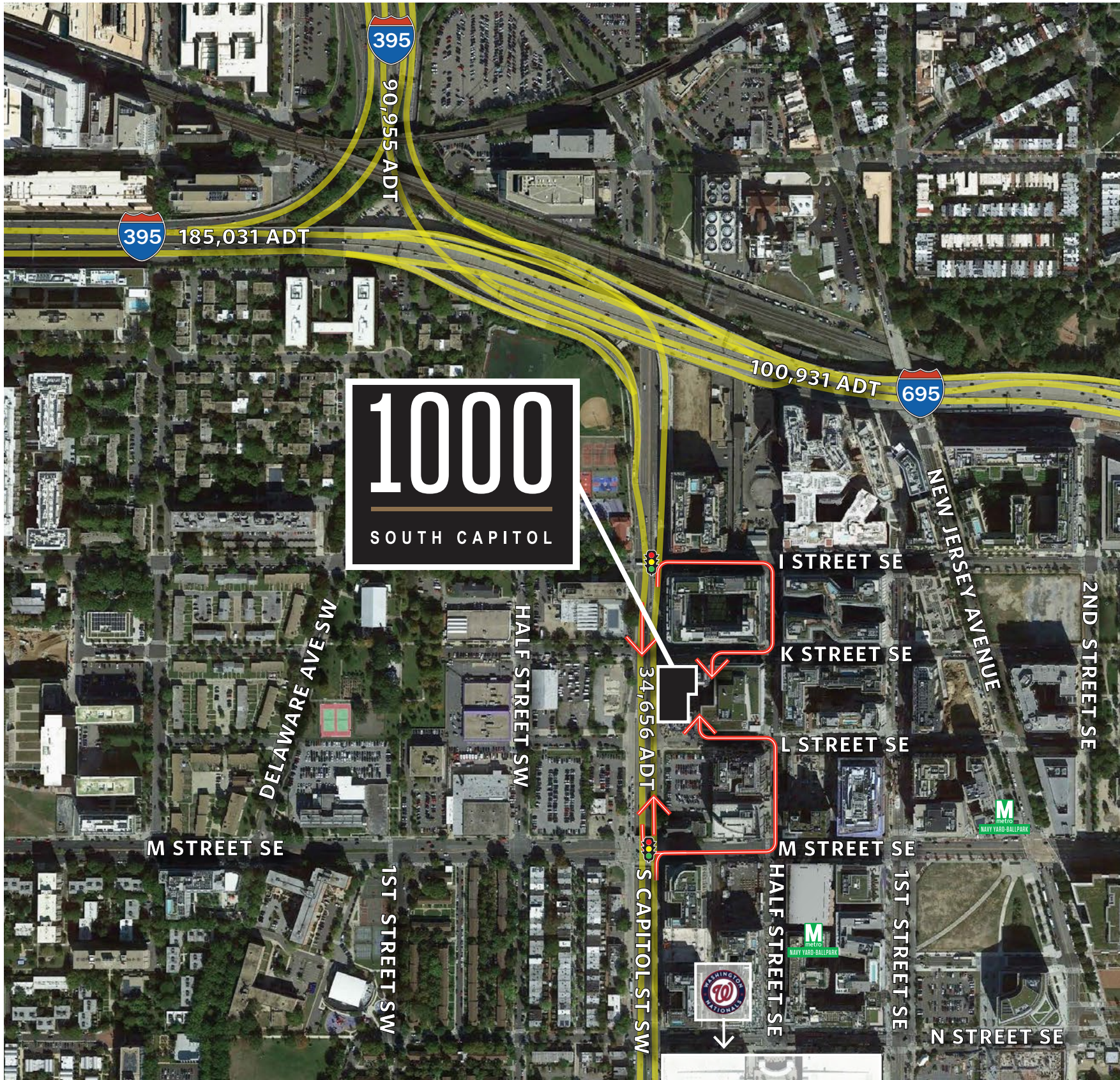
- Central to the Capital Riverfront corridor, Navy Yard is booming with energy. 1000 S Capitol gives you instant access to the Ballpark District, home to some of DC's hottest restaurant and retail concepts.
- 1000 S Capitol is in close proximity to Nationals Park which hosts 81 home games per year with the average attendance per game of 25,017 visitors.
- The retail at 1000 S Capitol is highly visible on S Capitol Street with 34,656 VPD and has convenient access directly from the I-395 and I-695 interchange ramp which has 185,031 VPD.
- The Capitol Riverfront is D.C.'s fastest growing neighborhood and is home to outdoor parks, water recreation, live events, and world-class dining and shopping.



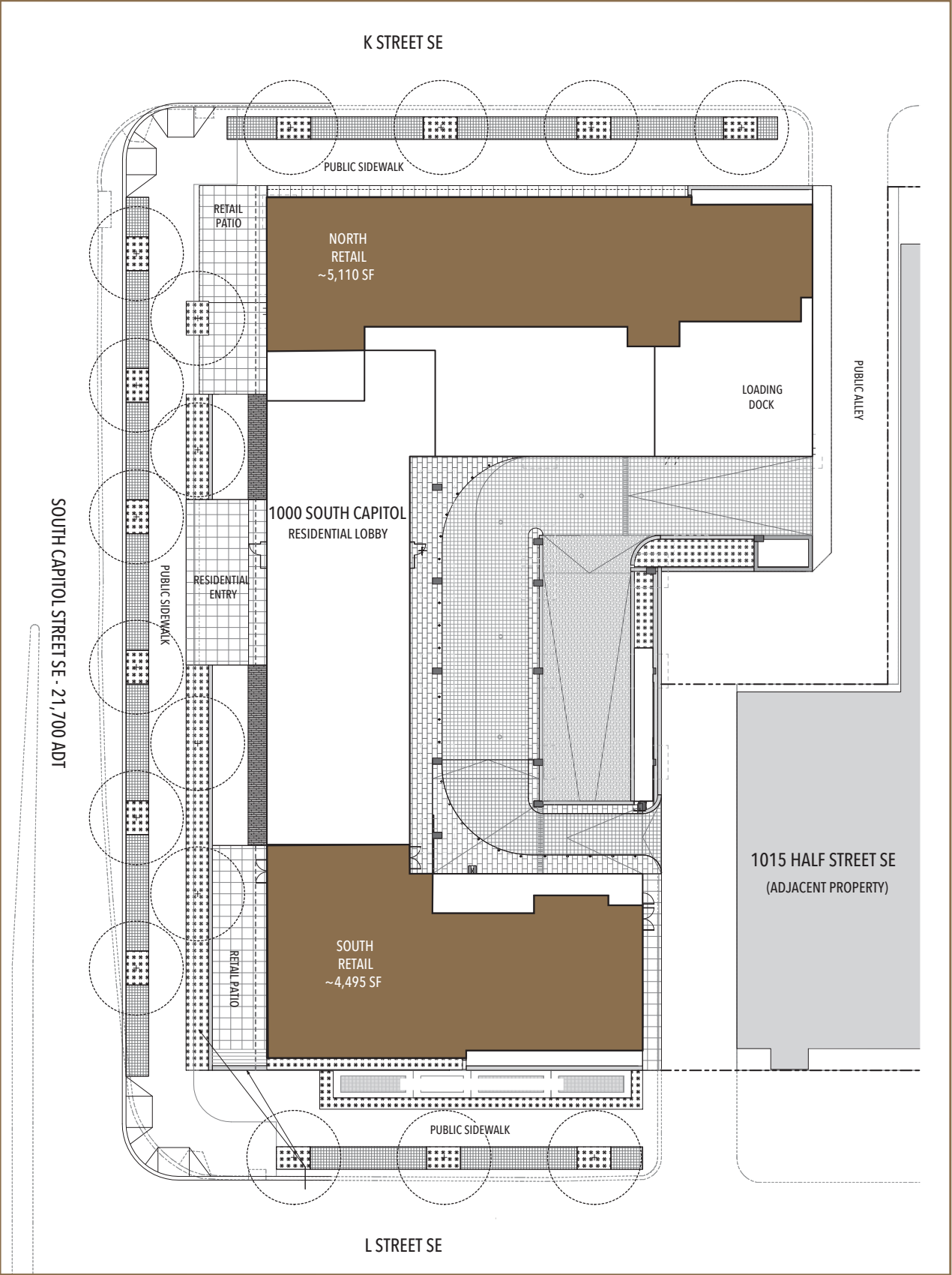
NATIONALS PARK



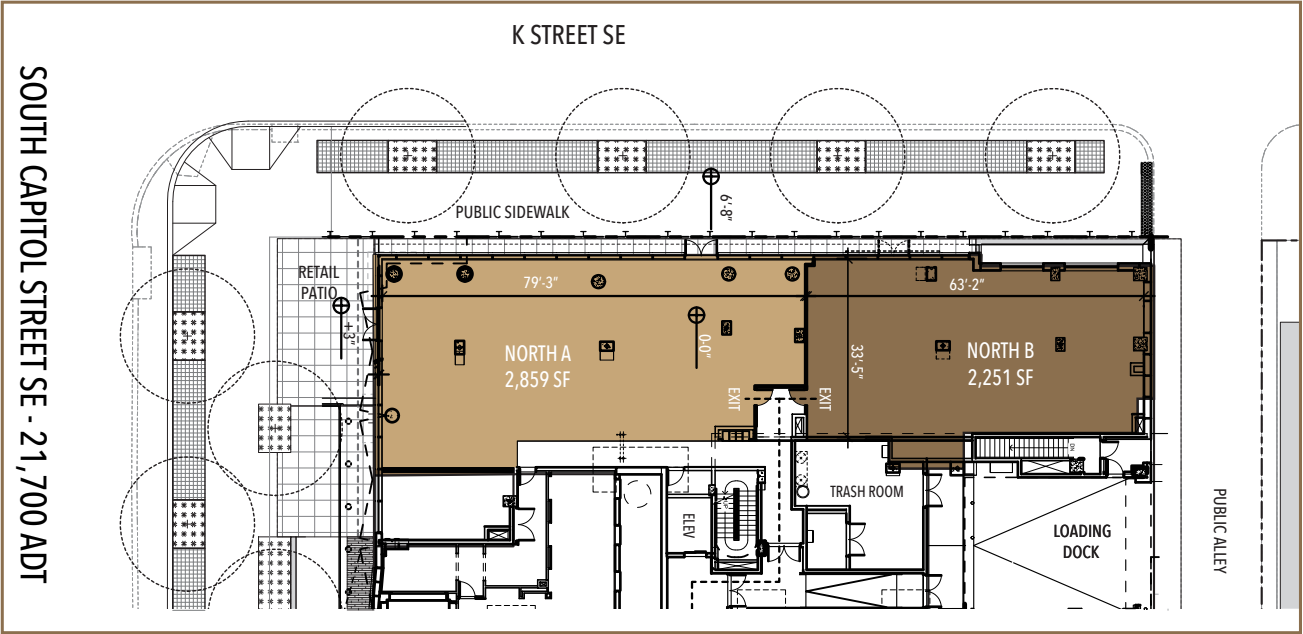
VISIBILITY



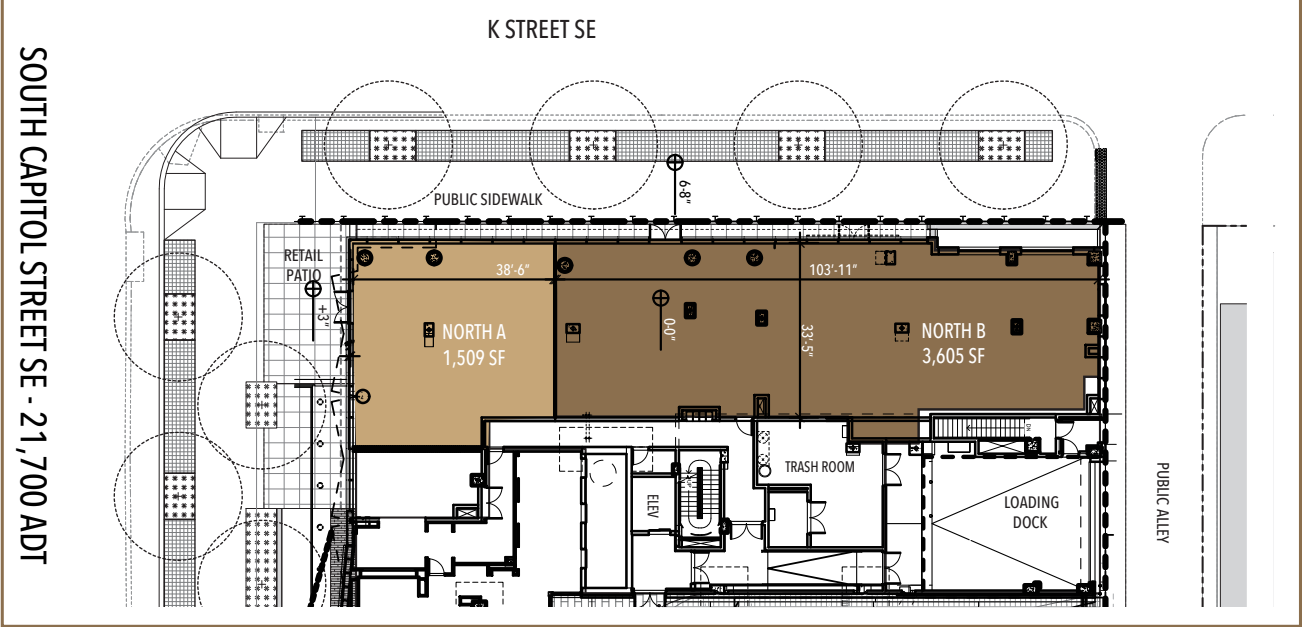
GROUND FLOOR

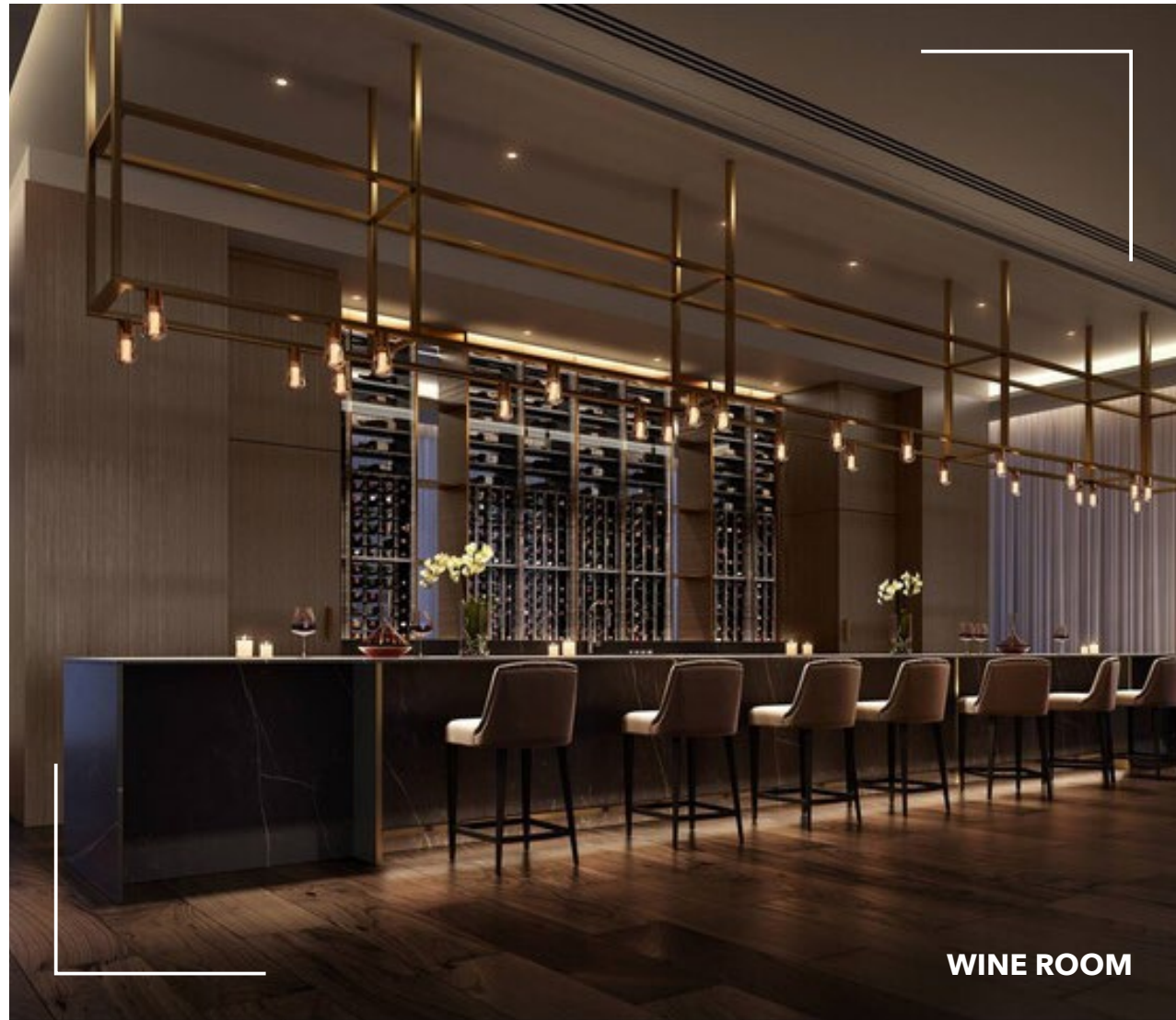


NORTH RETAIL DEMISED



NORTH RETAIL DEMISED V2

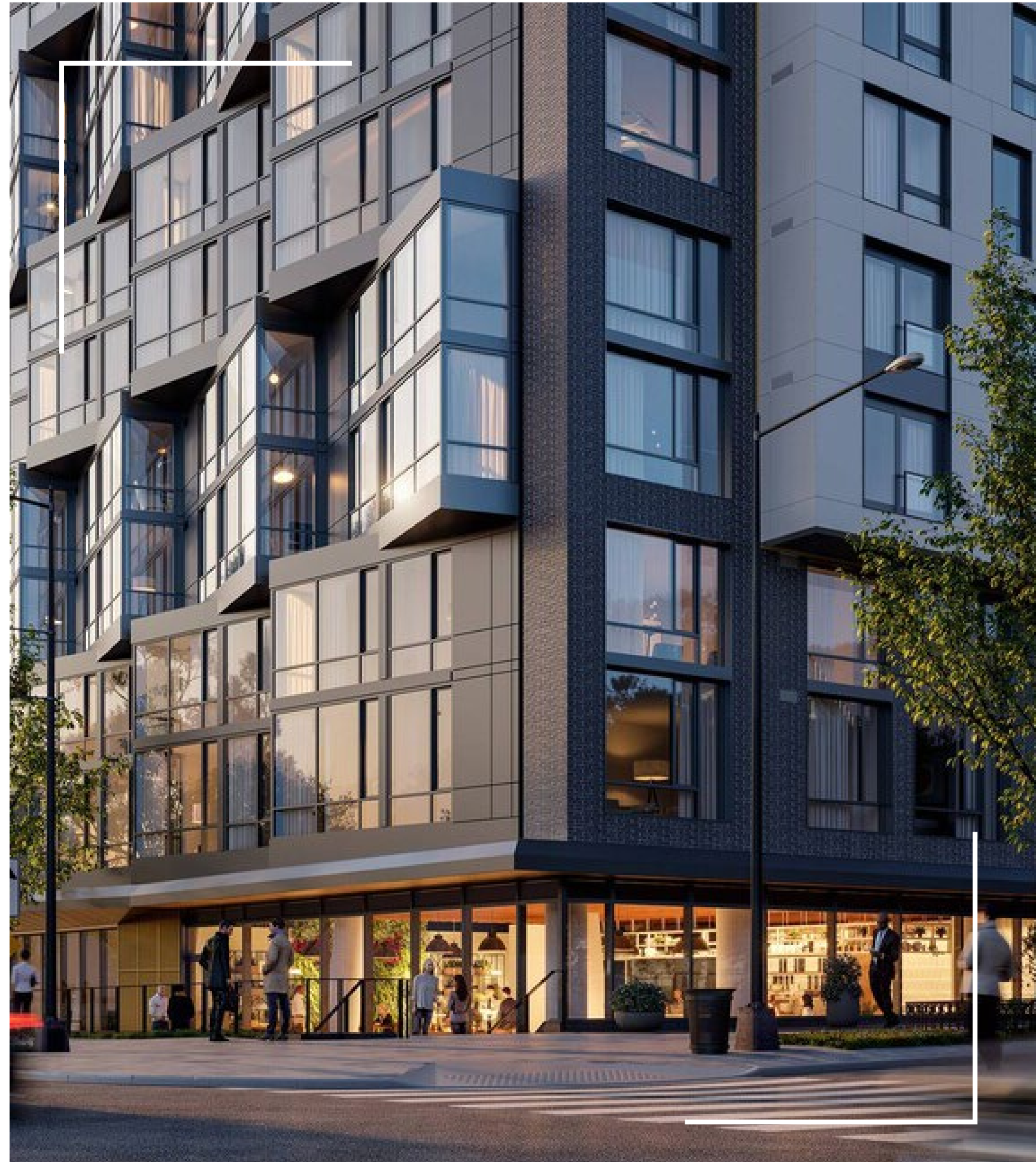


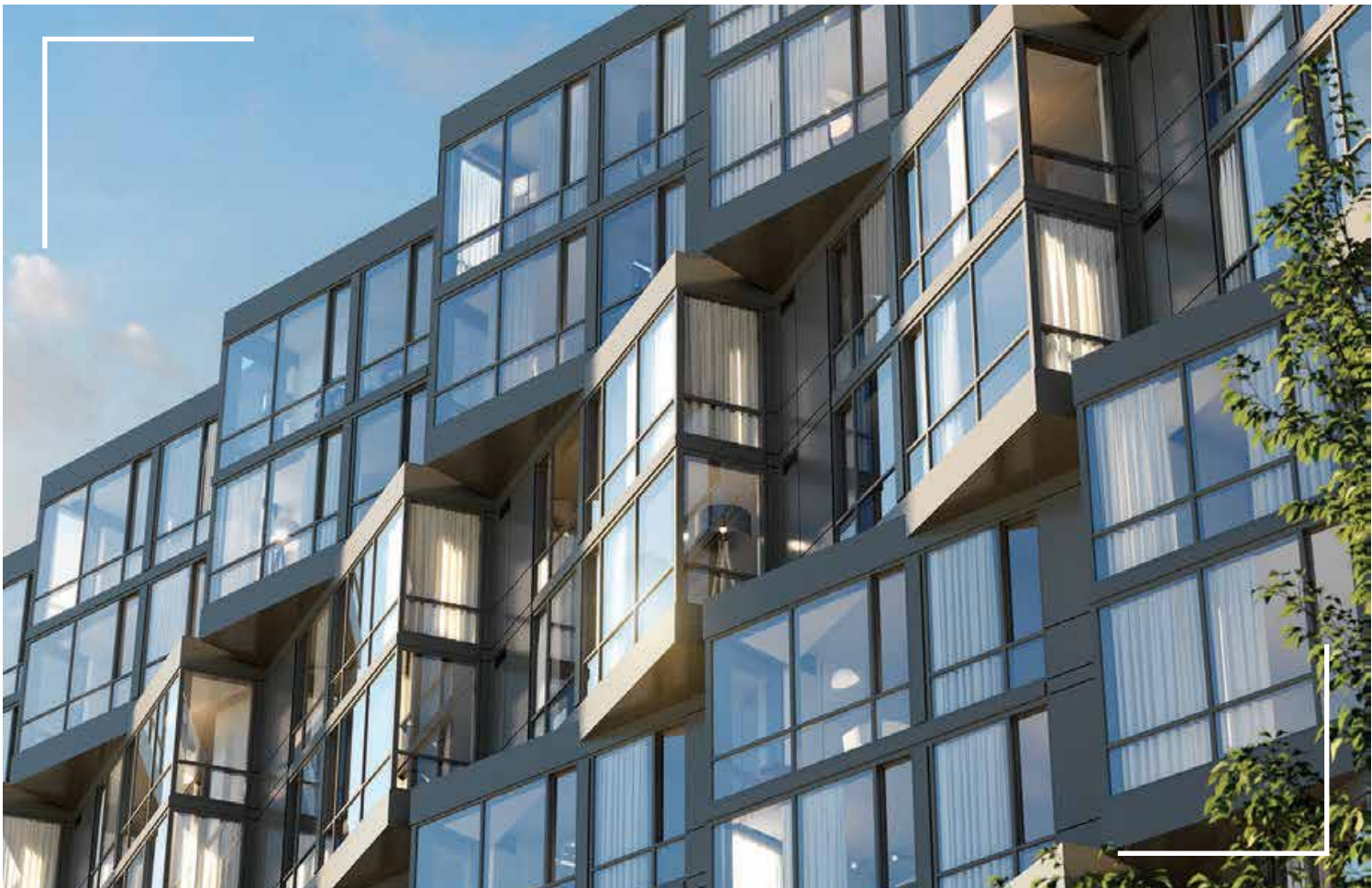


WINE ROOM

PROPERTY OVERVIEW

- A state-of-the-art fitness center featuring Peloton equipment and a private yoga studio
- Communal garden spaces with quiet seating areas
- Private dining room equipped with demonstration kitchen for residents and their guests
- Rooftop swimming pool & entertainment center, featuring an outdoor theater, outdoor barbeque and dining area
- Luxury pet spa with onsite grooming and dog walking exclusively for pets of residents
- Bicycle repair shop exclusive to residents
- Curated street level retail with exclusive perks for building residents





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FOR MORE INFORMATION CONTACT:

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