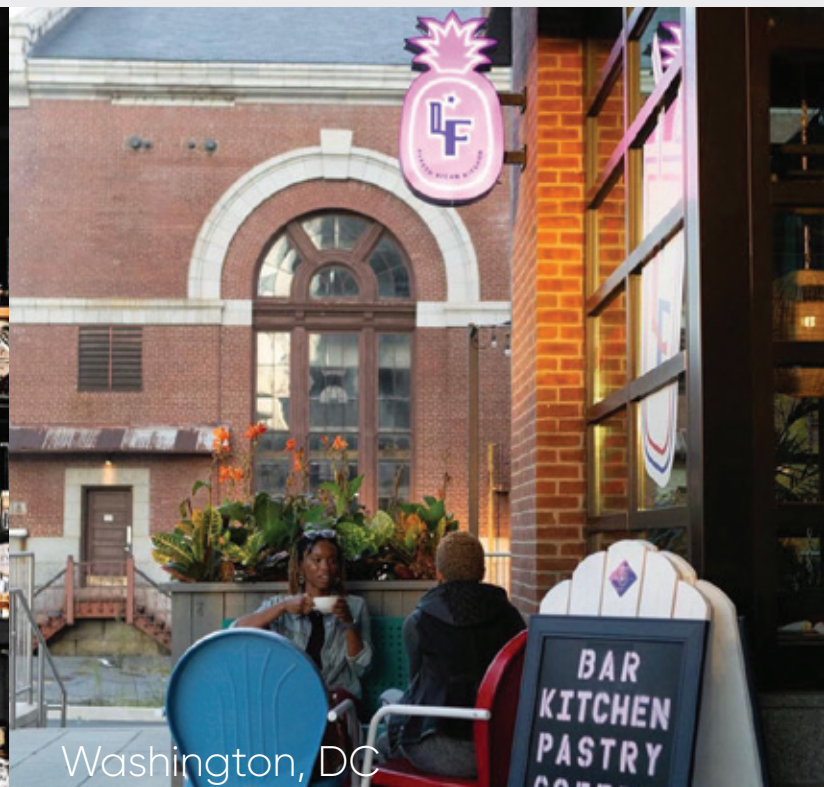









THE YARDS



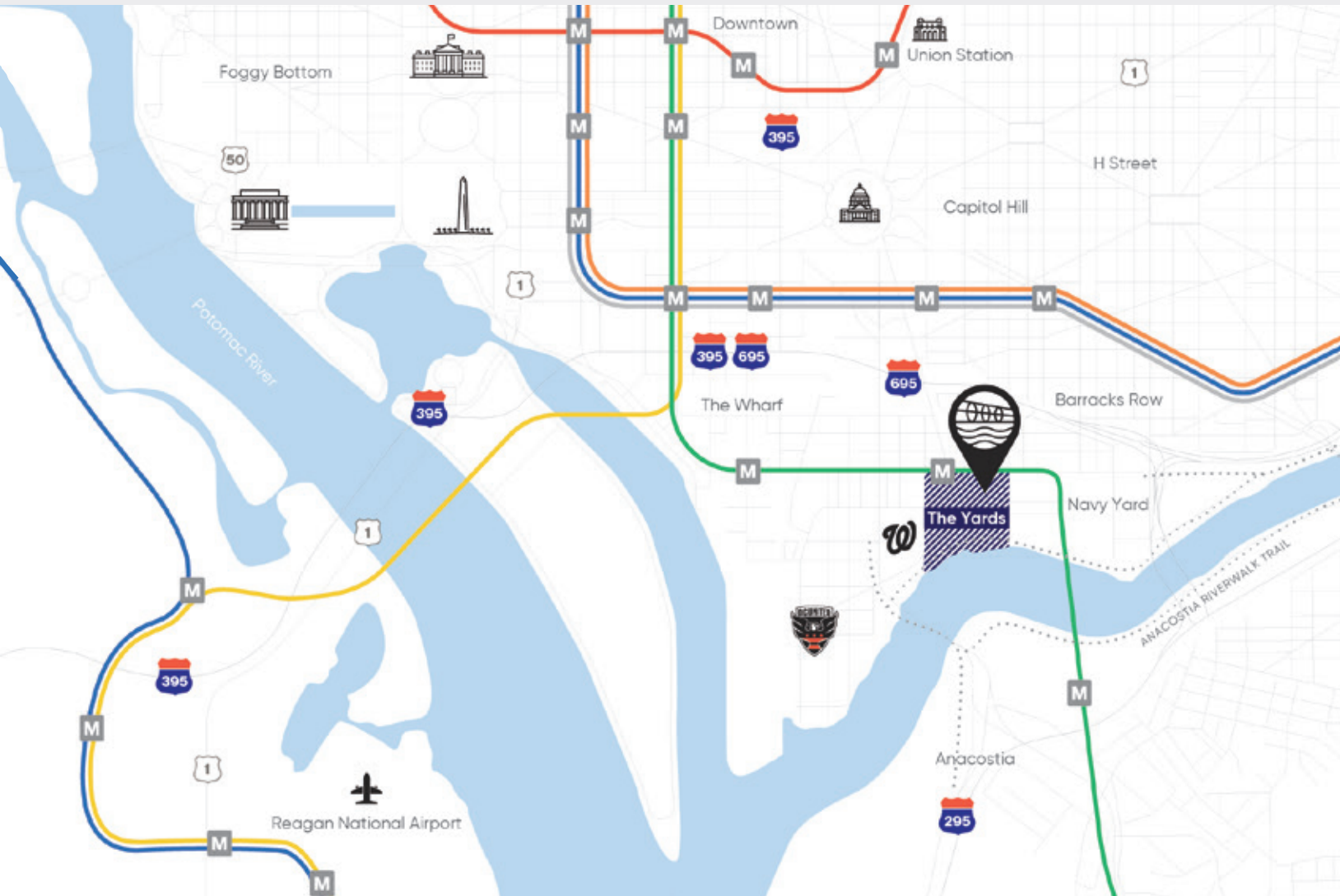
Washington, DC



# All paths lead to The Yards

-  3.5 miles to Downtown; 10-minute car ride from DCA
-  10+ Capital Bikeshare stations in the neighborhood
-  1.4 miles to the Capitol; 1.5 miles to Union Station
-  3.5 miles of Anacostia Riverwalk trail
-  10+ bus stops on site

Accessible via the 90, 92, P6, V4, 74, and Circulator bus routes



The Yards has the multimodal accessibility of a downtown hub combined with the refreshing outdoor atmosphere of a waterfront getaway. Steps from Metro, moments from I-395, and with ridesharing stops, charging stations, and plenty of docks, The Yards is the definition of all-access, all the time – with its local, regional, and national appeal drawing over three million visitors throughout the year.

## A trail to treasure >

With over twenty miles of trails that trace the District's waterfront from the Tidal Basin to The Yards to the National Arboretum and beyond, the Anacostia Riverwalk Trail is a scenic, sustainable, and convenient amenity for all users – including cyclists, runners, skaters, and walkers.









# All the best retailers, in one neighborhood

Centrally situated within the vibrant Capitol Riverfront neighborhood, The Yards stands out with its distinguished architecture, coveted waterfront setting, celebrated dining scene, and robust entertainment offering.

Phase 2 – 

Green space at The Yards – 



## North of M Street Residential



## Ballpark / Entertainment District



## The Yards







## The Yards Today

**330K | 1,700**

SF OFFICE | EMPLOYEES

**223K+ | 31**

SF RETAIL | TENANTS

**1,301 | 1,850**

RESIDENTIAL UNITS | TENANTS

**225**

HOTEL ROOMS



## The Yards Tomorrow

**1.8M | 9,000**

SF OFFICE | EMPLOYEES

**500K | 80**

SF RETAIL | TENANTS

**3,400**

RESIDENTIAL UNITS

**225**

HOTEL ROOMS







## ◀ Albi

Michelin 2022

For gourmet Levantine fare, Washingtonians choose Michael Rafdi's Albi — Arabic for "my heart." Albi's lauded modern Middle Eastern menu is supplemented by an impressive wine selection from next door neighbor Maxwell Park. During the day, locals enjoy stopping by for a coffee and za'atar croissant from Yellow, Albi's daytime café.

## An appetite for originality

The Yards' next phase is an exciting opportunity to reach an untapped market craving elevated shopping, standout services, and unparalleled urban experiences.

## Bammy's ▶

From the co-chefs behind DC's Michelin-starred Maydan comes Bammy's, a Caribbean-style restaurant that channels the high energy and positivity of Jamaican culture into mouth-watering jerk chicken, curry goat, and rum cocktails.



## ◀ Bluejacket

Neighborhood Restaurant Group's full-service restaurant and brewery is always bustling — from brunch to dinner and beyond — with everything from pretzel French toast and pressed pastrami sandwiches to juicy IPAs and distinctive lagers.

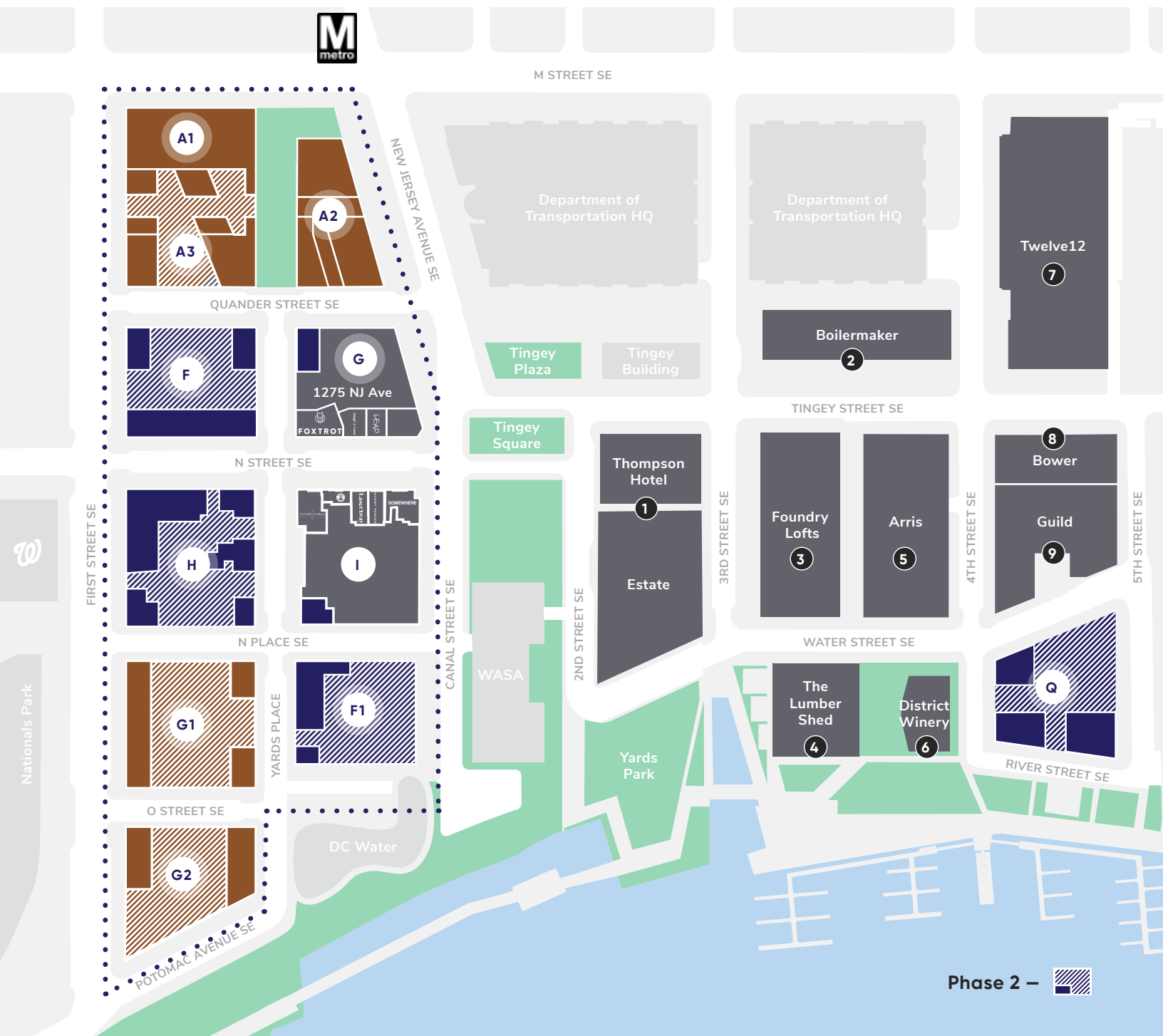

































# Fresh opportunities

With top-of-the-line retailers and a rare mix of assets – a picturesque waterfront, acres of open green space, and a diverse array of residences and workspaces – The Yards is the go-to spot for the next generation of Washingtonians.



223,000 SF Total Existing Retail

1	<b>Estate and Thompson Hotel</b> 264 residential units & 225 rooms 14,655 SF retail	 
2	<b>Boilermaker</b> 11,000 SF office 29,220 SF retail	 
3	<b>Foundry Lofts</b> 170 residential units 9,978 SF retail	  
4	<b>The Lumber Shed</b> 18,000 SF office 14,189 SF retail	   
5	<b>Arris</b> 327 residential units 18,925 SF retail	   
6	16,150 SF working winery & events space	
7	<b>Twelve12</b> 218 residential units 88,184 SF retail	   
8	<b>Bower</b> 137 residential units 13,000 SF retail	  
9	<b>Guild</b> 191 residential units 5,694 SF retail	 
9	<b>1275 New Jersey Ave SE</b> 300,000 SF office – Chemonix 13,677 SF retail	 





## Estate

**3 Tingey  
Street SE**

**13,000** SF Retail

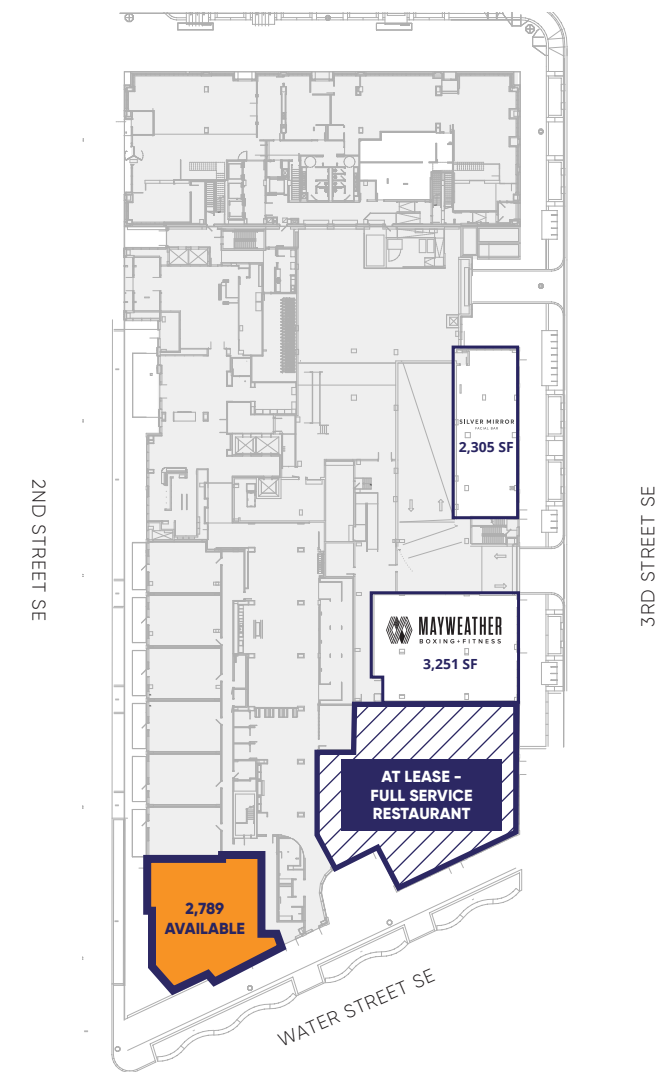
**264 Apartments**

**Status:**

Open

### Retail Shell Delivery:

**Available Now**



S



## The Yards

Washington, DC

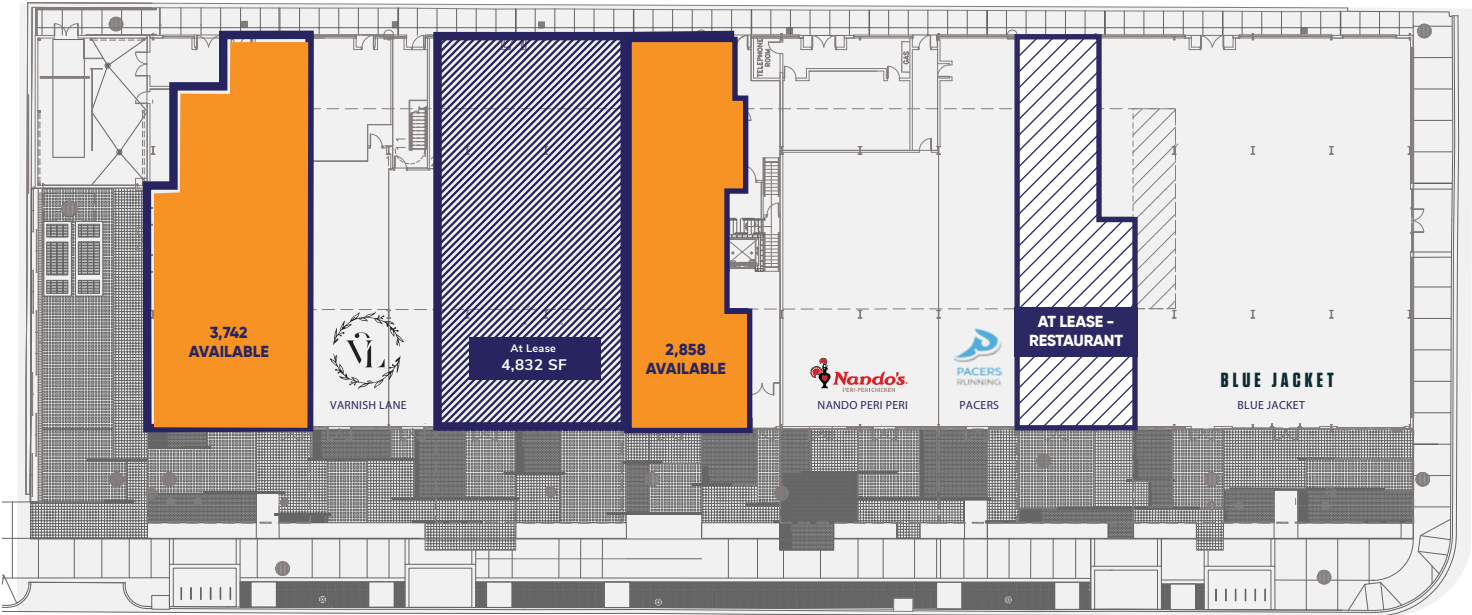


# 300 Tingey Street SE

29,000 SF Retail  
11,000 SF Office

Status:  
Open

Space 110:  
2nd Generation Space  
Available Soon



TINGEY STREET SE





Parcel G

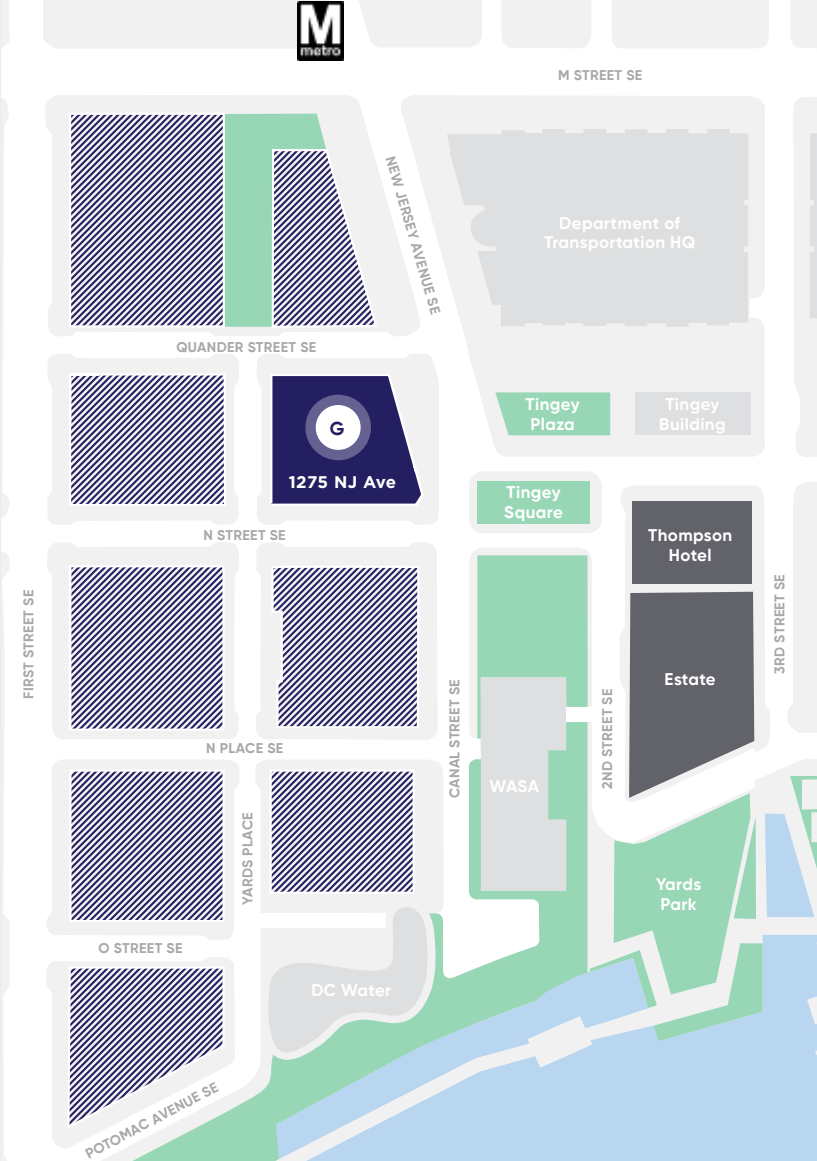
1275  
New Jersey Ave SE

13,677 SF Retail  
300,000 SF Office

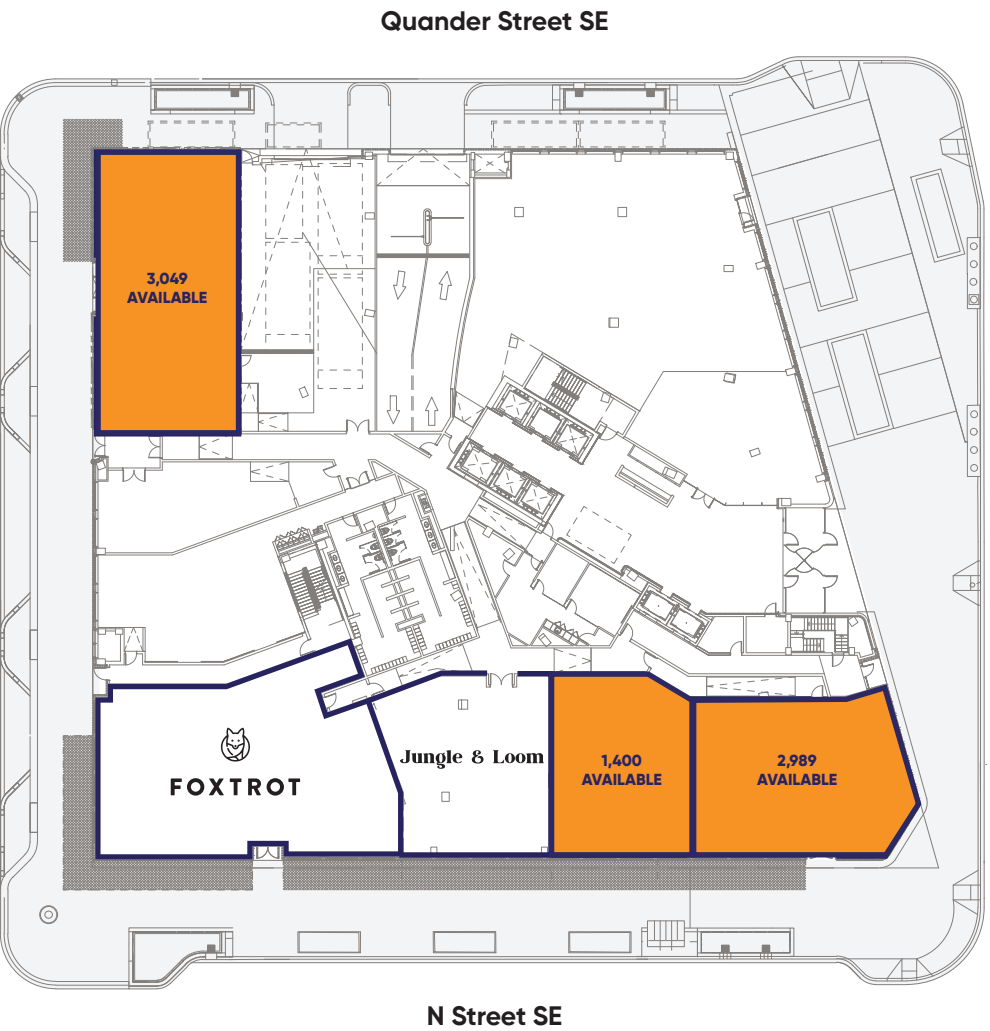
Status:  
Open

Building Opening:  
December 2021

Retail Shell Delivery:  
Available Now



Yards Place SE



NEW JERSEY AVENUE SE



The Yards

Washington, DC



Vela

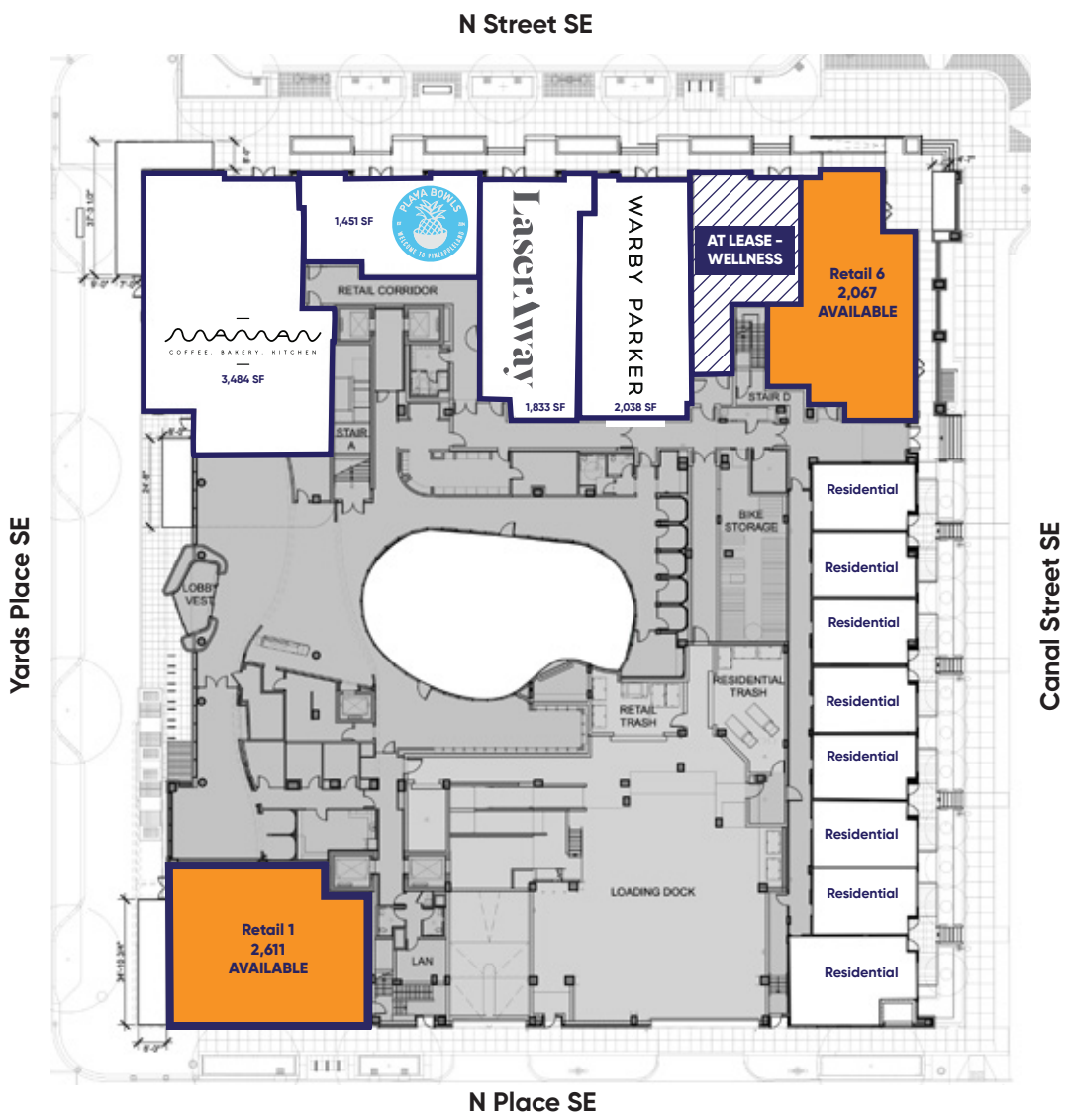
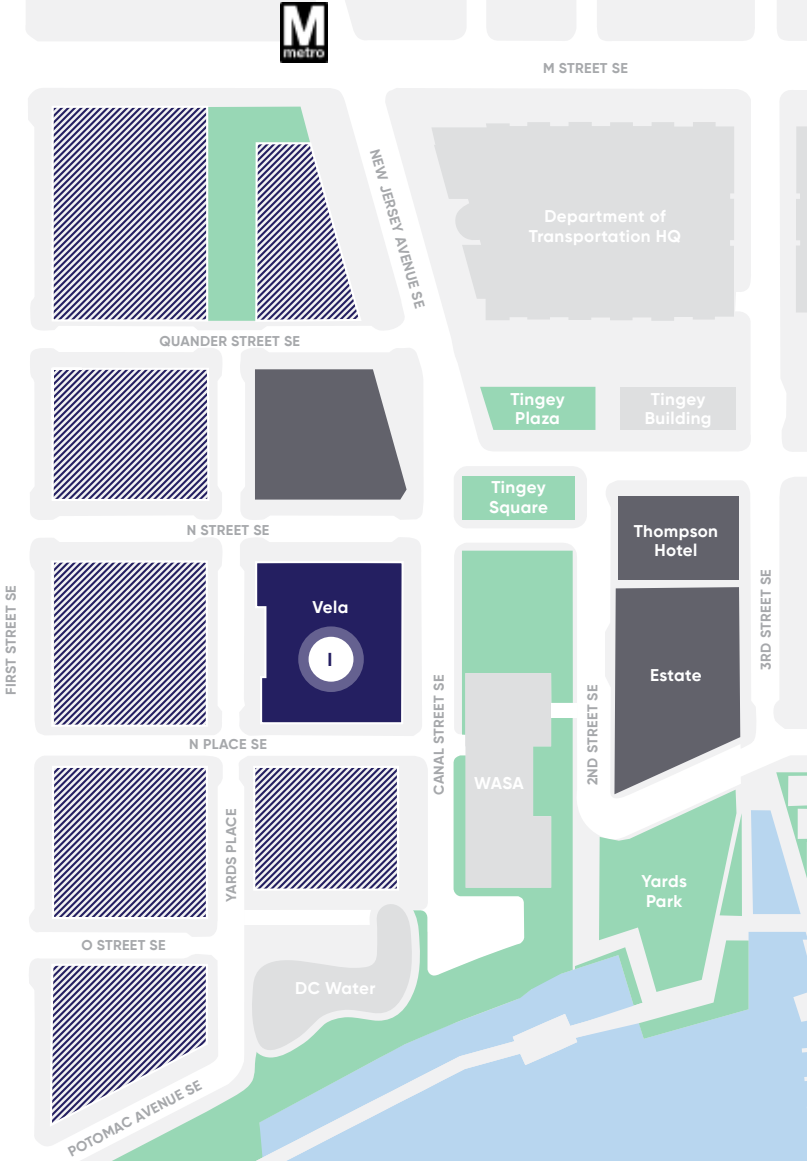
# 1300 Yards Place SE

**13,363** SF Retail  
**379** Apartments

Status:  
Under Construction

Building Opening:  
September 2023

Retail Shell Delivery:  
July 2023





Parcel H

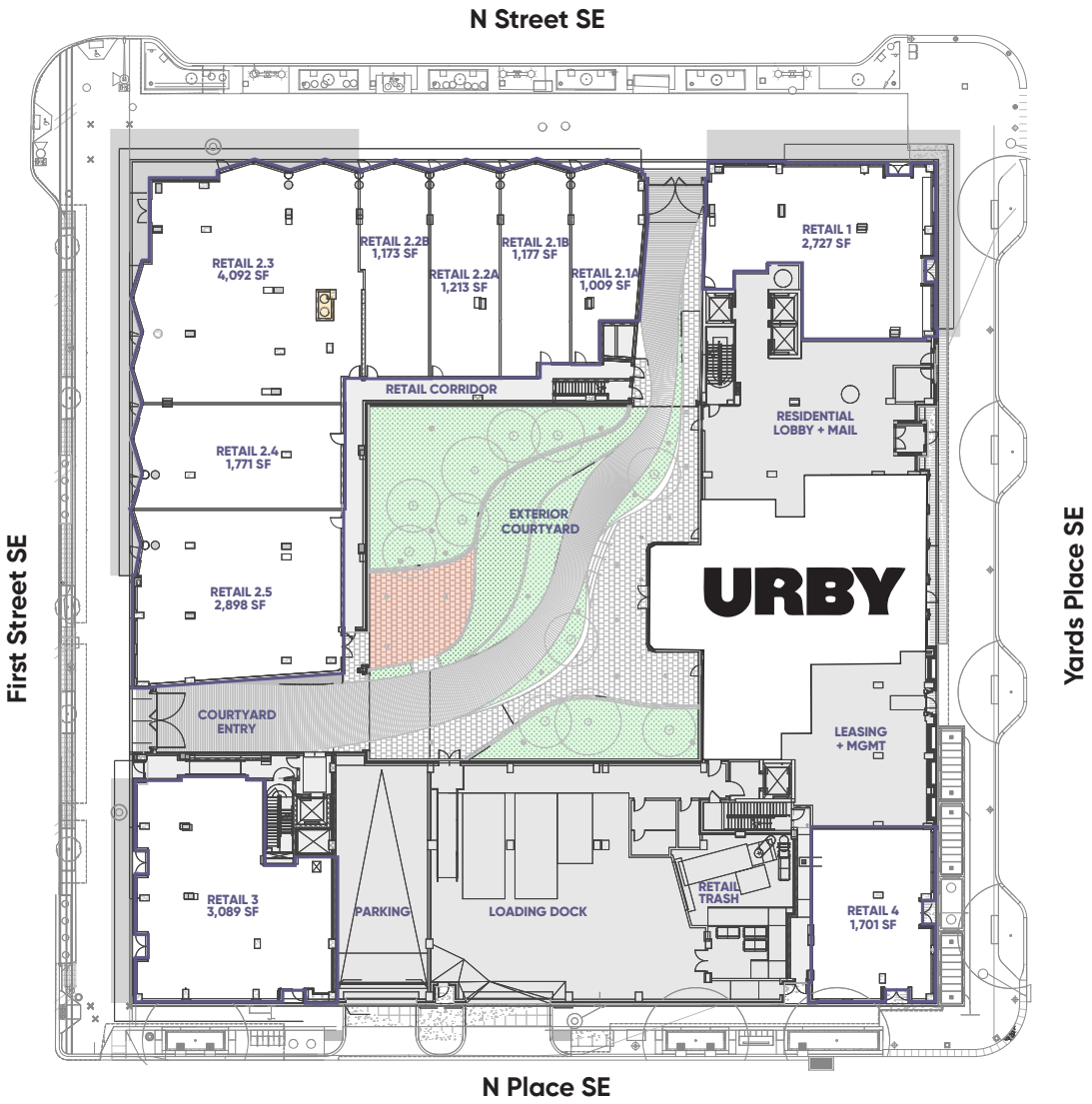
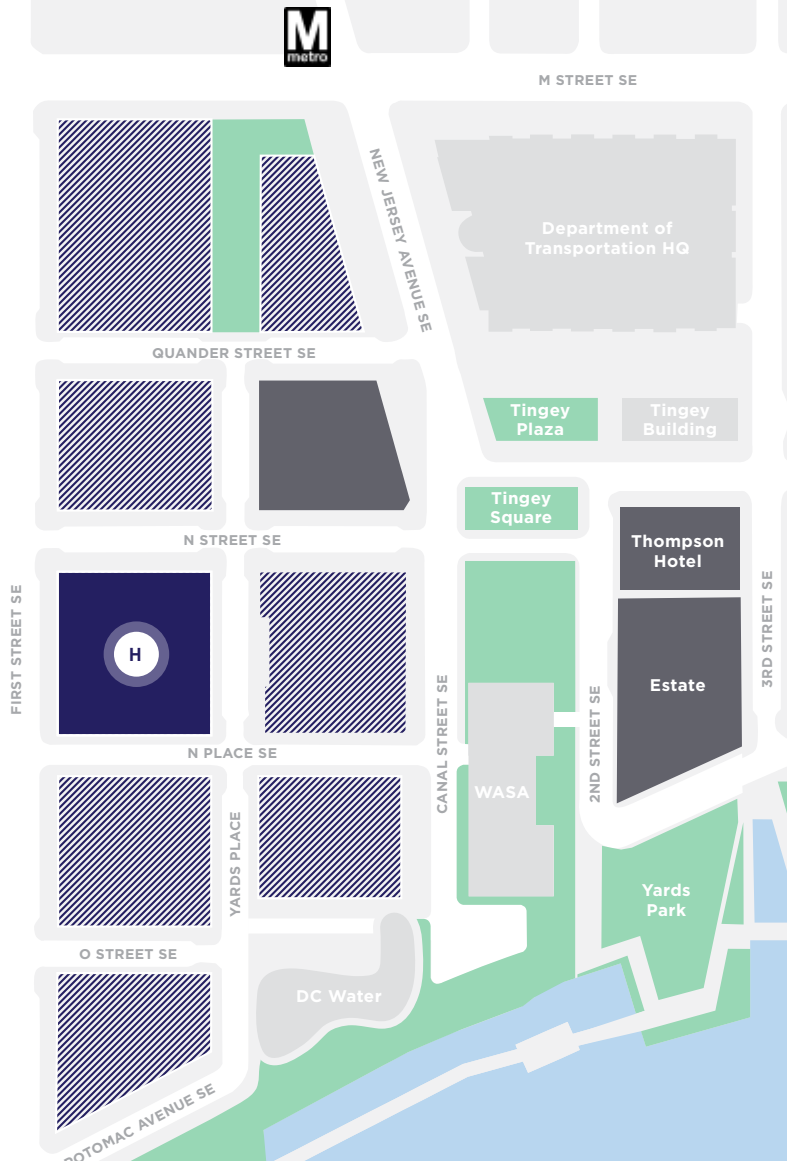
Parcel H

21,000 SF Retail  
466 Apartments

Status:  
Under Construction

Building Opening:  
Q4 2025

Retail Shell Delivery:  
Q2 2025





# Twelve12

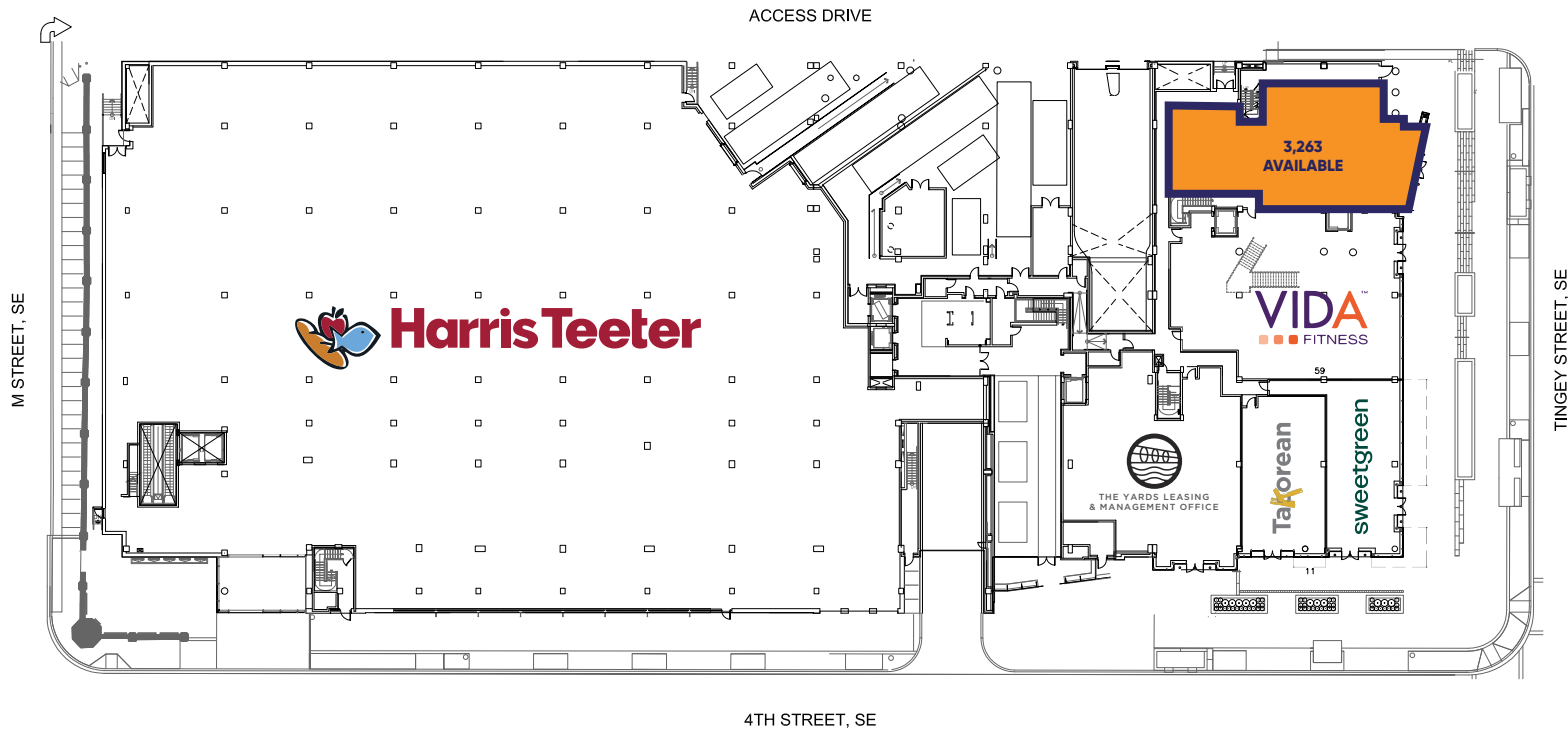
**3,263** SF Retail

**Status:**

Delivering

**Retail Shell Delivery:**

2nd Generation Space





The Yards is the epicenter of the southeast waterfront, with growing residential and office populations eager to spend time and money in this dynamic urban hub. As DC’s fastest growing neighborhood, The Capitol Riverfront features ten acres of parks, 6.6 million square feet of office space (and 460,000 square feet under construction), and 7,100 residential units, with 5,300 more to come.

59% population growth in the past decade

The Yards’ trade areas are populated by **affluent residents with ample disposable income** for expenses ranging from home furnishings to apparel.



WITHIN 15-MIN WALK

POPULATION (2020)	16,333
POPULATION GROWTH (2024)	22,541
AVERAGE HH INCOME	\$106,726
AVERAGE AGE	34.2
% BACHELORS DEGREE +	71%
DAYTIME POPULATION	35,312
LIFESTYLE SEGMENTS	Metro Renters Laptops & Lattes
CAPITOL RIVERFRONT DEVELOPMENT	7.3M SF office space + 1.7M pipeline 13, 608 residential units with 1,179 under construction + 5,000 planned 1,422 hotel keys
MAJOR EMPLOYERS	Navy Yard, DOT, NAB, Chemonics

Metro Renters

Spend freely on fashionable clothing and the very latest gadgets

Seek out new adventures, explore local arts and culture, and take on new hobbies

Grocery shop at Whole Foods or Trader Joe’s and buy organic



Laptops & lattes

Constantly use their laptops, iPads, and mobile phones to stay connected

Spend money on cool clothes, dining out, travel, and hitting the spa

Exercise regularly and prefer organic food, purchasing groceries at higher-end markets







# THE YARDS

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