

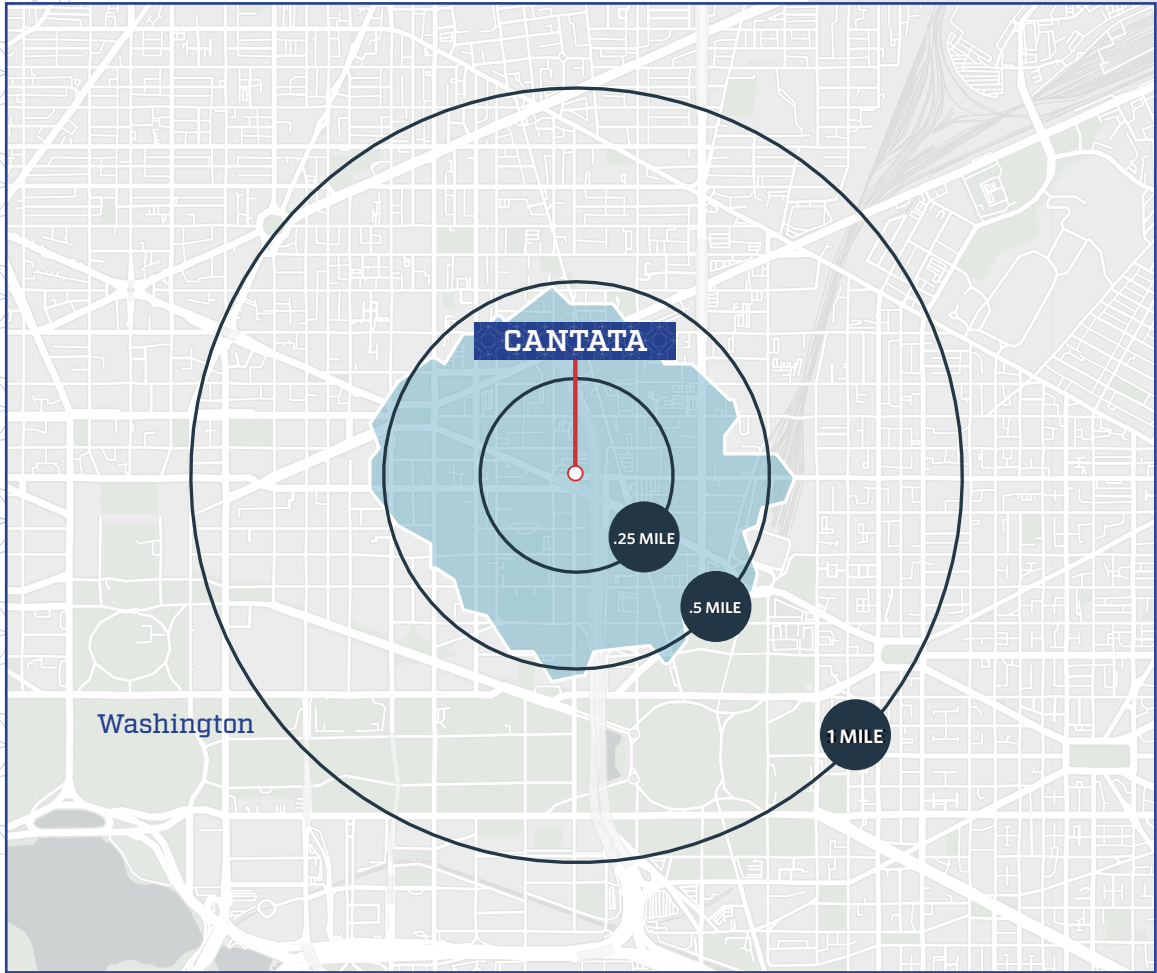
CANTATA

801 3rd St NW, Washington, DC 20001

- 9,666 SF (DIVISIBLE) OF GROUND LEVEL RETAIL AVAILABLE AT CANTATA: 257 UNIT BUILDING WITH LUXURY STUDIO, 1 & 2 BEDROOM APARTMENTS IN MOUNT VERNON TRIANGLE NEIGHBORHOOD.
- IN CLOSE PROXIMITY TO MASSACHUSETTS AVE NW (24,300 ADT), NEW YORK AVE NW (30,100 ADT) AND H ST NW (30,227 ADT).
- AVERAGE HOUSEHOLD INCOME OF \$173,530 WITHIN 1-MILE RADIUS.
- TARGETING MEDICAL/OFFICE USERS: VETERINARY, DENTIST, AND URGENT CARE.



LOCATION & demographics



demographics | 2022:

WALKTIME

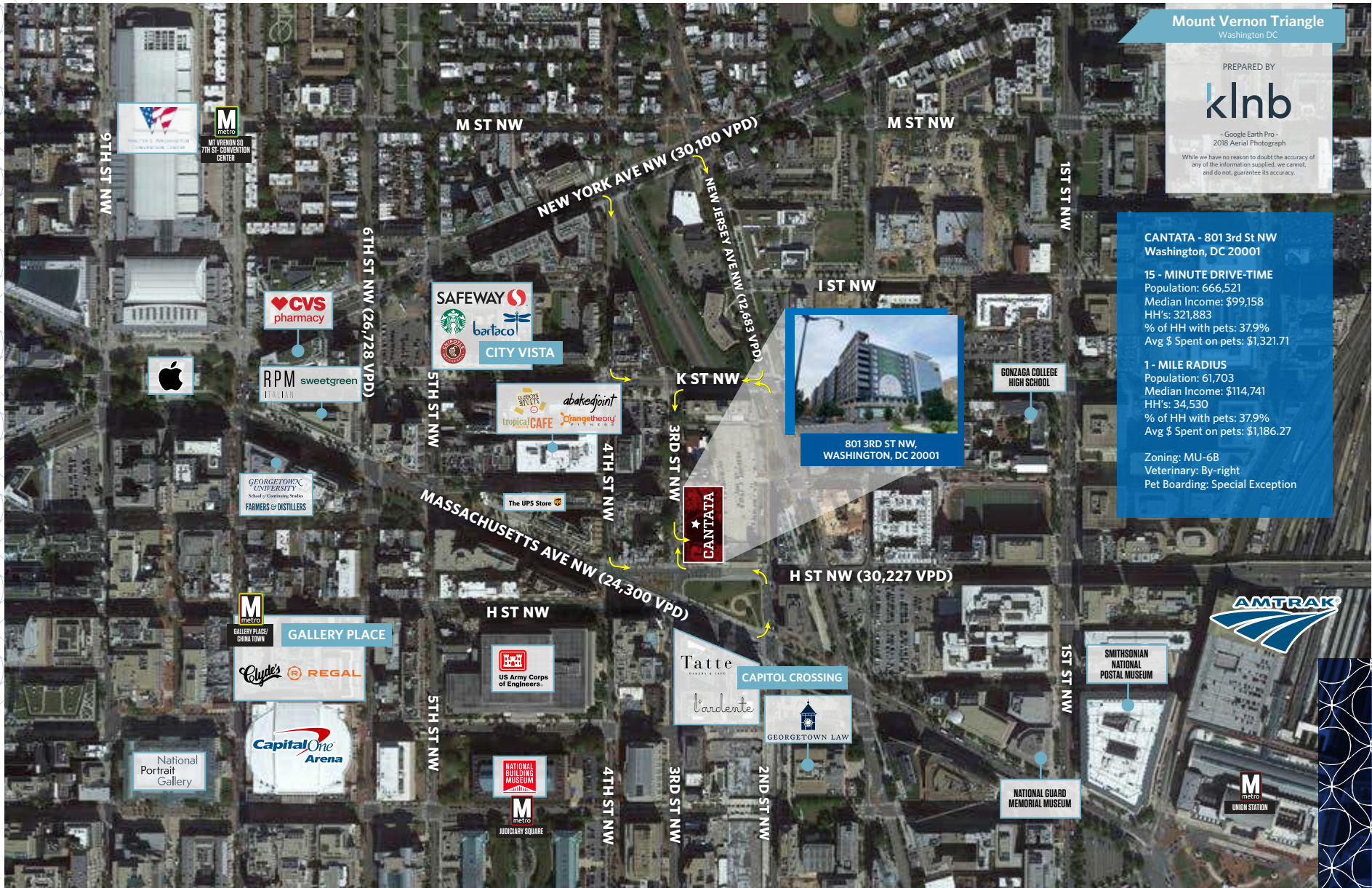
10-Min	.25-Mile	.5-Mile	1-Mile	
Population	14,536	6,936	17,162	61,703
Daytime Population	83,137	19,282	87,379	253,620
Households	8,783	4,522	10,255	34,530
Average HH Income	\$157,883	\$149,938	\$148,914	\$170,738

traffic counts | 2022:

Massachusetts Ave NW	24,416 ADT
H St NW	47,824 ADT

[CLICK FOR DEMOS](#)

MARKET aerial



CLOSE-UP aerial



CLOSE-UP aerial



SITE plan

OPTION A

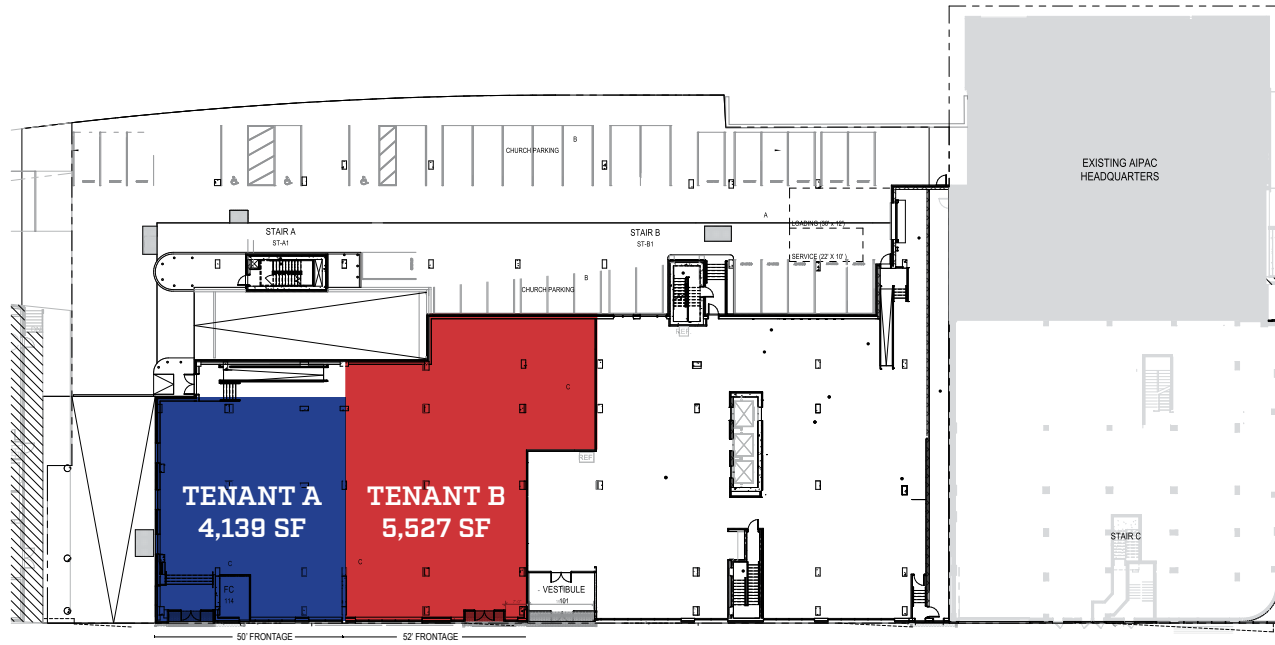


Square Footage	9,666 SF
Frontage	102'
Ceiling Heights	12' 10"
Timing	Immediate
NNNS	~\$15 PSF



SITE plan

OPTION B



H STREET

3RD STREET

TENANT A:	
Square Footage	4,139 SF
Frontage	50'
Ceiling Heights	12' 10"
Timing	Immediate
NNs	~\$15 PSF
TENANT B:	
Square Footage	5,527 SF
Frontage	52'
Ceiling Heights	12' 10"
Timing	Immediate
NNs	~\$15 PSF



RENDERINGS & photos



CANTATA

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