

klnb

FOR SALE OR LEASE

517 H ST NE

Washington, DC 20002

SALES

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LEASING

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Prior tenant's build-out

Executive Summary



The Offering

KLNB is pleased to present for sale or lease 517 H St NE, a 2,472 SF building centrally located within the bustling H St Corridor. The property, with two floors plus lower-level, is currently vacant and was formerly occupied by a bar and restaurant called DC Harvest which had occupied this location since 2013. Having recently been vacated, this second-generation space is in good condition and provides an excellent opportunity for an owner/user or new tenant to open a location with minimal work required. With an abundance of bars, restaurants, and residences, this rapidly growing corridor creates a live-work-play environment with excellent commuter access due its proximity to Union Station and trolley line that passes in front of the property. Within a block of the property are a number of national retailers including Nando's Peri-Peri, Cava, Corepower Yoga Chase bank, and Nike. Also, the property sits caddy-corner from a The Apollo, recently developed 431-unit luxury residential building anchored by Whole Foods on the ground floor. 517 H St NE offers a unique opportunity for an owner/user or new tenant to occupy a quality asset within a dense and vibrant neighborhood.

517 H ST NE, WASHINGTON, DC 20002

PRICE

SALE: **\$1,325,000**

LEASE: **Contact Listing Agent**

RENTABLE AREA

2,472 SF

935 SF
1ST FLOOR

935 SF
2ND FLOOR

602 SF
LOWER LEVEL

OCCUPANCY

Vacant
(2nd Gen Restaurant)

LAND AREA

1,400 SF

ZONING

NMU-4/H-H

FAR

2.5/3.0 (IZ)
TOTAL

YEAR BUILT/RENOVATED

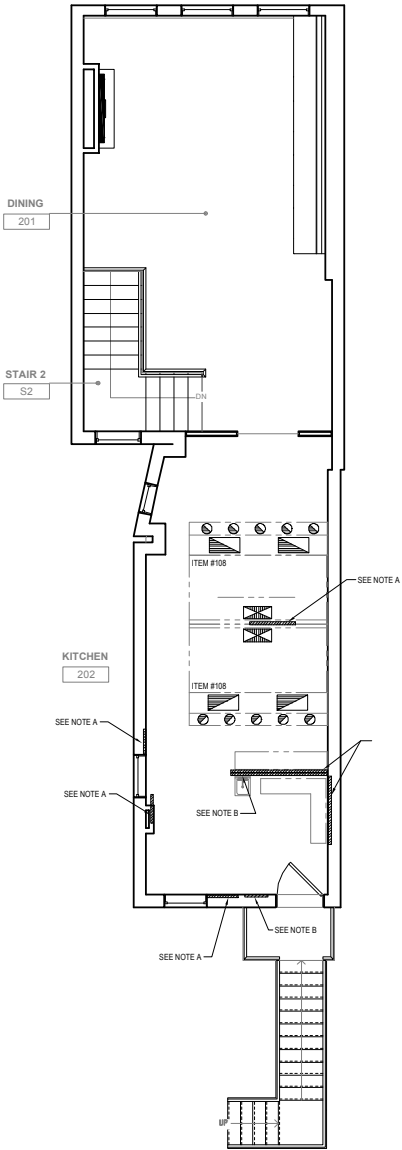
1910 / 2014

PARCEL

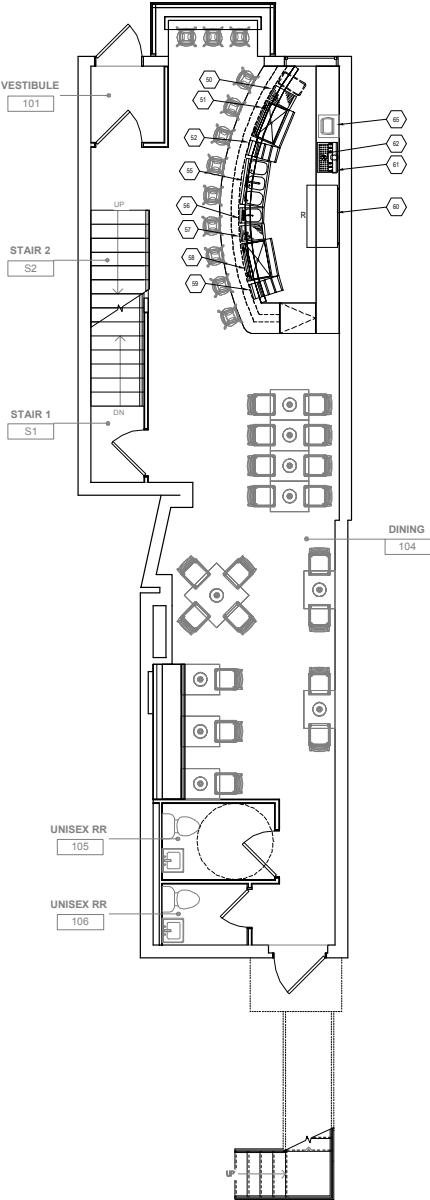
0833-0805

Floor Plans

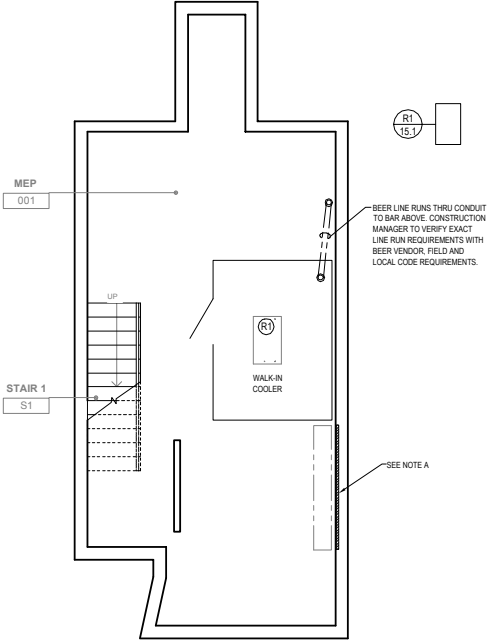
Second Floor
935 SF

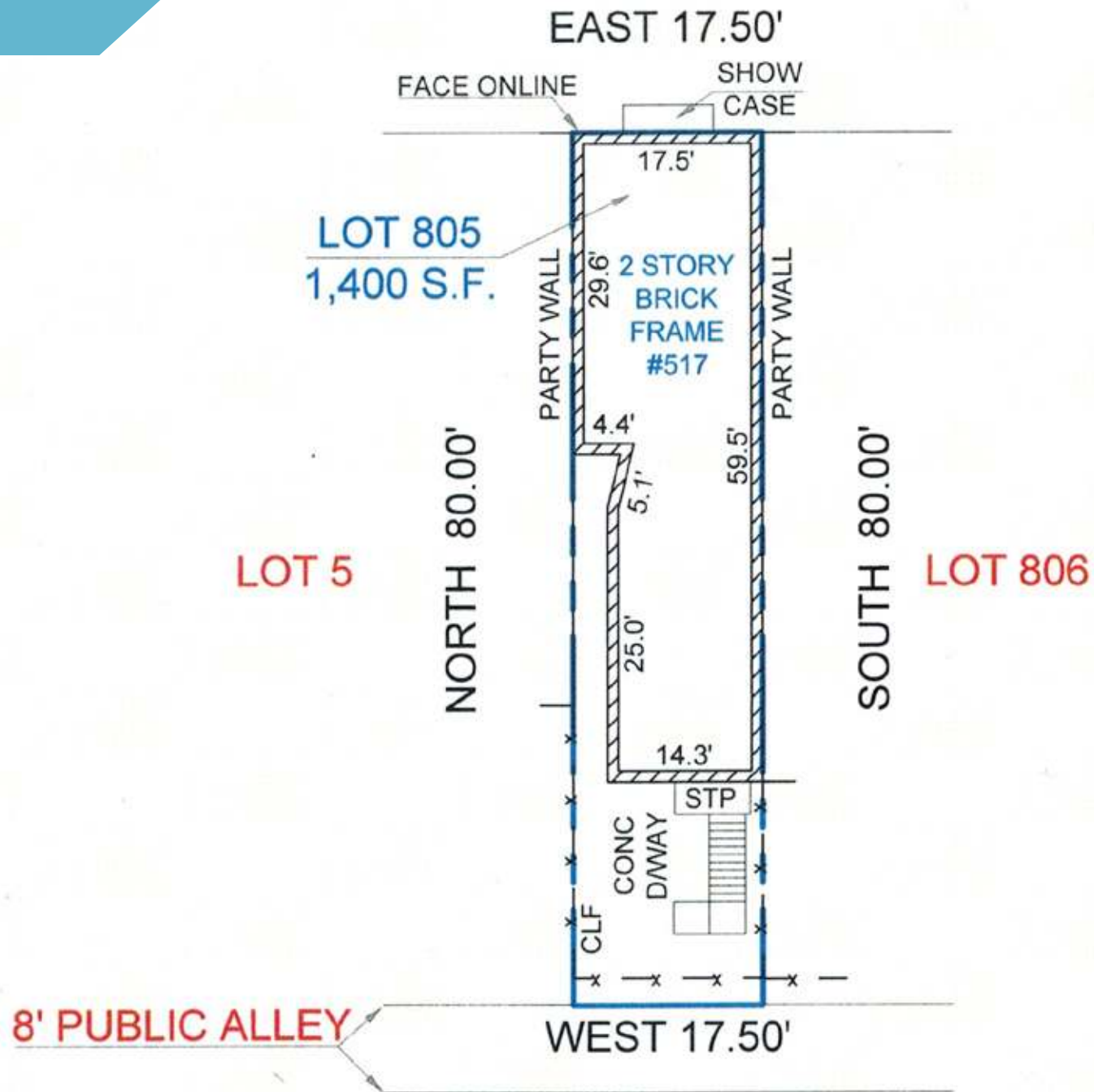


Ground Floor
935 SF



Lower Level
602 SF





Bird's Eye View

5th Street NE

6th Street NE



H STREET STREETCAR

H STREET STREETCAR

H Street NE



UNION STATION
(7 MINUTE WALK)



517 H ST NE

Neighborhood Aerial

UNIONSTATION
WASHINGTON D.C.



3RD ST NE

4TH ST NE

6TH ST NE

7TH ST NE

8TH ST NE

1ST NE



360 H STREET
215 UNITS



District Pizza & Kabob

THE APOLLO
431 UNITS



THE LITTLE
GRAND
SOLID STATE
BOOKS

WYDOWN
FANCY
SUGAR

NIKE
18,000 SF
NOW OPEN!



H ST NE

barre3



202 DENTAL
CARE
ALLCARE



CHASE

517 H ST NE



CAVA

G ST NE

WELLS FARGO
OrangeTheory
FITNESS

ANTHOLOGY
APARTMENTS
307 UNITS



CVS
pharmacy

Po Boy
Fresca
Jim
BAR & GRILL J & V
PAWN SHOP

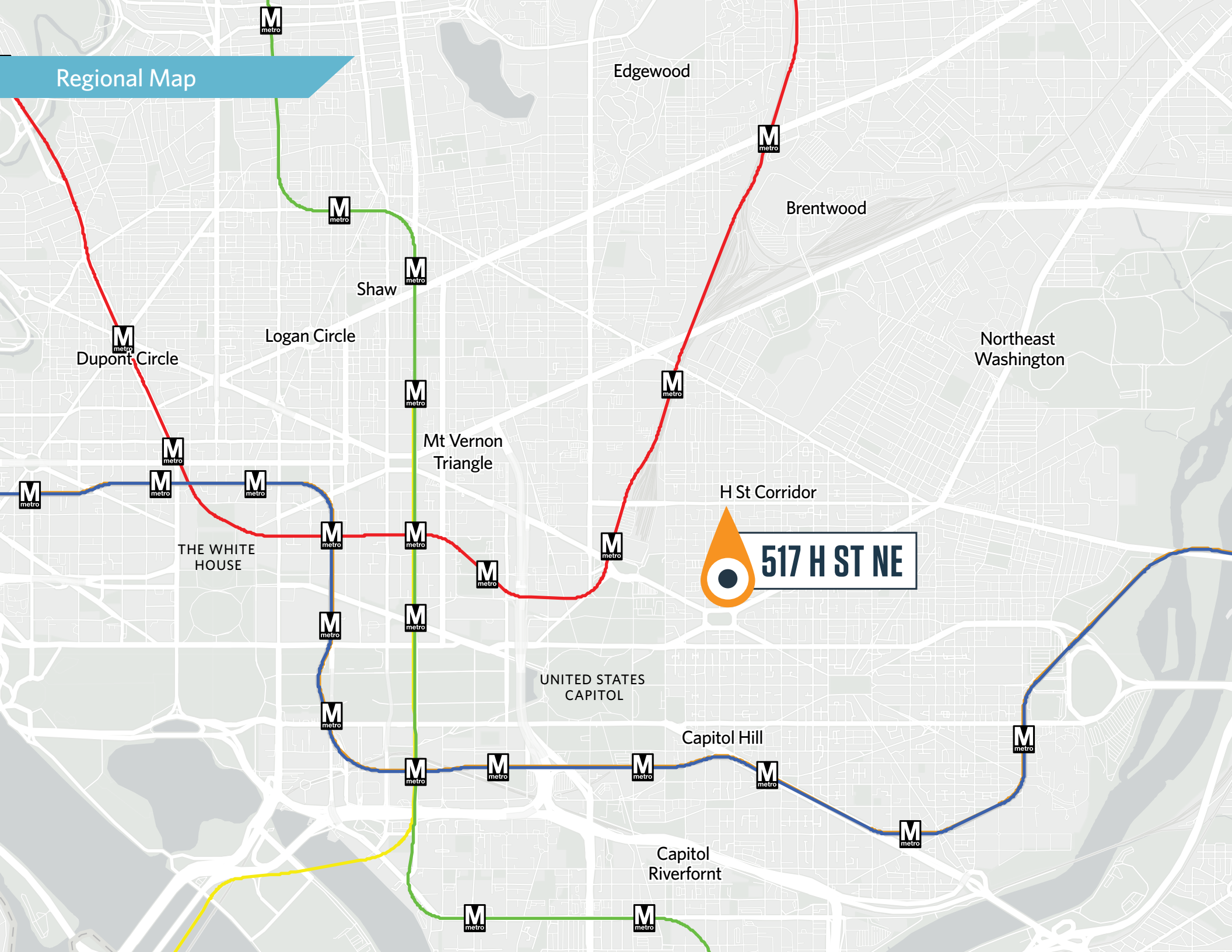
4TH ST NE

5TH ST NE

6TH ST NE

MORRIS PL NE

Regional Map



H Street Corridor

The H Street NE neighborhood has historically been one of Washington DC's busiest commercial districts, notably having the first Sears Roebuck store in the district prior to World War II. Recently undergoing revitalization in the 21st century, H Street NE is again one of the most vibrant corridors in the District. This is largely as a result of the 2002 DC Office of Planning community-based initiative focusing on strategic development on H Street. The initiative categorized the corridor into three distinct districts, The Arts & Entertainment, Central Retail, and Western Gateway: The Hub and Urban Living Districts. 517 H Street is positioned in the Western Gateway District between North Capitol and 7th Street NE. The Western Gateway is home to a majority of residential development and is largely known as the entrance to the H Street Corridor with ease of access to the major transit hub of Union Station.

A neighborhood flush with retail, entertainment, residential, and office, H Street in recent years has established itself as one of the most sought-after neighborhoods in DC due to its live/work/play environment. H Street Corridor is positioned between some of the most recognizable and growing markets in Washington DC – Capitol Hill, Union Market, and Downtown DC. As a result of the recent major capital influx into the area, there have been nearly 2,000 residential units built in the neighborhood since 2016, with notable retail anchors calling the community home, including Whole Foods and Giant. Restaurants in the submarket earning themselves Michelin stars include Maketto, Fancy Radish, and Cane with arts and entertainment venues such as Atlas Theater and Focus Social Club topping the list.

Photo: H Street NE, seen from the roof of The Apollo luxury apartment building.



2,600+

Residential Units in
Development Pipeline

2,000

Residential Units
Constructed since 2016

60,000

Employees in the
Zip Code



30,000 SF
Store Opened
in 2013



44,000 SF
Store Opened
in 2017

dcstreetcar
Re-opened in 2016

6 Michelin
Starred Restaurants



1.85% Annual Growth Rate
within 0.25 Miles
Last 10 Years

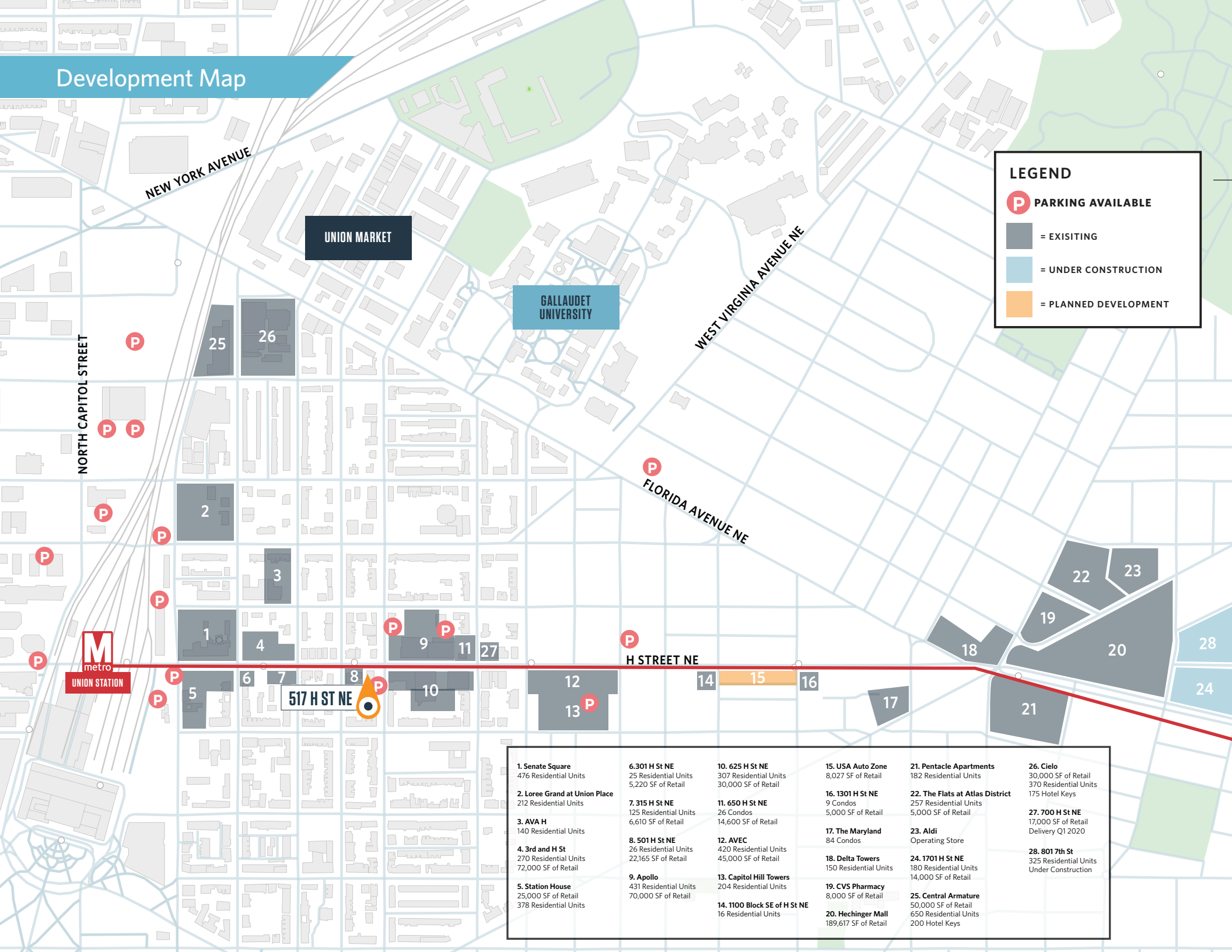
Located Centrally between
**CHINATOWN, CAPITOL HILL
& UNION MARKET**



Neighborhood Developments



Development Map

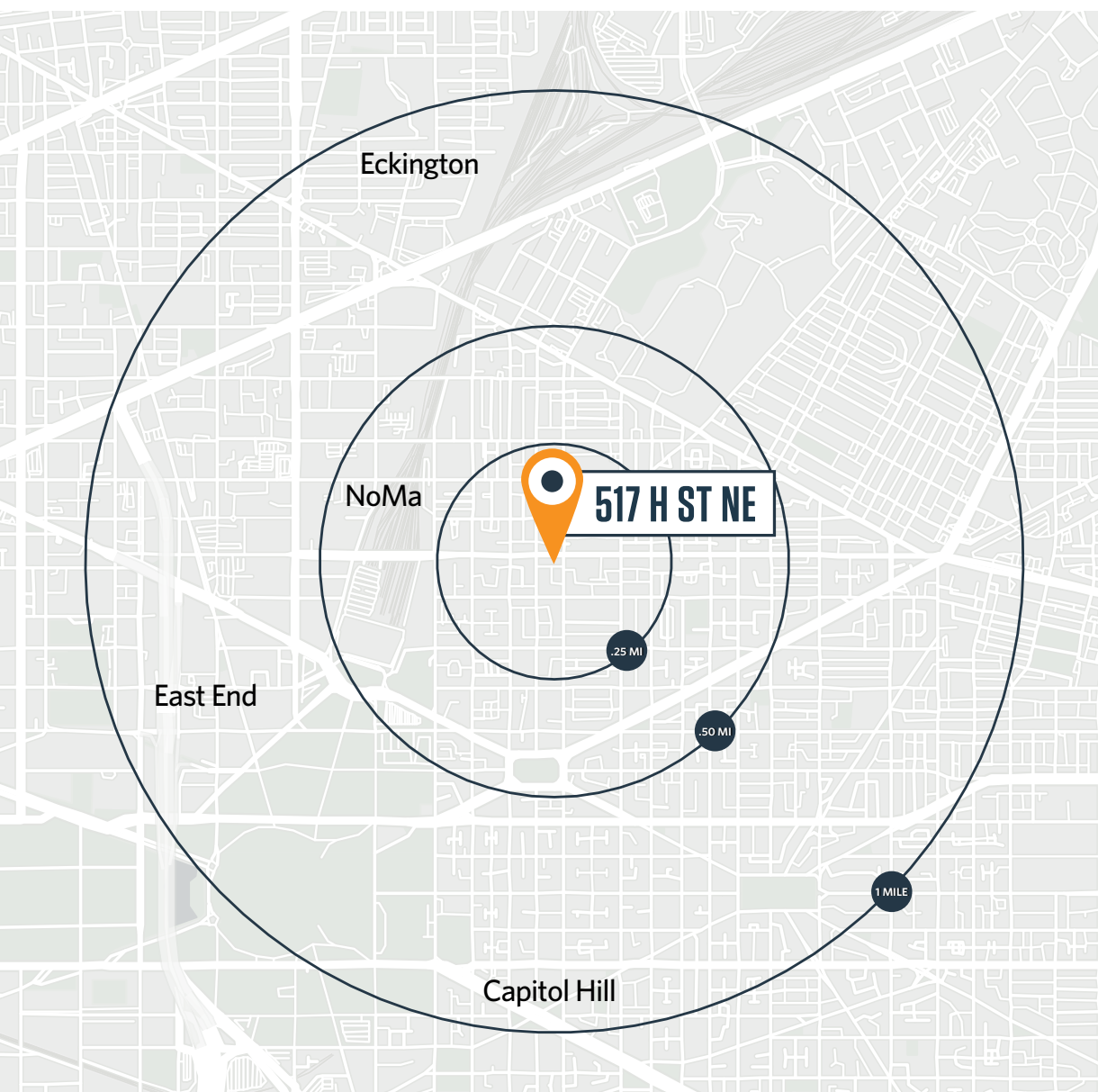


LEGEND





-  **P** PARKING AVAILABLE
-  = EXISTING
-  = UNDER CONSTRUCTION
-  = PLANNED DEVELOPMENT

- | | | | | | |
|--|---|---|--|--|---|
| 1. Senate Square
476 Residential Units | 6. 301 H St NE
25 Residential Units
5,220 SF of Retail | 10. 625 H St NE
307 Residential Units
30,000 SF of Retail | 15. USA Auto Zone
8,027 SF of Retail | 21. Pentacle Apartments
182 Residential Units | 26. Cielo
30,000 SF of Retail
370 Residential Units
175 Hotel Keys |
| 2. Loree Grand at Union Place
212 Residential Units | 7. 315 H St NE
125 Residential Units
6,610 SF of Retail | 11. 650 H St NE
26 Condos
14,600 SF of Retail | 16. 1301 H St NE
9 Condos
5,000 SF of Retail | 22. The Flats at Atlas District
257 Residential Units
5,000 SF of Retail | 27. 700 H St NE
17,000 SF of Retail
Delivery Q1 2020 |
| 3. AVA H
140 Residential Units | 8. 501 H St NE
26 Residential Units
22,165 SF of Retail | 12. AVEC
420 Residential Units
45,000 SF of Retail | 17. The Maryland
84 Condos | 23. Aldi
Operating Store | 28. 801 7th St
325 Residential Units
Under Construction |
| 4. 3rd and H St
270 Residential Units
72,000 SF of Retail | 9. Apollo
431 Residential Units
70,000 SF of Retail | 13. Capitol Hill Towers
204 Residential Units | 18. Delta Towers
150 Residential Units | 24. 1701 H St NE
180 Residential Units
14,000 SF of Retail | |
| 5. Station House
25,000 SF of Retail
378 Residential Units | | 14. 1100 Block SE of H St NE
16 Residential Units | 19. CVS Pharmacy
8,000 SF of Retail | 25. Central Armature
50,000 SF of Retail
650 Residential Units
200 Hotel Keys | |
| | | | 20. Hechinger Mall
189,617 SF of Retail | | |



Demographics



2023 Demographic Summary

	.25 MILE	.50 MILE	1 MILE
 Total Population	6,820	18,146	63,264
 Average Household Income	\$220,688	\$216,273	\$173,288
 Households	3,581	8,740	31,637
 Daytime Population	5,318	31,984	106,790

2023 - 2028 Projected Annual Growth Summary

 Population	0.12%	2.31%	2.74%
 Average Household Income	2.13%	1.59%	1.82%

Disclaimer Notice & Non-Endorsement

Confidentiality Disclaimer

This Investment Memorandum (“Memorandum”) is furnished to prospective purchasers solely to facilitate the purchaser’s consideration of Subject Property. The Memorandum contains proprietary information and was prepared by KLNБ, LLC (“KLNБ”) using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of KLNБ nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of KLNБ or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion thereof; and (d) Arris Realty Capital, LLC is a joint venture between KLNБ, LLC and Columbia National Real Estate Finance, LLC. KLNБ, LLC may receive compensation in the event that KLNБ, LLC, an agent or affiliate thereof, refers you to Arris Realty Capital, LLC; Columbia National Real Estate Finance, LLC, or an affiliate thereof, for financing of a real estate transaction.

This Memorandum does not purport to be all-inclusive or to contain all the information which prospective purchasers may desire and is a summary upon which prospective purchasers are not entitled to rely. Certain documents

and materials are described herein in summary form. The summaries are not complete descriptions of the documents and materials. Interested parties are expected to review all such documents and materials independently. Market financial projections are provided for reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of KLNБ and are, therefore subject to material variation. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser’s independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, KLNБ nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents.

This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through KLNБ. The sellers and KLNБ expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.



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THE IN FOR MARKET INSIGHT

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