

klnb

FOR SALE OR LEASE

517 H ST NE

Washington, DC 20002

SALES

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LEASING

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Table of Contents

01

Executive
Summary

02

Floor Plans

03

Survey

04

Bird's
Eye View

05

Neighborhood
Aerial

06

Regional
Map

07

Location
Overview

09

Neighborhood
Developments

10

Development
Map

11

Demographics



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: **\$1,220,000**

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

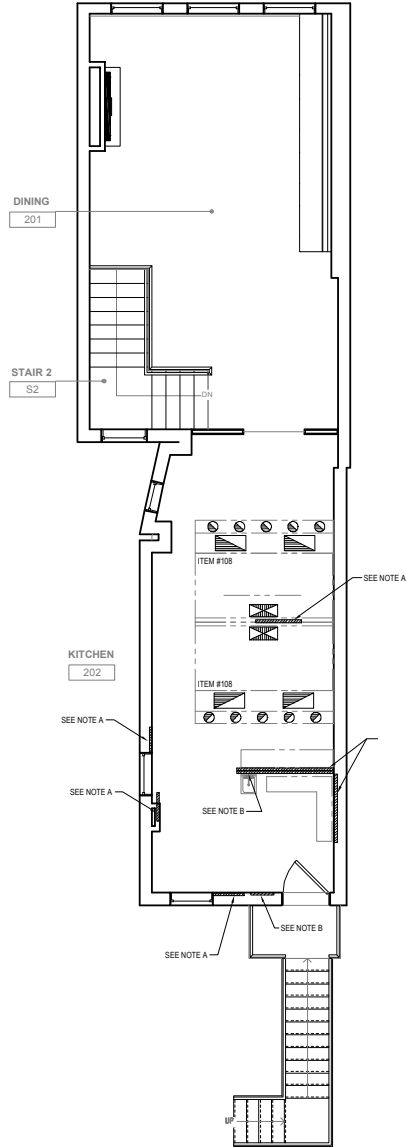
1910 / 2014

PARCEL

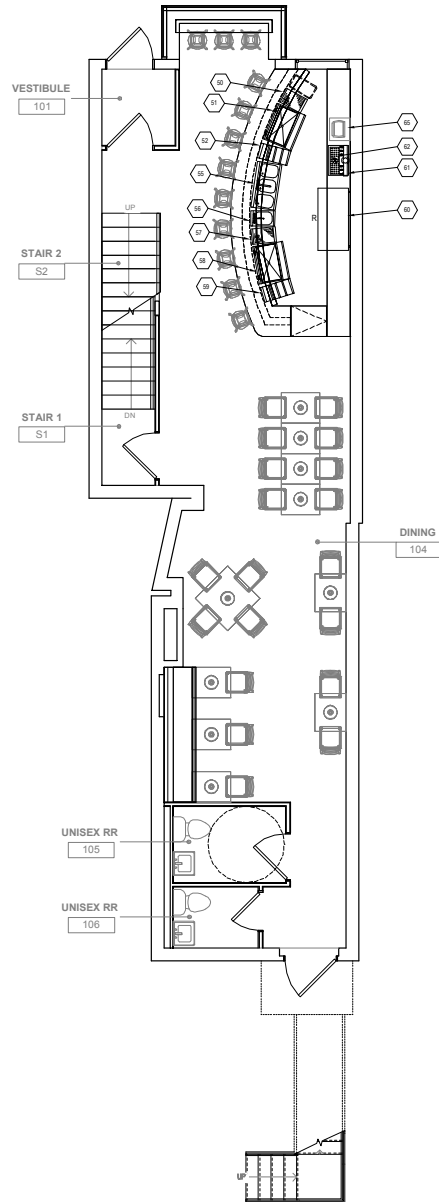
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Floor Plans

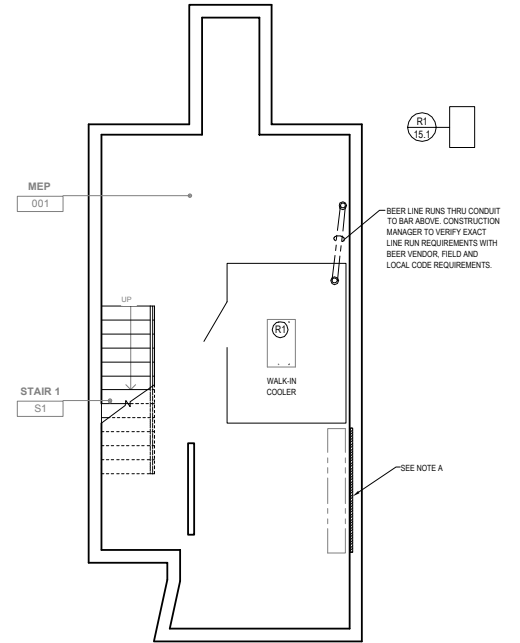
Second Floor 935 SF



Ground Floor 935 SF



Lower Level 602 SF



Bird's Eye View

5th Street NE

6th Street NE



H STREET STREETCAR

H Street NE

H STREET STREETCAR



UNION STATION
(7 MINUTE WALK)



517 H ST NE

Neighborhood Aerial

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

NIKE
18,000 SF
NOW OPEN!



UNIONSTATION
WASHINGTON D.C.



UNION STATION

H ST NE

barre3



CHASE

517 H ST NE

CAVA

WELLS FARGO
Orangetheory FITNESS

CVS
pharmacy



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

ANTHOLOGY
APARTMENTS
307 UNITS

4TH ST NE

5TH ST NE

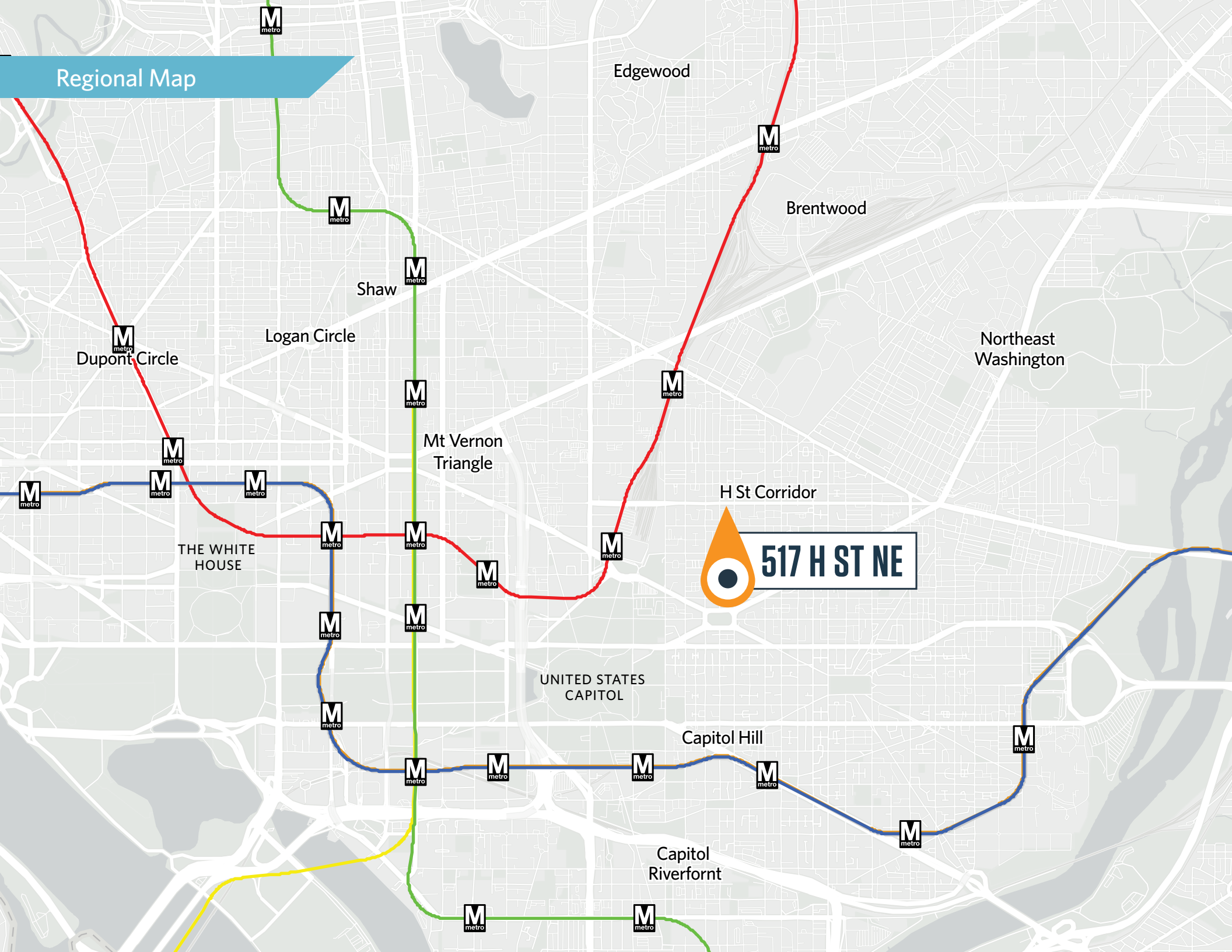
6TH ST NE

MORRIS PL NE



G ST NE

Regional Map



Edgewood

Brentwood

Northeast Washington

H St Corridor

517 H ST NE

UNITED STATES CAPITOL

Capitol Hill

Capitol Riverfront

Shaw

Logan Circle

Dupont Circle

Mt Vernon Triangle

THE WHITE HOUSE

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

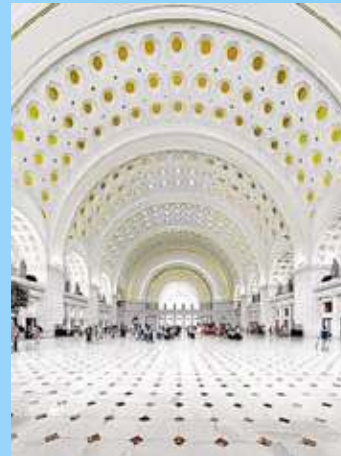
de streetcar Re-opened in 2016

6 Michelin Starred Restaurants



1.85% Annual Growth Rate within 0.25 Miles Last 10 Years

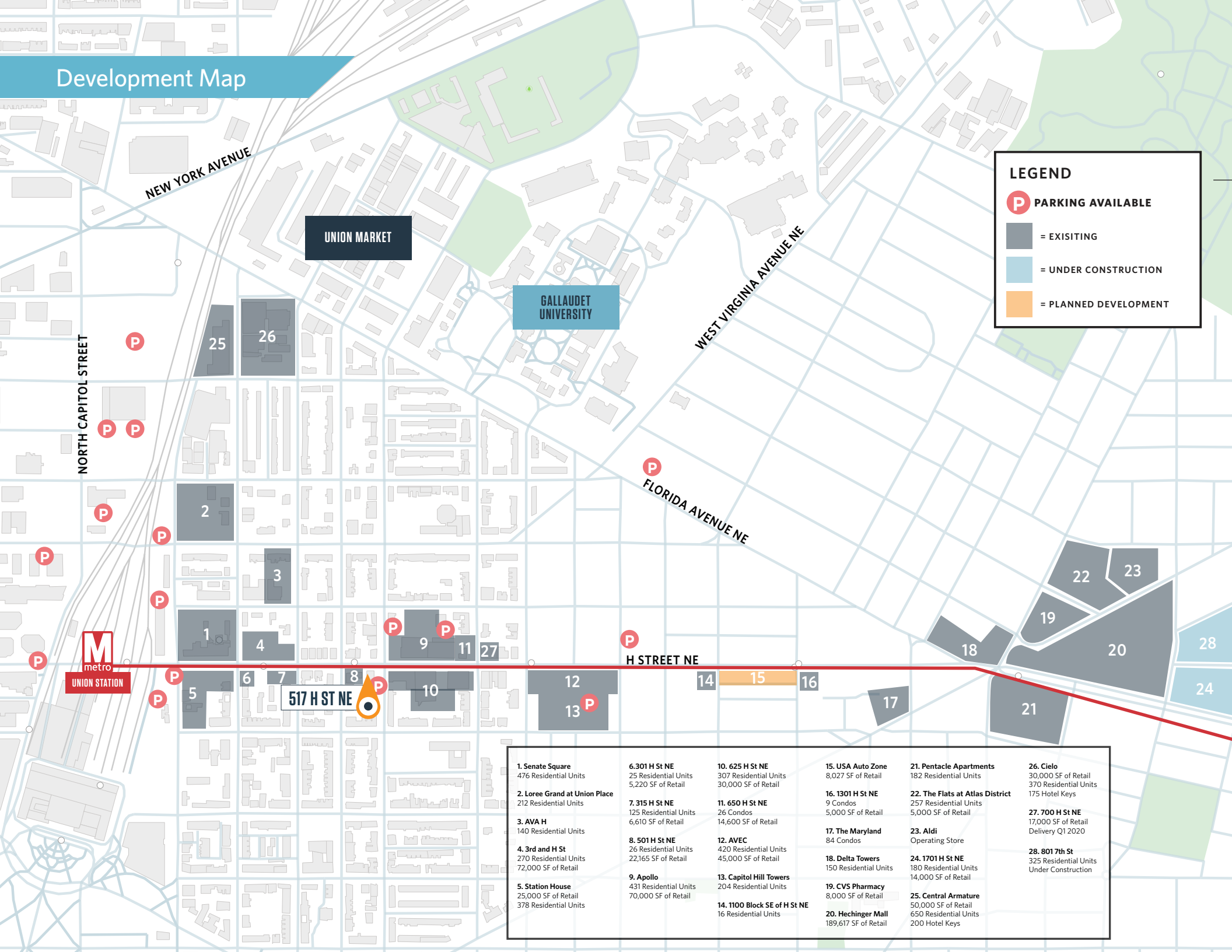
Located Centrally between CHINTOWN, CAPITOL HILL & UNION MARKET



Neighborhood Developments



Development Map



LEGEND

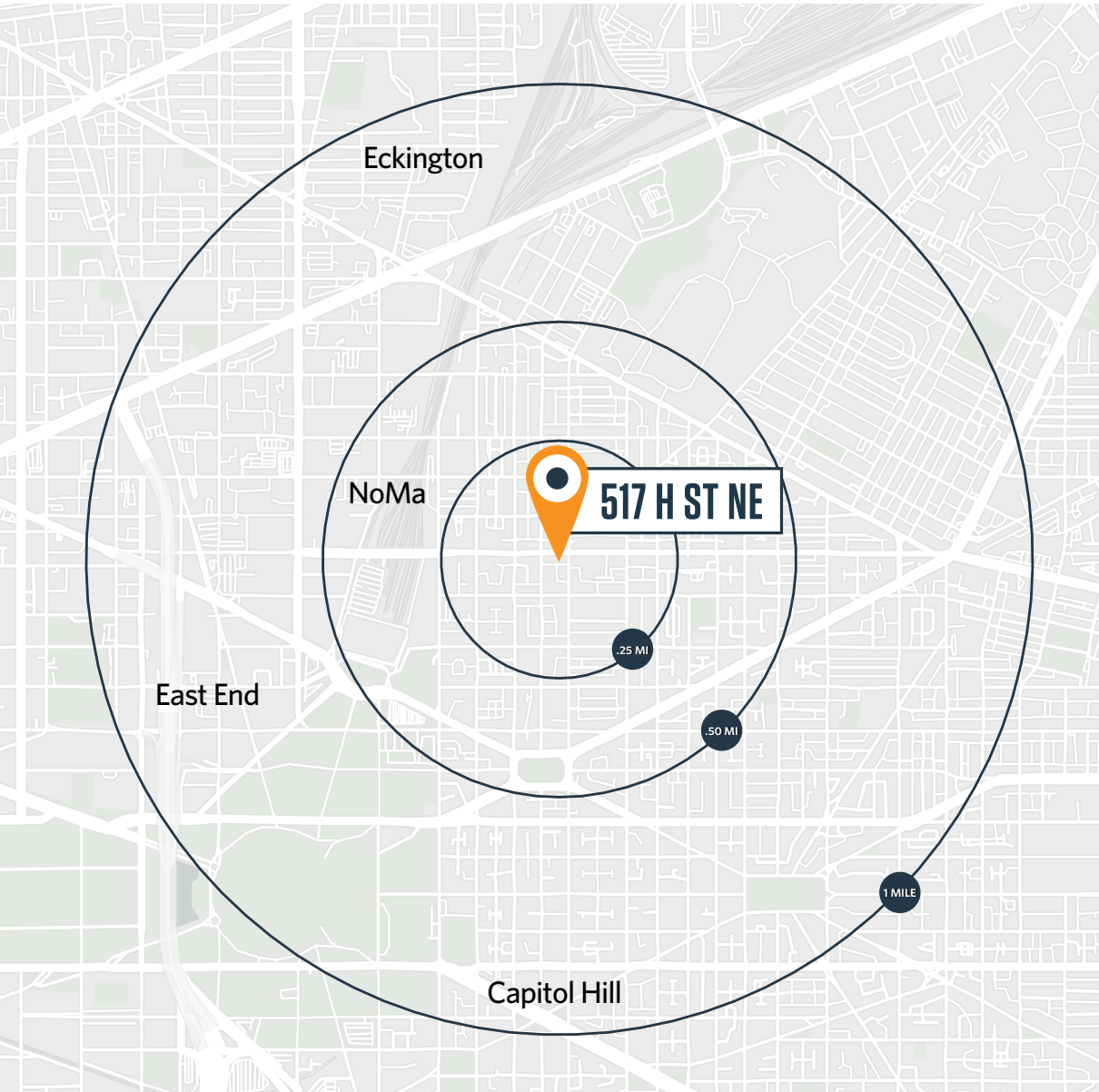
- PARKING AVAILABLE
- = EXISTING
- = UNDER CONSTRUCTION
- = PLANNED DEVELOPMENT

M
metro
UNION STATION





517 H ST NE

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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