

1000

SOUTH CAPITOL

1000 S Capitol St, SE
Washington, DC 20003

Now Delivered in Navy Yard!

NORTH RETAIL

North A - 2,859 SF + Outdoor Seating
Immediately Available

North B - At Lease

SOUTH RETAIL

4,495 SF + Outdoor Seating
Immediately Available
In Search of High-End Restaurant or Cafe



VICTOR SALCIDO
victor@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



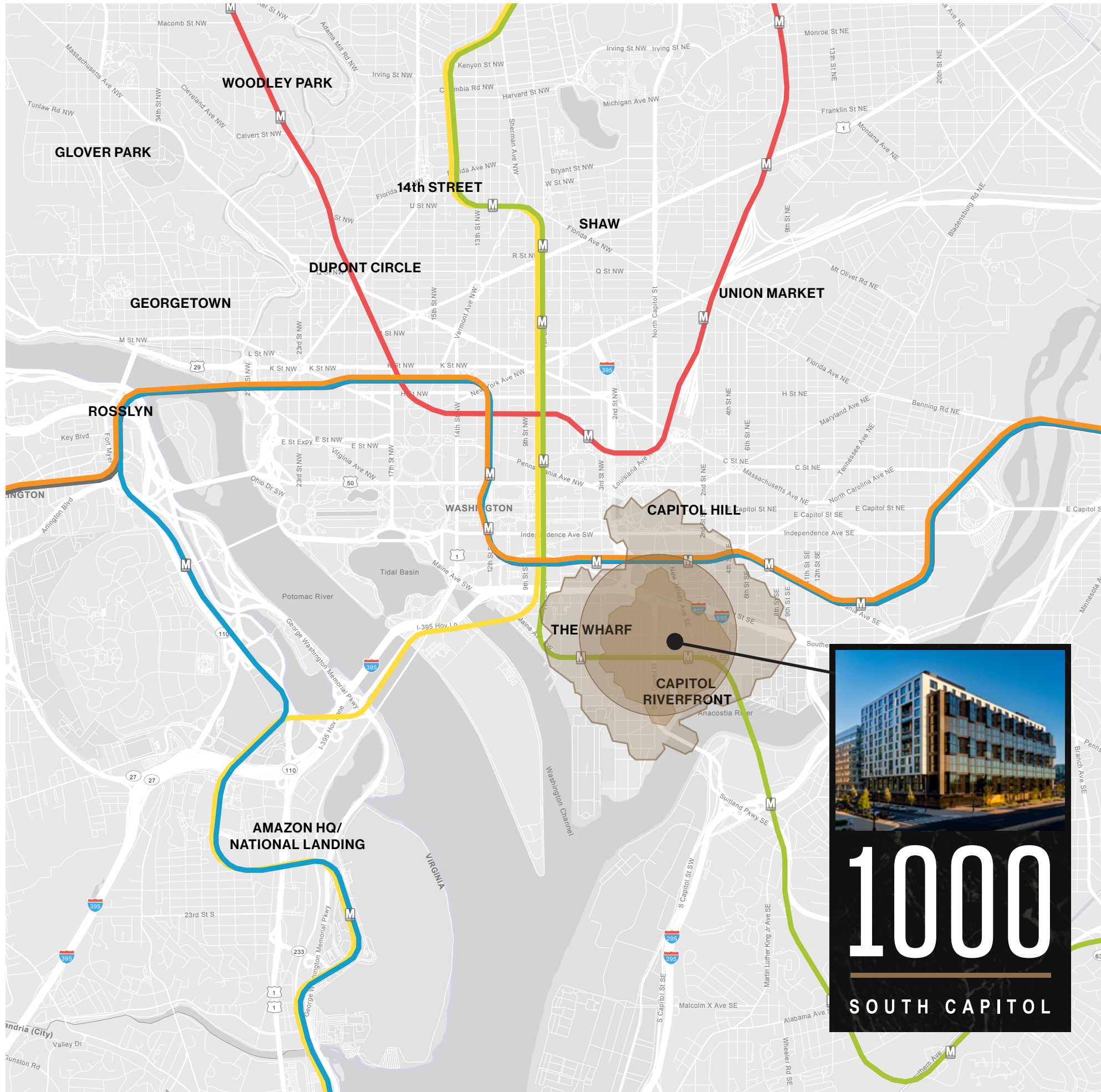
NORTH B
2,251 SF - At Lease

NORTH A
2,859 SF + Outdoor Seating Available

SOUTH
4,495 SF + Outdoor Seating Available

K St SE - 3,688 ADT

S Capitol St SE - 22,168 ADT



1000
SOUTH CAPITOL

A CENTRAL LOCATION

DEMOGRAPHICS

	10 MIN WALK	15 MIN WALK	0.5 MILE RADIUS
POPULATION	16,470	31,806	24,918
HOUSEHOLDS	10,082	19,382	15,476
BACHELORS' DEGREE OR HIGHER	82%	80%	83%
AVERAGE HH INCOME	\$169,153	\$160,723	\$164,973
TOTAL EMPLOYEES	20,862	54,253	27,220
DAYTIME POPULATION	31,515	55,557	37,808

[CLICK HERE FOR DEMOGRAPHIC REPORT](#)

6.2 M SF
of office space

43,000
daytime employees

walk score
92

3 MILLION
visitors annually

TRAFFIC STATS

S CAPITOL ST SE	22,168 ADT
L ST SE	2,263 ADT
K ST SE	3,688 ADT
CAPITAL BIKESHARE	8,709 Monthly
NAVY YARD METRO	6,226 ADR

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

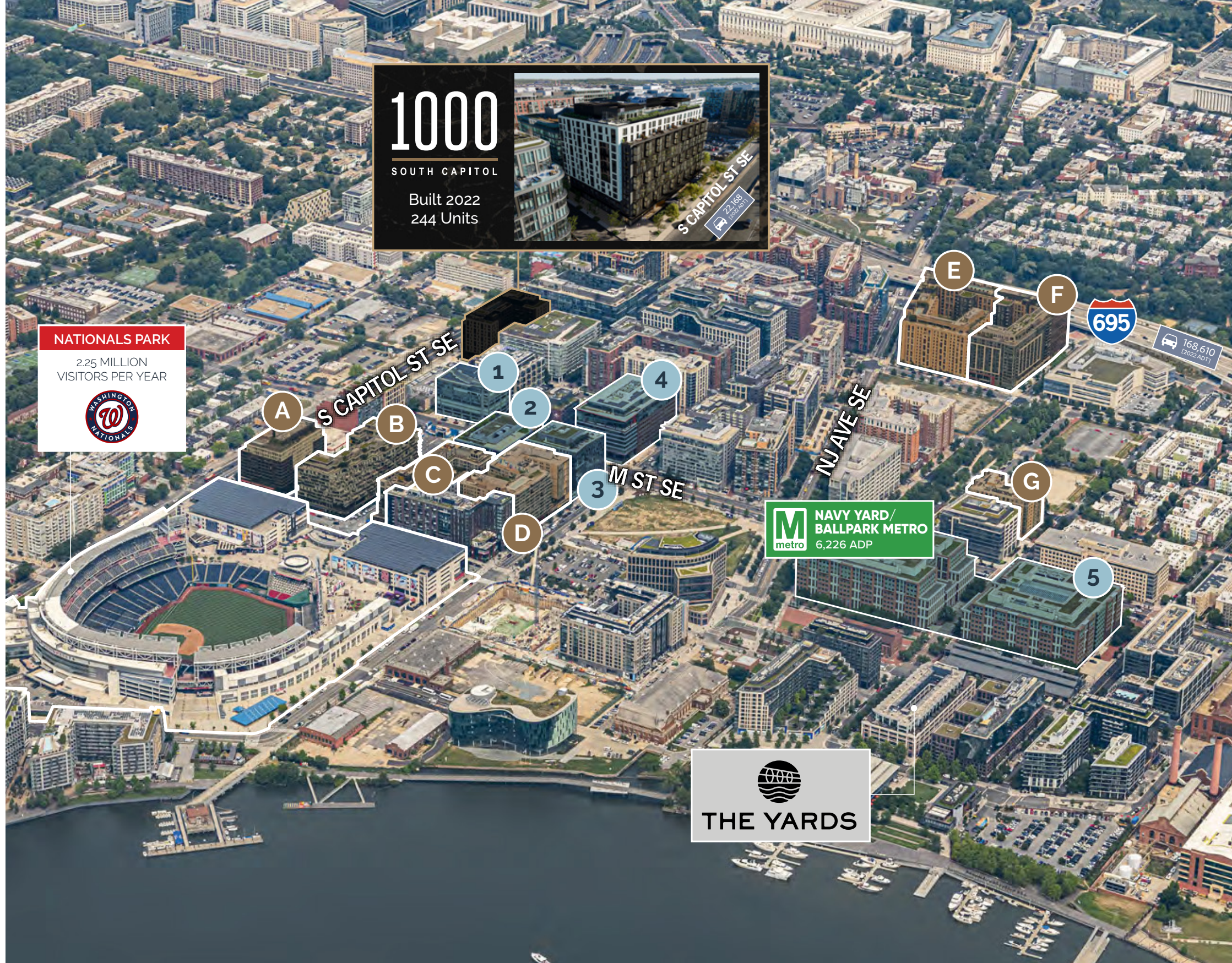
W **81**
home games
per year

25,017
average attendance
per game

THE MARKET



DEVELOPMENTS



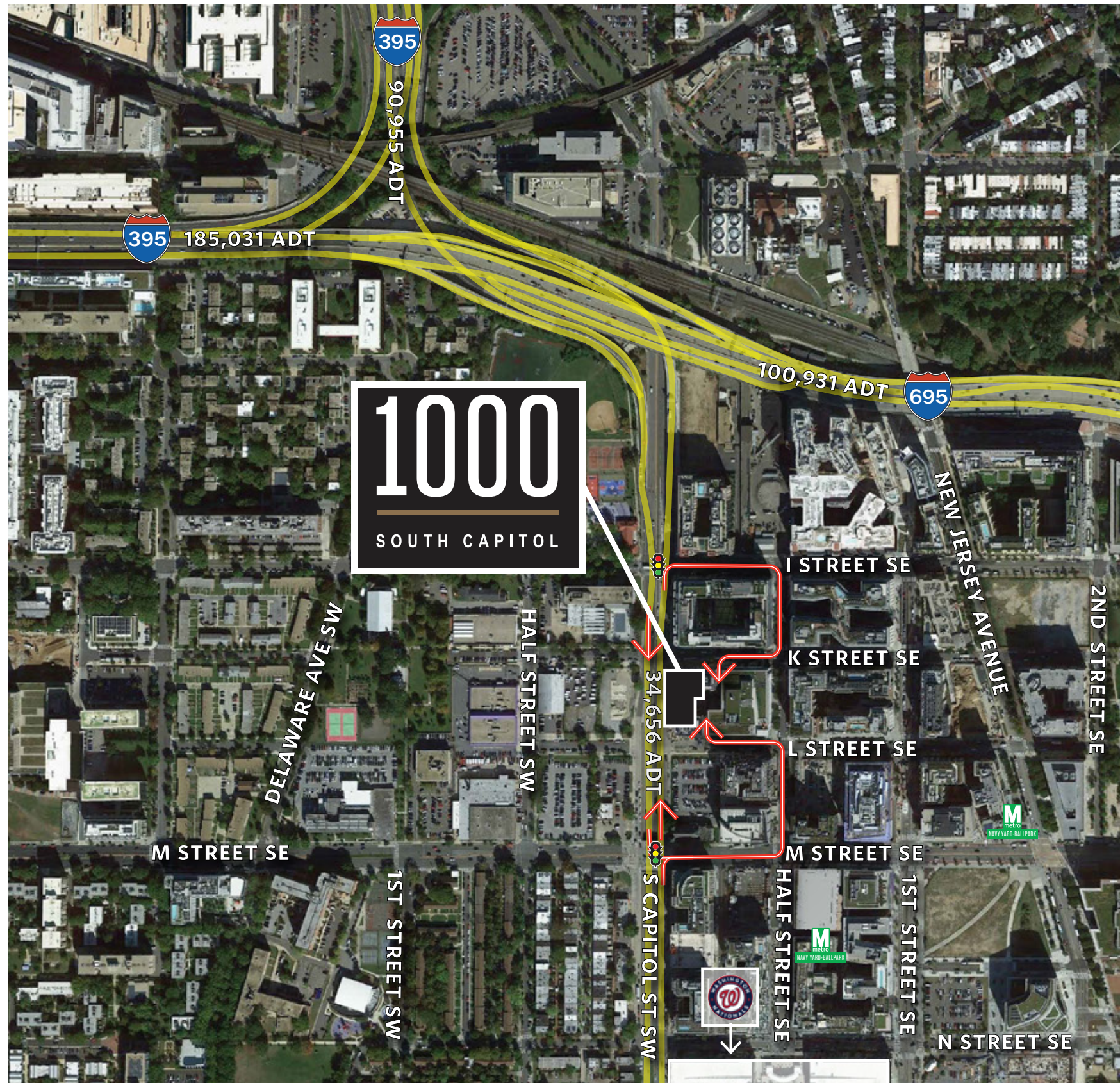
MULTI-FAMILY

	NAME	YR BUILT	UNITS
A	1221 Van	2019	291
B	West Half	2019	465
C	The Kelvin	2020	312
D	First Residences	2017	324
E	Park Chelsea	2016	430
F	The Garrett	2020	373
G	Harlow	2019	179

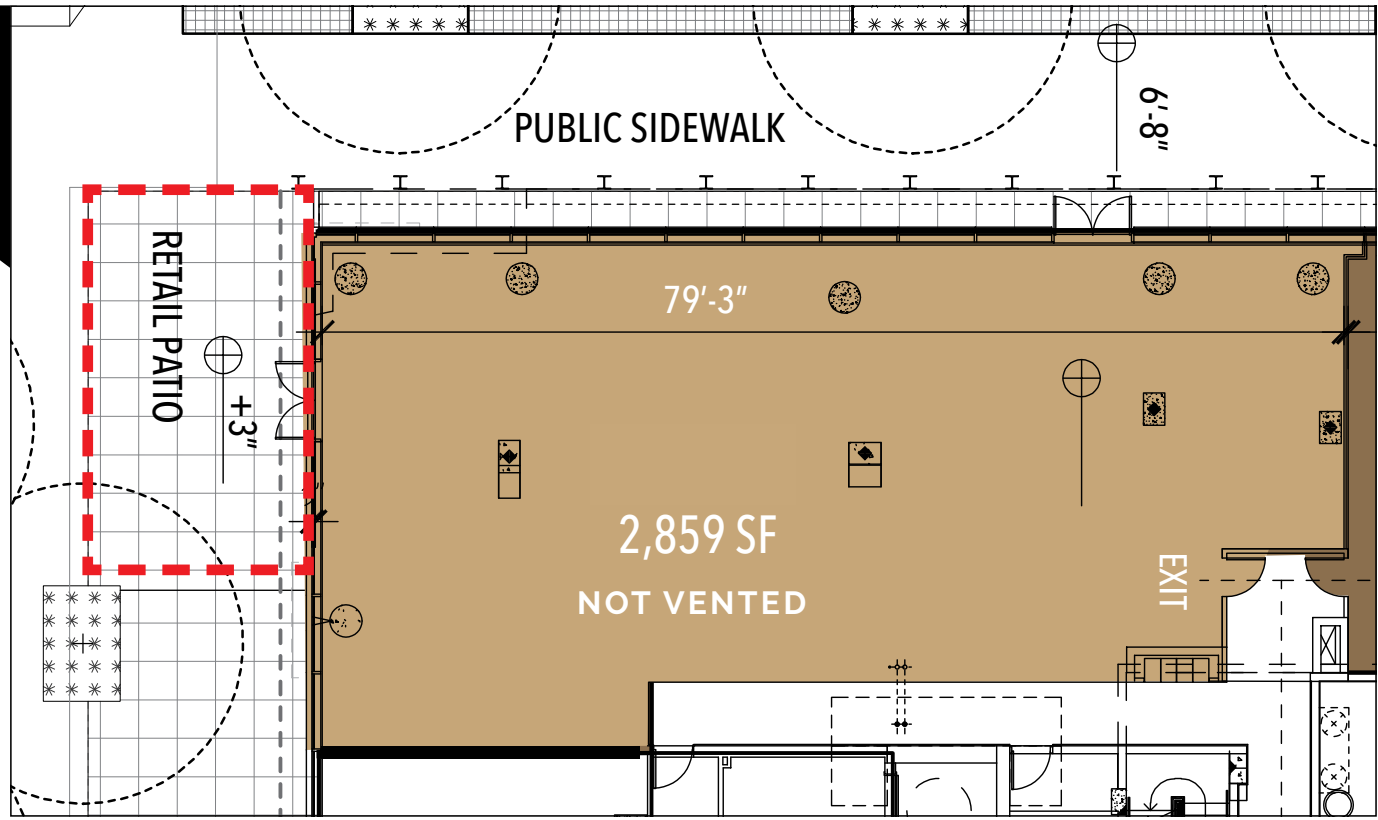
OFFICE

	NAME	SQ FT
1	20 M Street	190,000
2	Half Street	280,000
3	99 M	235,000
4	80 M	392,000
5	Dept of Transportation HQ	1,500,000

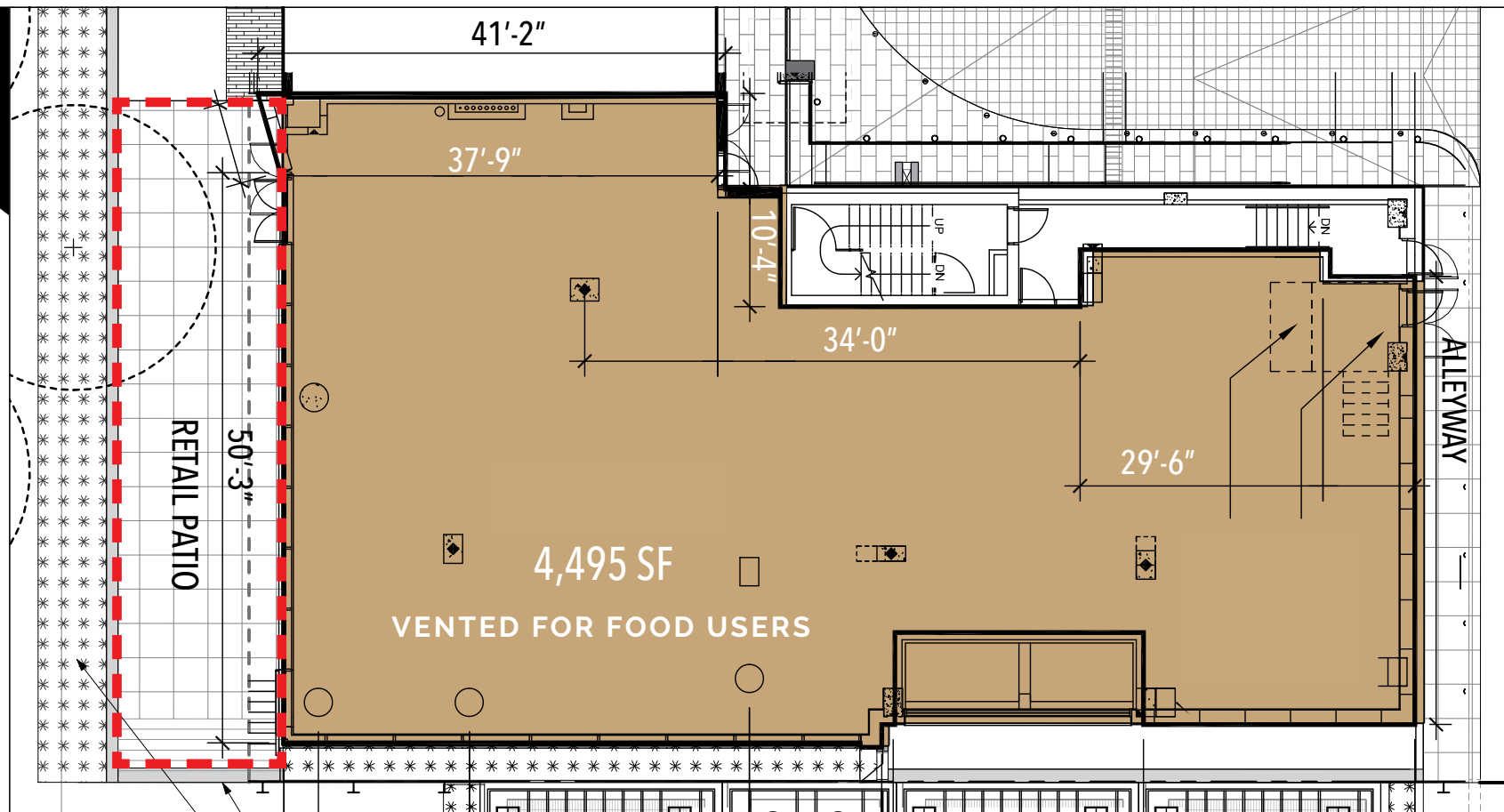
VISIBILITY



NORTH A



SOUTH

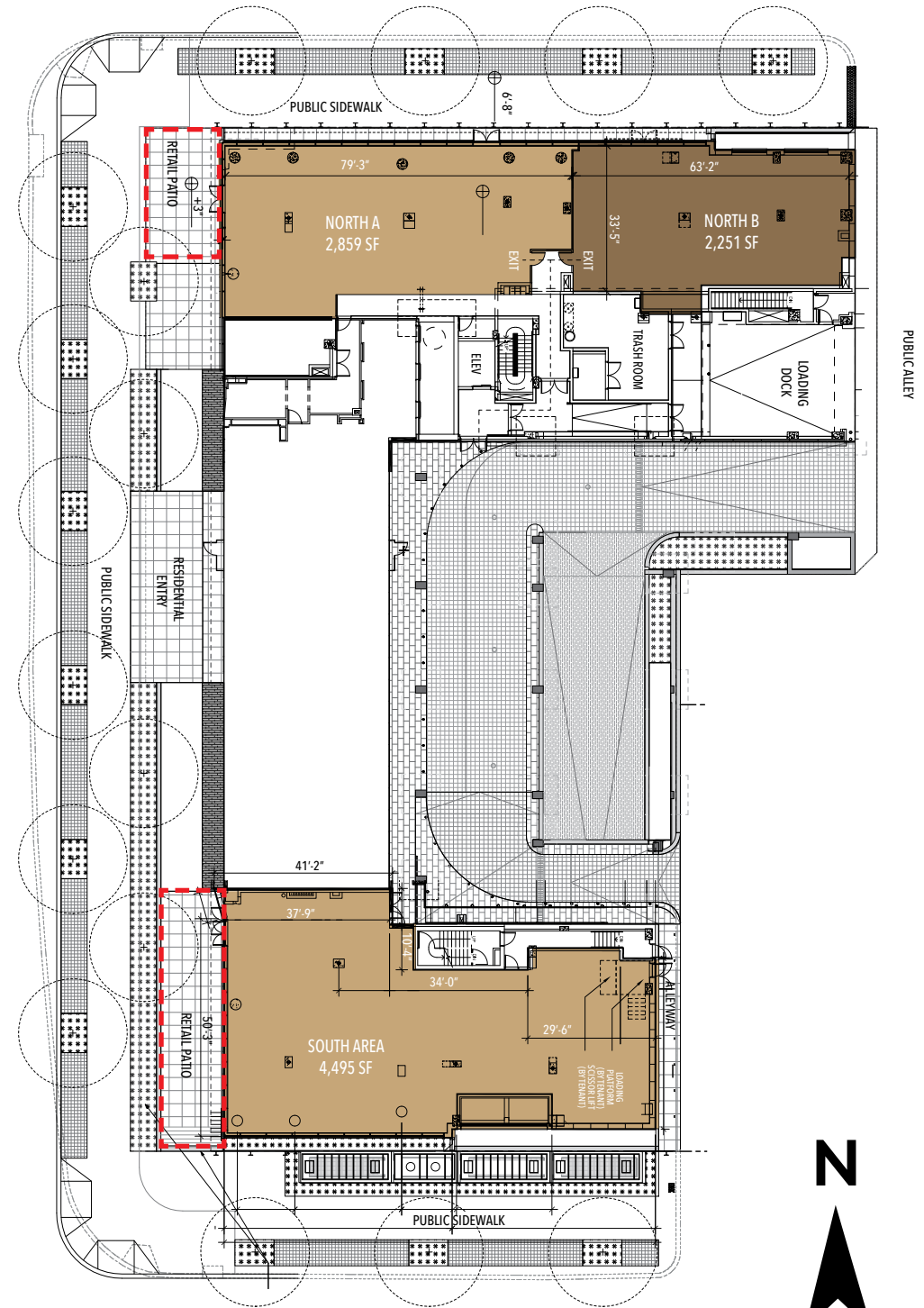


GROUND FLOOR

AVAILABLE
 AT LEASE
 OUTDOOR PATIO

K St SE - 3,688 ADT

S Capitol St SE - 22,168 ADT



L St SE - 2,263 ADT

10000

SOUTH CAPITOL

[CLICK HERE TO SEE PROPERTY WEBSITE](#)

FOR MORE INFORMATION CONTACT:

VICTOR SALCIDO
victor@klnb.com
240.755.2704

LINDSEY ST. MAXENS
lstmaxens@klnb.com
202.420.7769

MIKE PRATT
mpratt@klnb.com
202.420.7765

JOE FLEISCHMANN
jfleischmann@klnb.com
703.268.2708

klnb

