



## RETAIL FOR LEASE

- 3,412 SF of rare second generation restaurant space in shell condition. Additional 1,154 SF basement space is available.
- One block from Capital One Arena (2.7 Million annual visitors)
- Less than one block to Gallery Place Metro (22,773 RPD)
- Over 34 feet of frontage on 7th Street NW

## NEARBY RETAILERS



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Zaytmya by José Andrés



Shakespeare Theatre Company: Harman Hall



Near trendy shops, hotels and restaurants, Capital One Arena and the Smithsonian Museum of American Art.

Rendering: New Entrance to Capital One Arena

## Greatness all around you.

WITHIN A 10-MIN WALK

<b>35+</b> Full-Service Restaurants	<b>20+</b> Michelin-Rated Restaurants	<b>40+</b> Fast Casual Eateries and Coffee Shops
<b>6+</b> World-Class Entertainment Venues	<b>13+</b> Museums	<b>40+</b> Retailers
<b>10+</b> Hotels	<p>CONRAD WASHINGTON DC</p> <p>KIMPTON HOTELS &amp; RESTAURANTS</p> <p>WALDOF ASTORIA</p> <p>GRAND HYATT</p> <p>JW MARRIOTT</p> <p>INTERCONTINENTAL HOTELS &amp; RESORTS</p> <p>THE DOYLE COLLECTION</p>	<p>AVG. NUMBER OF EVENTS PER YEAR</p> <p><b>220</b> Capital One Arena</p> <p><b>220</b> National Building Museum</p> <p><b>275</b> Shakespeare Theatre Company</p>

CONVENTION CENTER AVERAGE ATTENDEES: 1.2 MILLION YEAR

### CAPITAL ONE ARENA LEADING DOWNTOWN'S REVITALIZATION

- \$1B+ Capital One Arena renovation in final planning stages, including an expanded main entrance at F Street.
- Glass-façade improvements and neighborhood-facing retail
- Improved access and upgraded streetscape along 6th Street
- Increased security focus surrounding 7th and H Streets intersection



AVERAGE ANNUAL ATTENDANCE: 2.7 MILLION

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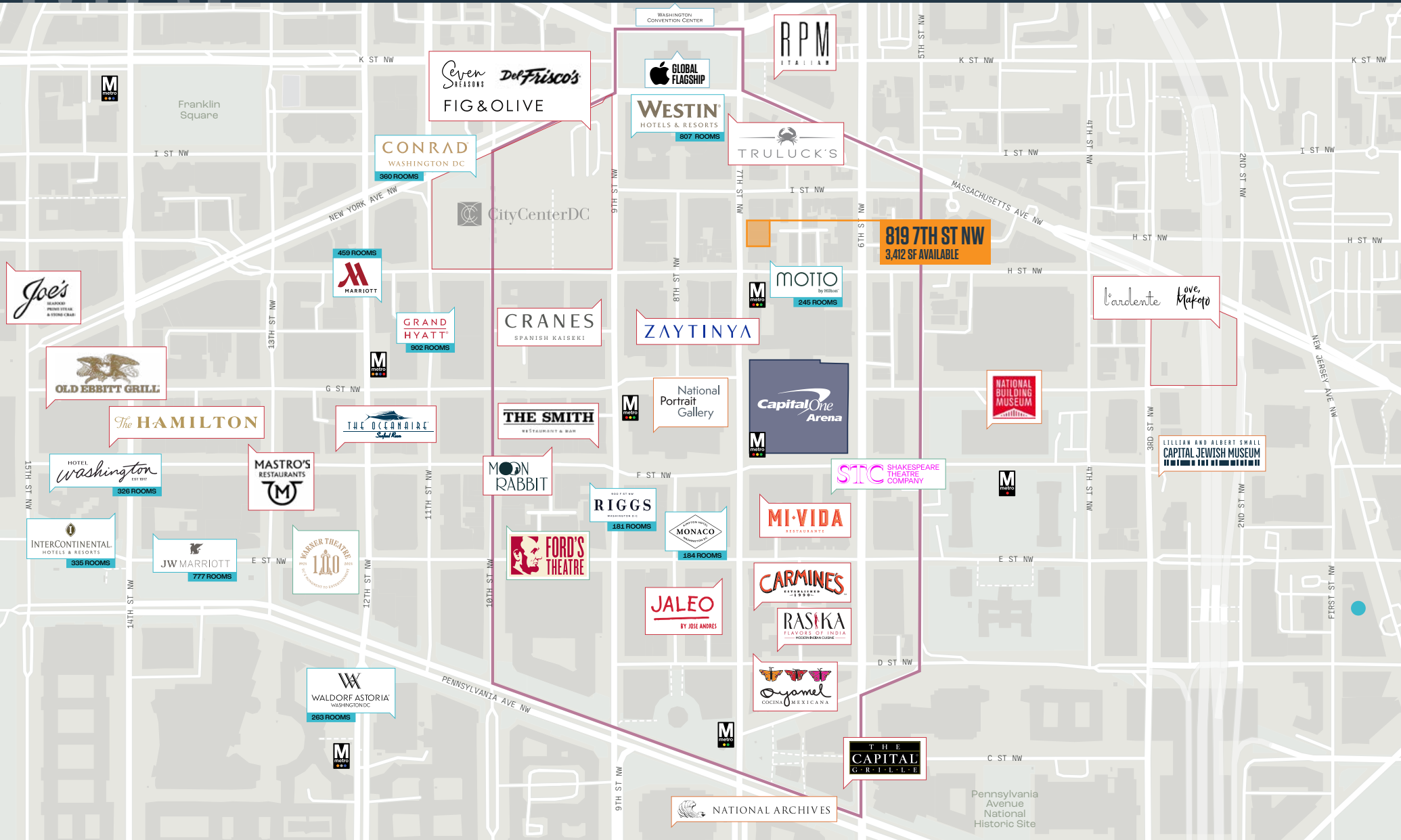
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# MAP

# 819 7TH STREET NW

WASHINGTON, DC 20001



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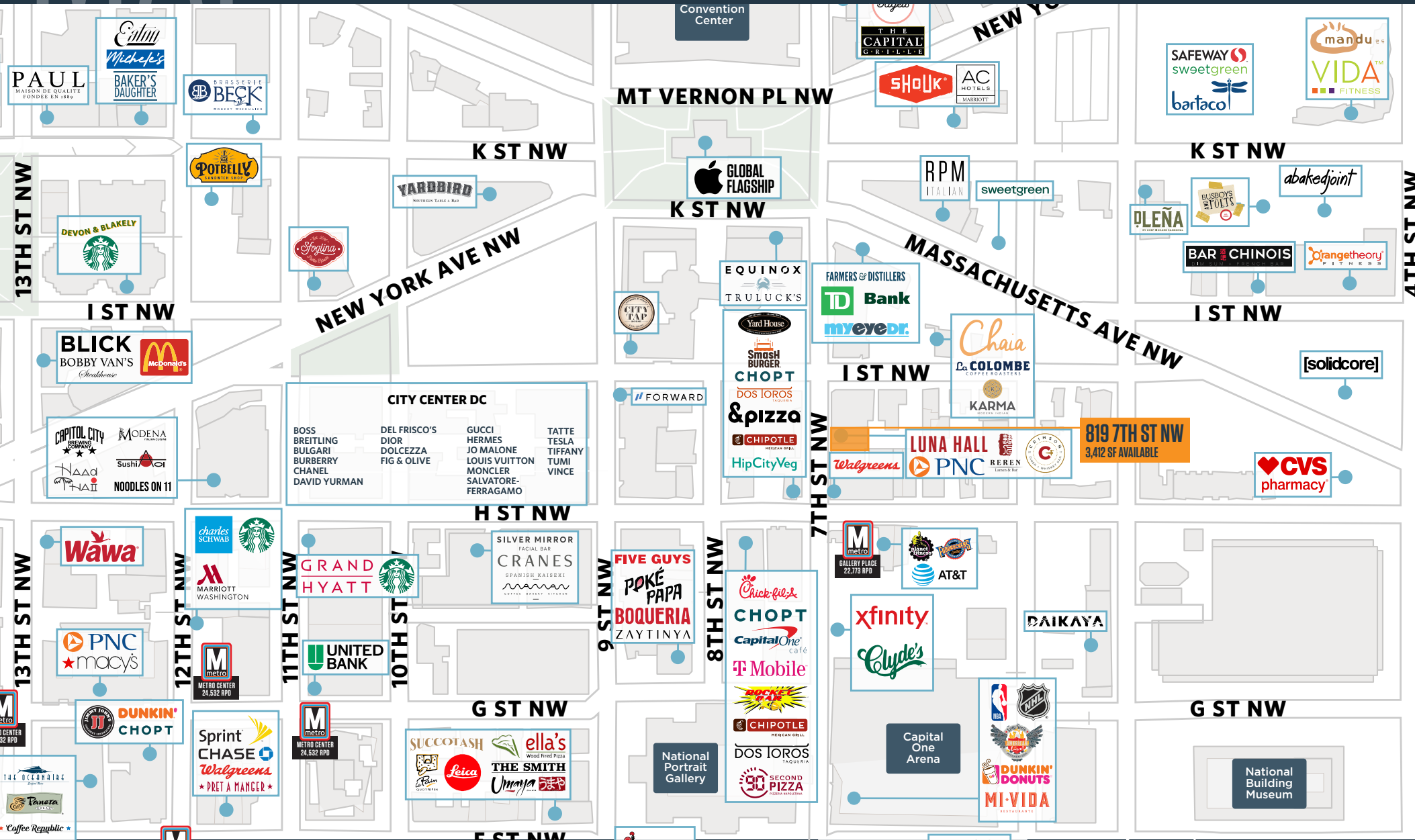
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**CITY CENTER DC**

BOSS	DEL FRISCO'S	GUCCI	TATTE
BREITLING	DIOR	HERMES	TESLA
BULGARI	DOLCEZZA	JO MALONE	TIFFANY
BURBERRY	FIG & OLIVE	LOUIS VUITTON	TUMI
CHANEL		MONCLER	VINCE
DAVID YURMAN		SALVATORE-FERRAGAMO	

**819 7TH ST NW**  
3,412 SF AVAILABLE

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# LOCATION

# 819 7TH STREET NW

WASHINGTON, DC 20001



## DEMOGRAPHICS | 2024:

### WALK TIME

10-MIN	15-MIN	.5-MILE	1-MILE	
Daytime Population	82,094	174,727	102,122	286,193
Population	17,903	30,969	19,165	53,319
Households	11,176	18,359	12,016	30,889
Average HH Income	\$172,061	\$167,779	\$170,671	\$169,112

## TRAFFIC COUNTS | 2023:

H ST NW	14,900 ADT
7TH ST NW	13,700 ADT

 GALLERY PLACE CHINATOWN	22,773 RPD
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 WALK SCORE	99 Walkers Paradise
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 BIKE SHARE MONTHLY RIDERS	20,989 Arrivals
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	1.2 MILLION Annual Visitors
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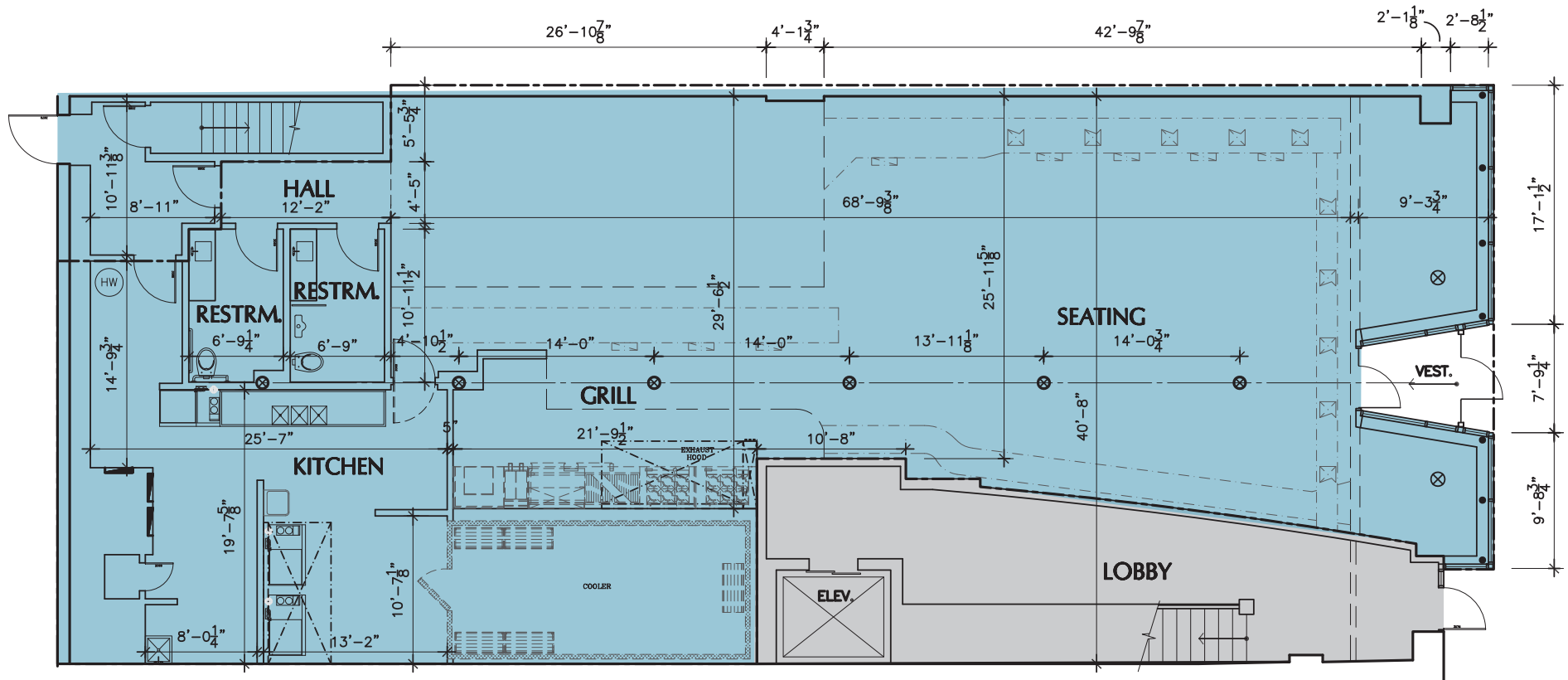
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# PREMISES

# 819 7TH STREET NW

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## FIRST FLOOR - 3,412 SF



7TH ST NW

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# PHOTO

# 819 7TH STREET NW

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**34 FEET OF FRONTAGE**

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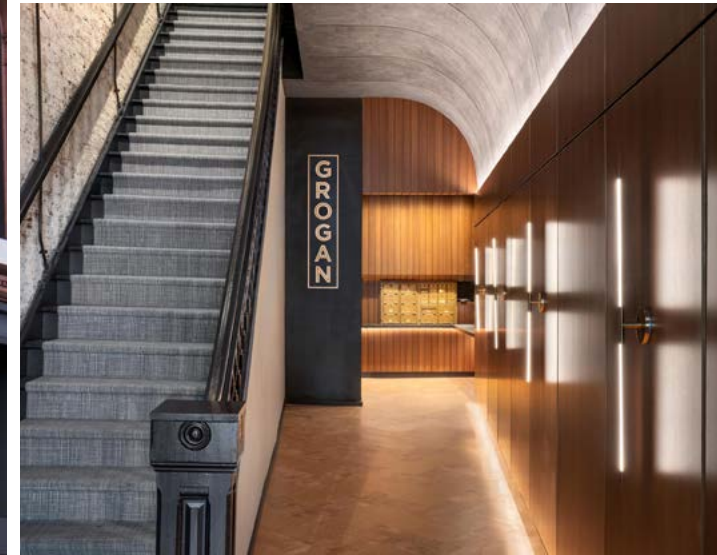
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# PHOTO

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## HISTORIC BUILDING WITH NEWLY-RENOVATED OFFICE LOBBY

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# PHOTO

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CEILING HEIGHT: 13.5 - 14 FT

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