

1000

SOUTH CAPITOL

1000 S Capitol St, SE
Washington, DC 20003

Now Delivered in Navy Yard!

NORTH RETAIL

5,110 SF + Outdoor Seating
Immediately Available
Conceptual Demising Scenarios on Page 6

SOUTH RETAIL

4,495 SF + Outdoor Seating
Immediately Available
In Search of High-End Restaurant or Cafe
Conceptual Restaurant Layout on Page 8



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NORTH
5,110 SF
Can Be Demised

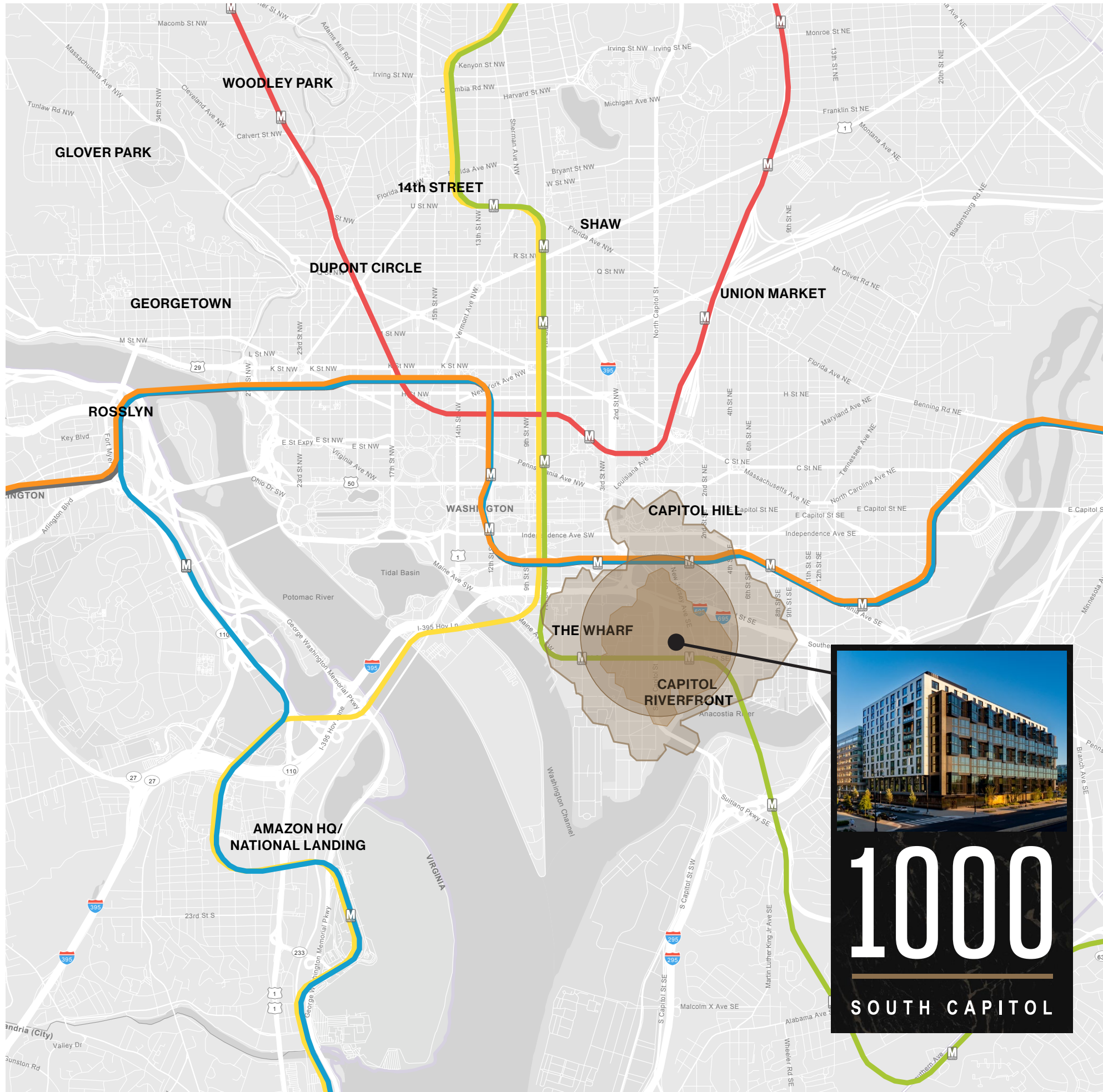
Conceptual Restaurant
Layout on Page 8

SOUTH
4,495 SF + Outdoor
Seating Available



K St SE - 3,545 ADT

S Capitol St SE - 19,348 ADT



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

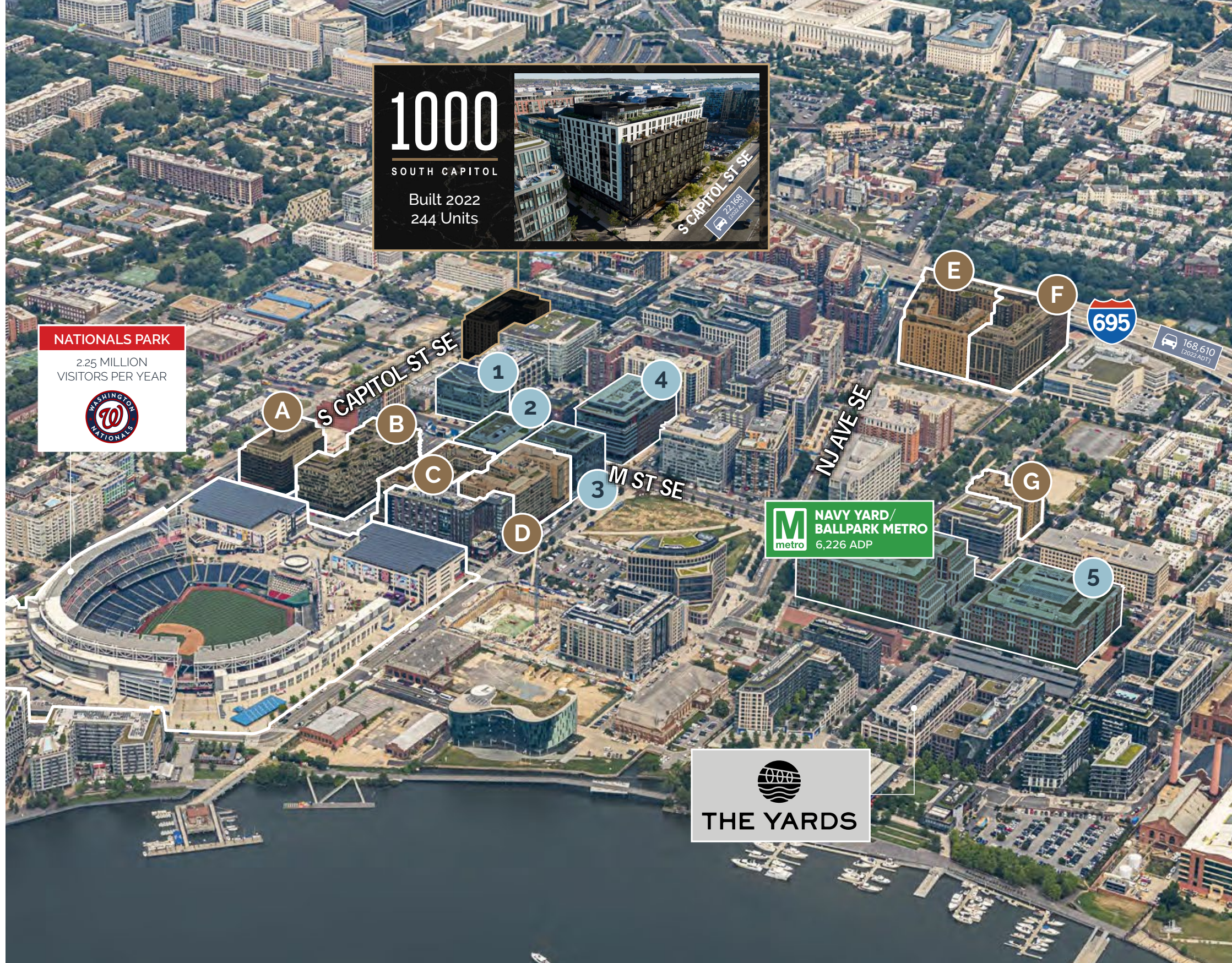
25,017
average attendance
per game



THE MARKET



DEVELOPMENTS



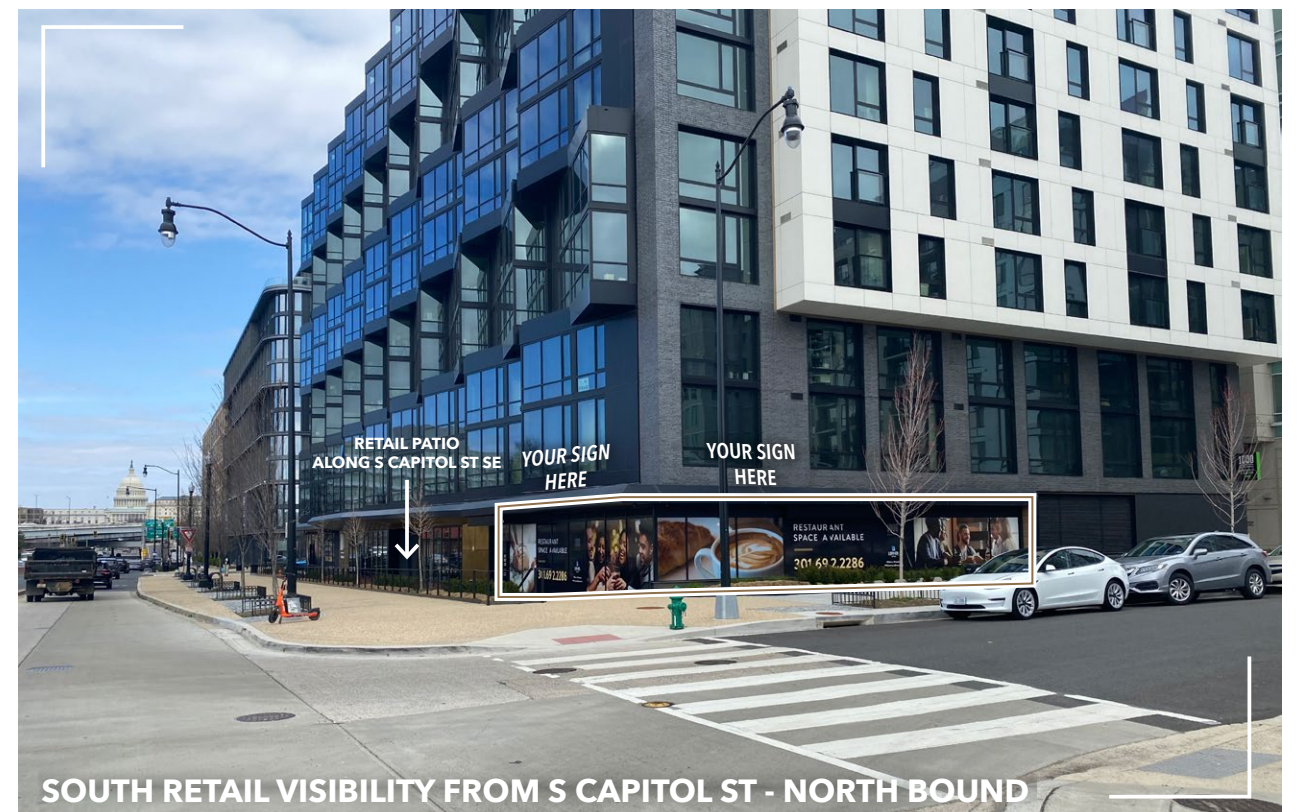
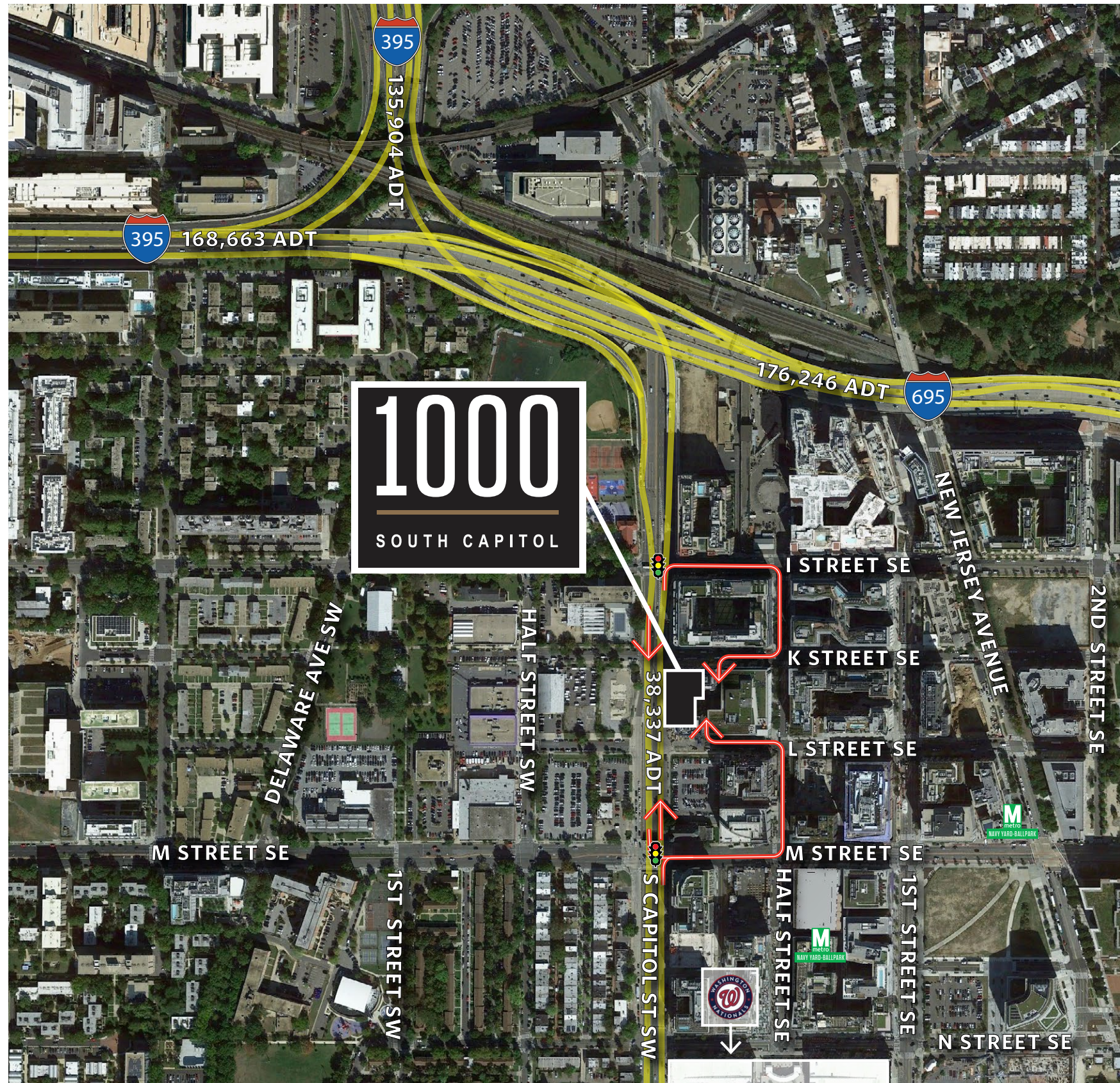
MULTI-FAMILY

	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

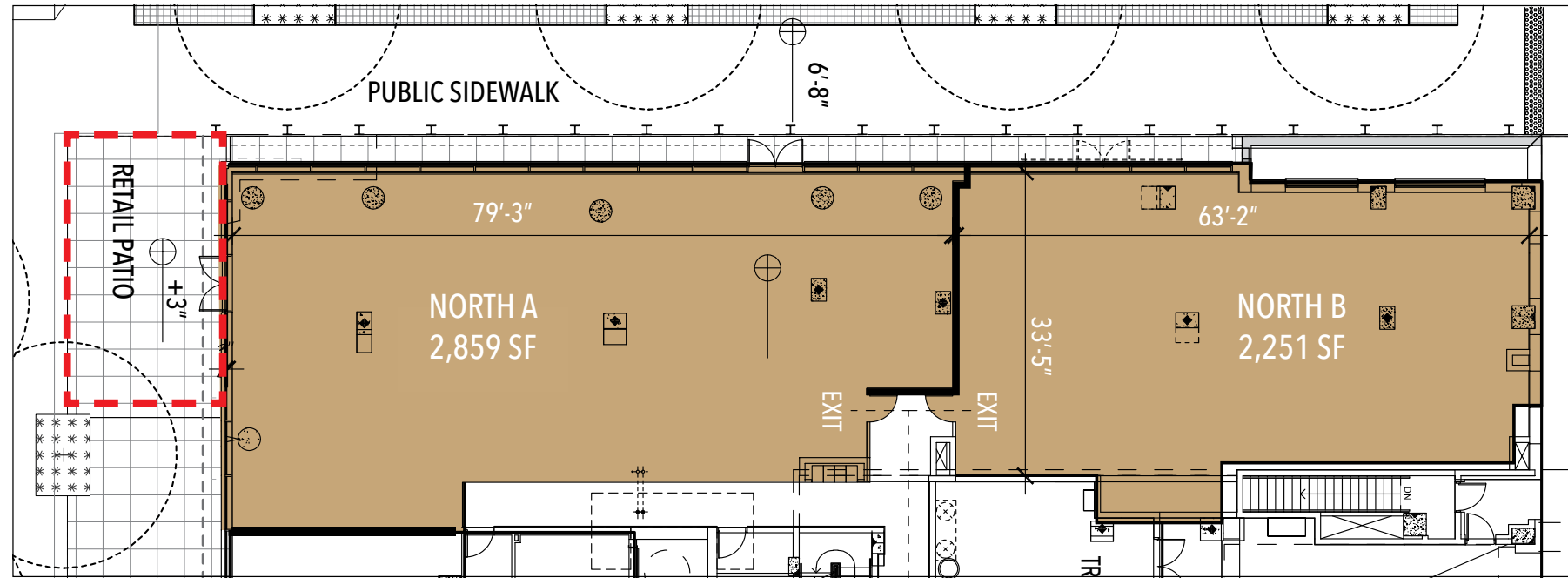


NORTH RETAIL

■ AVAILABLE ■ AT LEASE □ OUTDOOR PATIO

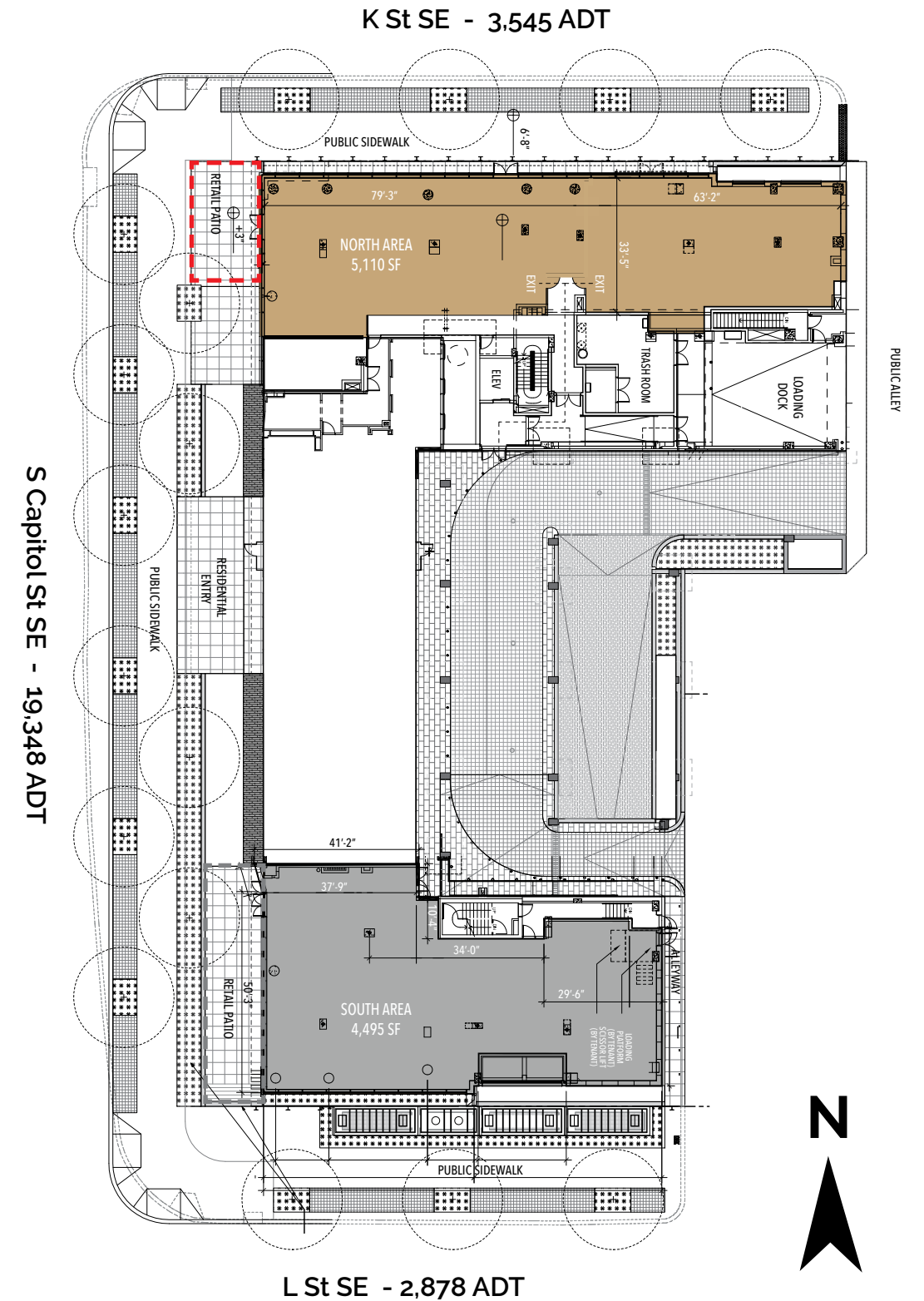
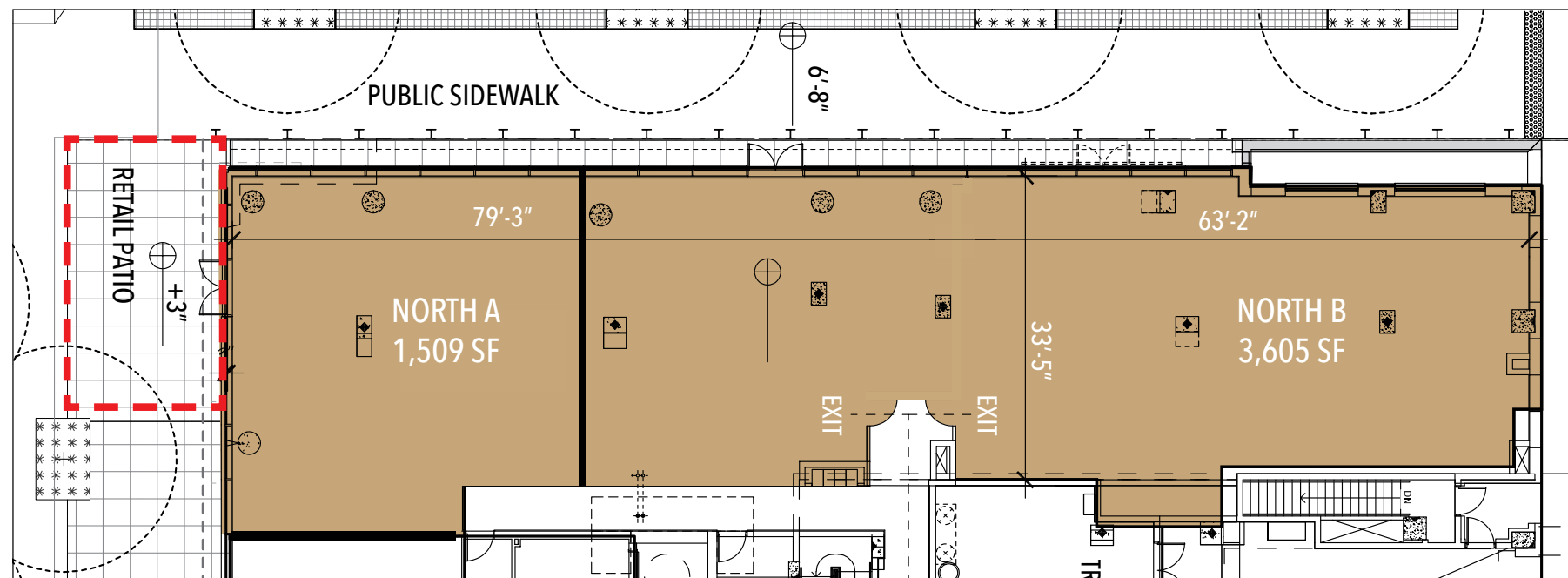
DEMISING SCENARIO A

[CLICK FOR LOD](#)



DEMISING SCENARIO B

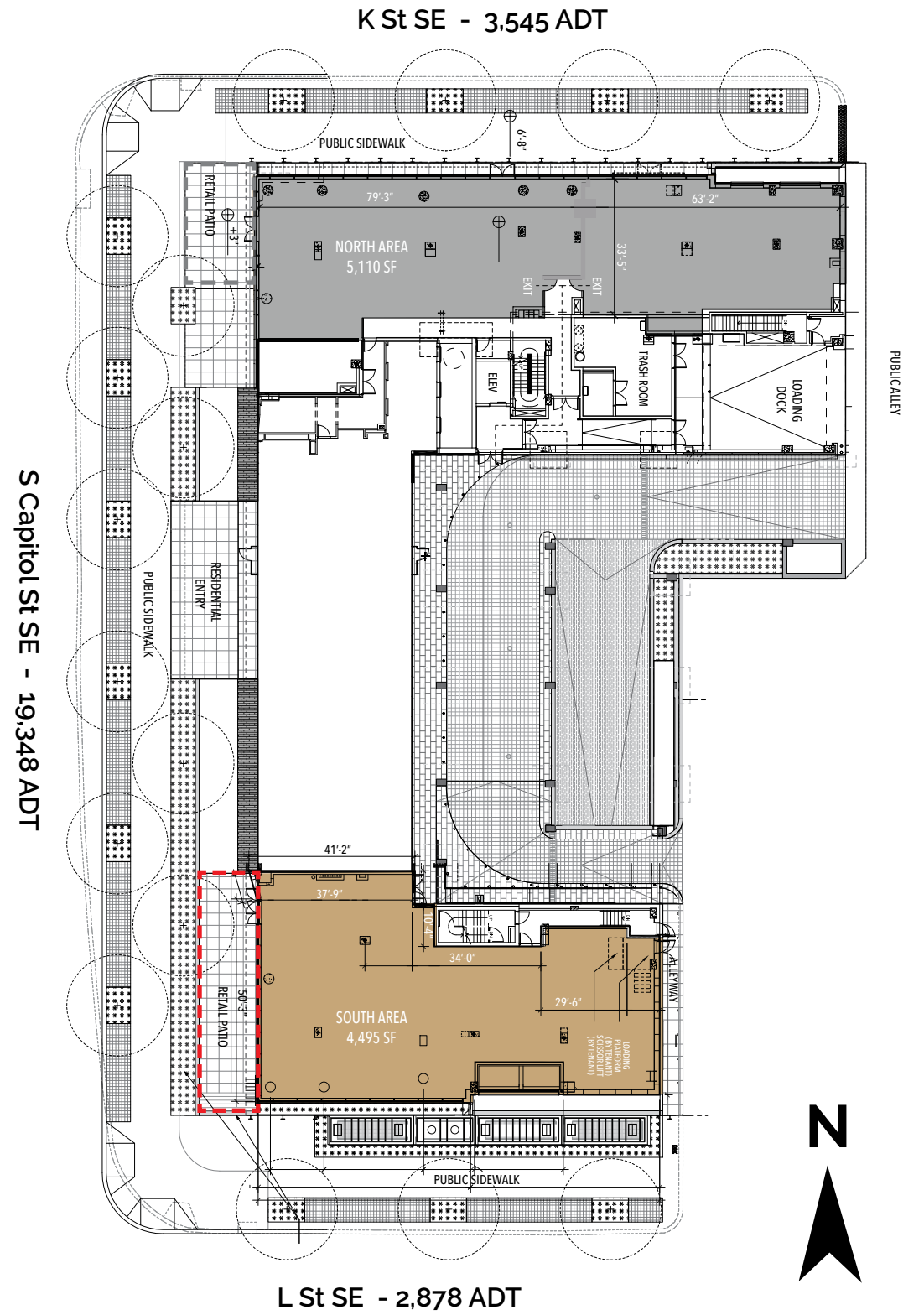
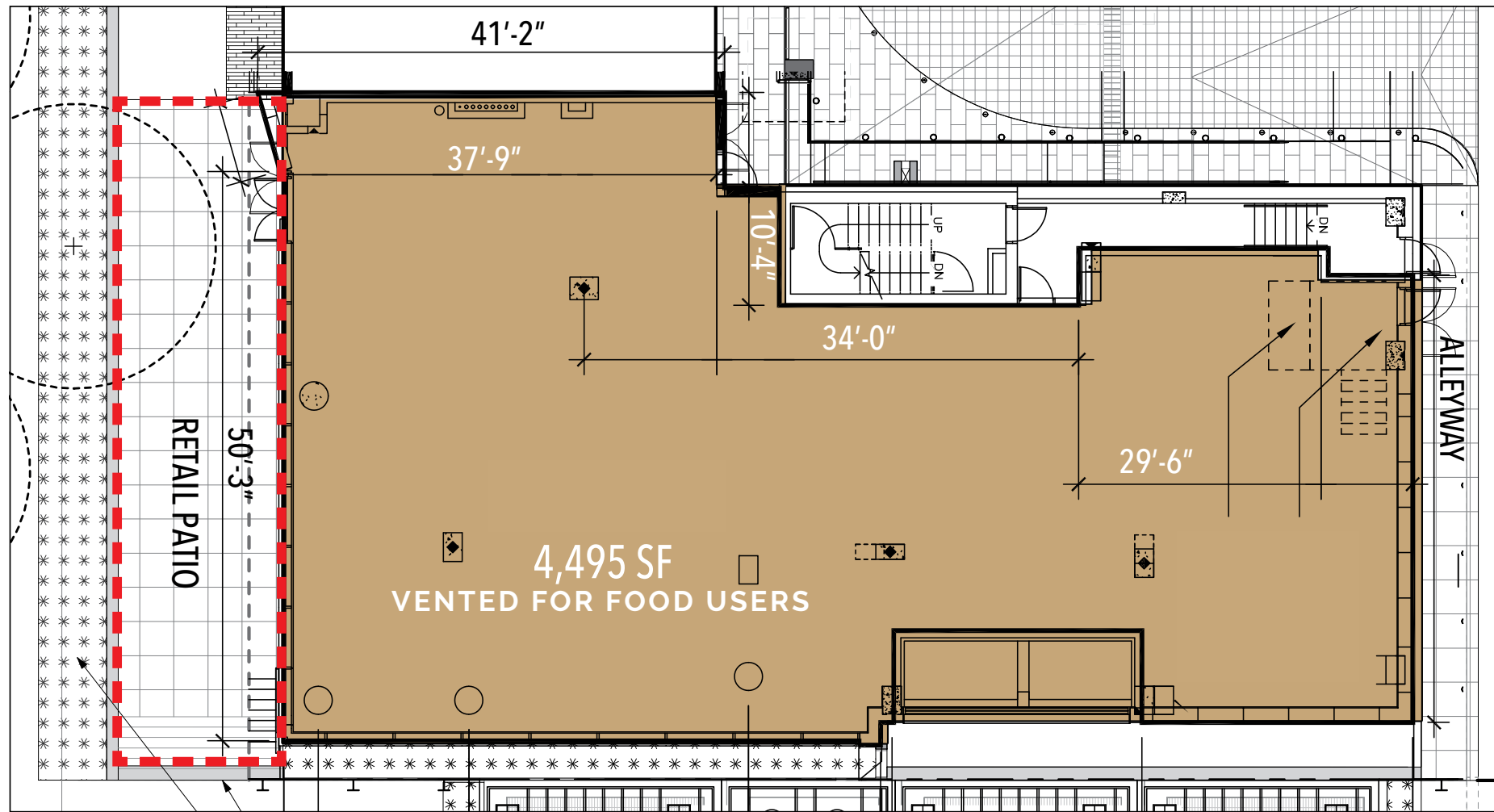
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SOUTH RETAIL

AVAILABLE
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 OUTDOOR PATIO

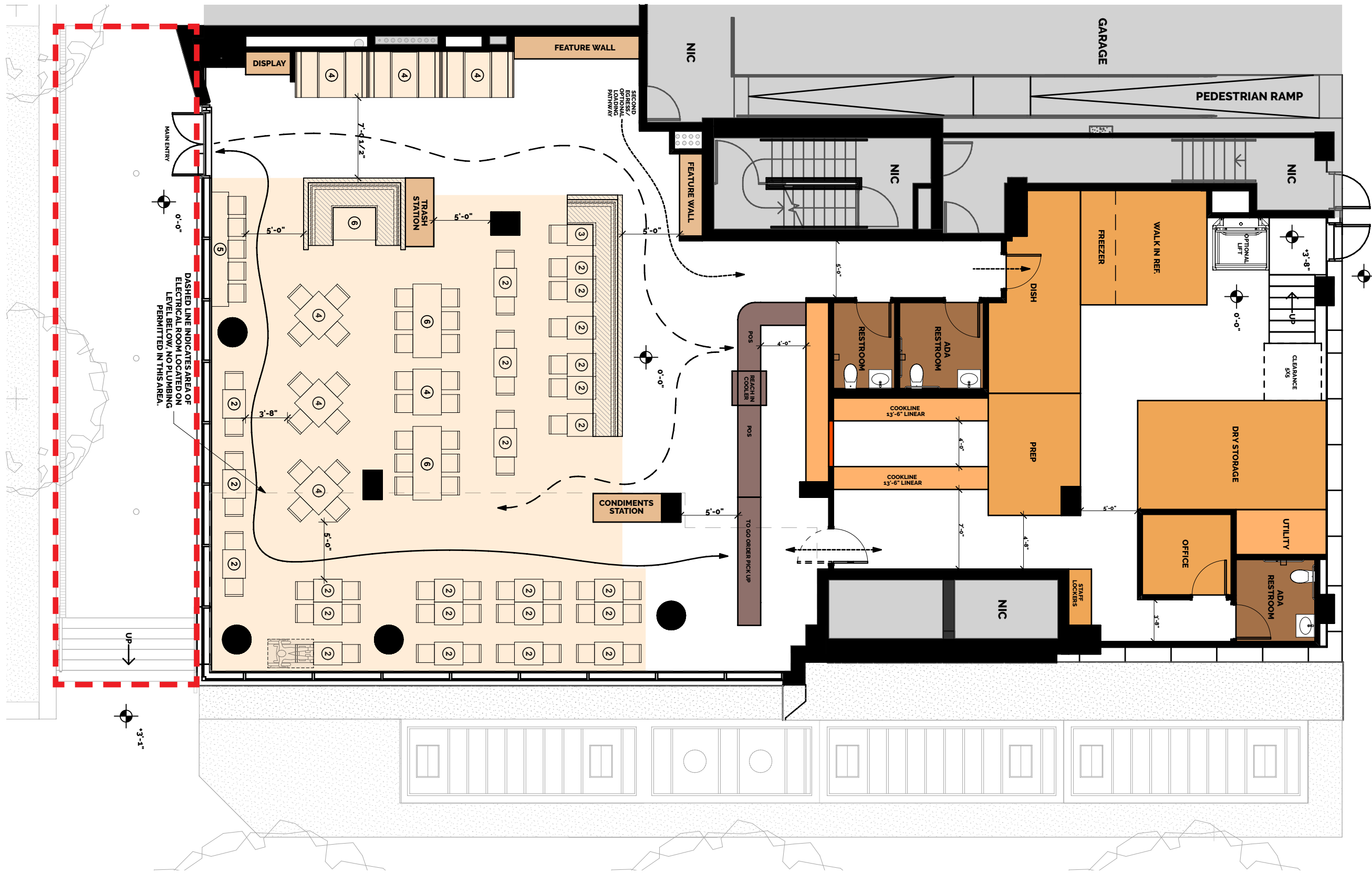
CLICK FOR LOD



CONCEPTUAL RESTAURANT LAYOUT- SOUTH RETAIL

FOR MARKETING PURPOSES

S Capitol St SE - 19,348 ADT



OUTDOOR PATIO

- AREA TYPES:**
- FRONT COUNTER
 - RESTROOMS
 - STATIONS
 - SEATING
 - BOH KITCHEN
 - PASS THRU

- CIRCULATION TYPES:**
- TYPICAL CUSTOMER
 - QUICK PICK UP
 - STAFF

TOTAL SEAT COUNT: 102

[CLICK FOR CONCEPTUAL PLAN](#)

L St SE - 2,878 ADT

10000

SOUTH CAPITOL

[CLICK HERE TO SEE PROPERTY WEBSITE](#)

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