








THE YARDS

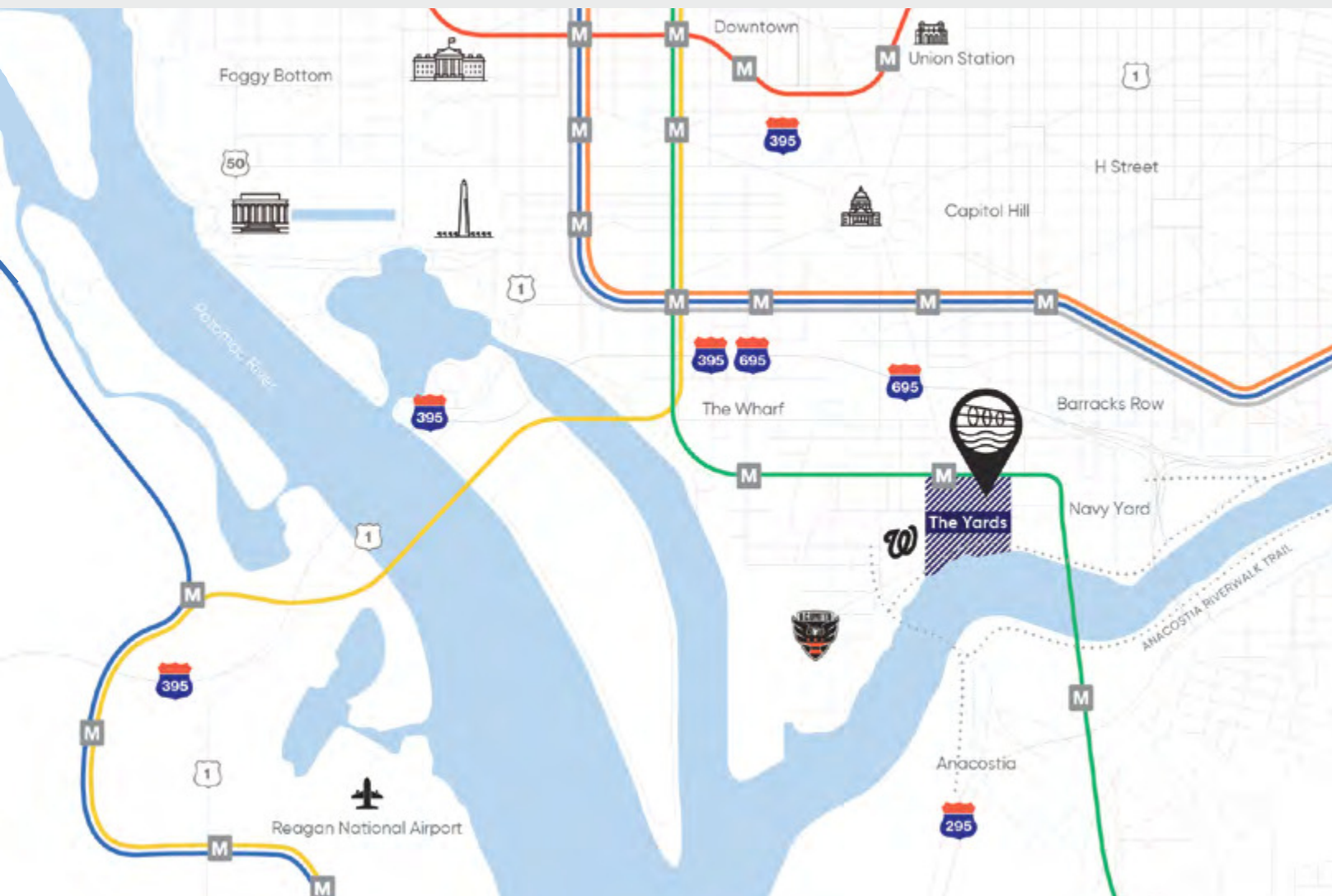


Washington, DC

All paths lead to The Yards

-  3.5 miles to Downtown; 10-minute car ride from DCA
-  10+ Capital Bikeshare stations in the neighborhood
-  1.4 miles to the Capitol; 1.5 miles to Union Station
-  3.5 miles of Anacostia Riverwalk trail
-  10+ bus stops on site

Accessible via the 90, 92, P6, V4, 74, and Circulator bus routes



The Yards has the multimodal accessibility of a downtown hub combined with the refreshing outdoor atmosphere of a waterfront getaway. Steps from Metro, moments from I-395, and with ridesharing stops, charging stations, and plenty of docks, The Yards is the definition of all-access, all the time – with its local, regional, and national appeal drawing over three million visitors throughout the year.

A trail to treasure >


With over twenty miles of trails that trace the District's waterfront from the Tidal Basin to The Yards to the National Arboretum and beyond, the Anacostia Riverwalk Trail is a scenic, sustainable, and convenient amenity for all users – including cyclists, runners, skaters, and walkers.






All the best retailers, in one neighborhood

Centrally situated within the vibrant Capitol Riverfront neighborhood, The Yards stands out with its distinguished architecture, coveted waterfront setting, celebrated dining scene, and robust entertainment offering.

Phase 2 – 

Green space at The Yards – 



North of M Street Residential







Ballpark / Entertainment District







The Yards

















The Yards Today

330K | 1,700

SF OFFICE | EMPLOYEES

247K+ | 40

SF RETAIL | TENANTS

1,686 | 2,400

RESIDENTIAL UNITS | RESIDENTS

225

HOTEL ROOMS



The Yards Tomorrow

1.8M | 9,000

SF OFFICE | EMPLOYEES

500K | 80

SF RETAIL | TENANTS

3,400

RESIDENTIAL UNITS

225

HOTEL ROOMS





◀ Albi

Michelin 2022

For gourmet Levantine fare, Washingtonians choose Michael Rafdi's Albi — Arabic for "my heart." Albi's lauded modern Middle Eastern menu is supplemented by an impressive wine selection from next door neighbor Maxwell Park. During the day, locals enjoy stopping by for a coffee and za'atar croissant from Yellow, Albi's daytime café.

An appetite for originality

The Yards' next phase is an exciting opportunity to reach an untapped market craving elevated shopping, standout services, and unparalleled urban experiences.

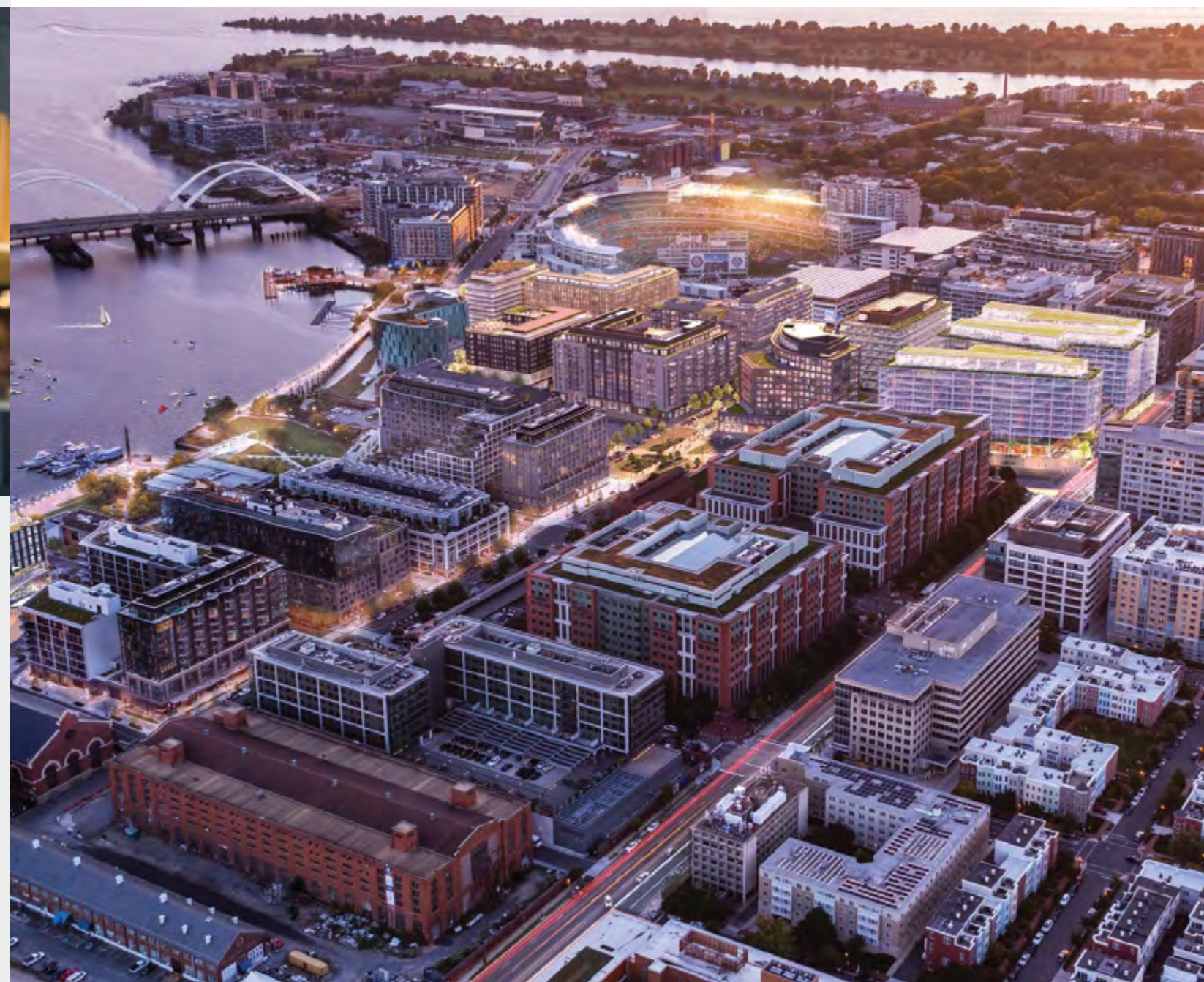
Taqueria Xochi ▶

Taqueria Xochi is more than just a restaurant — it's a culinary adventure that transports customers to the vibrant streets of Mexico, right in the heart of Washington, DC and here at the Yards. Born during the pandemic, their journey began with a simple yet powerful vision — share the authentic flavors and warmth of Mexican home-style and street foods with our community. From savory tacos and indulgent desserts — every bite tells a story of Mexican culinary heritage and passion.



◀ Bluejacket

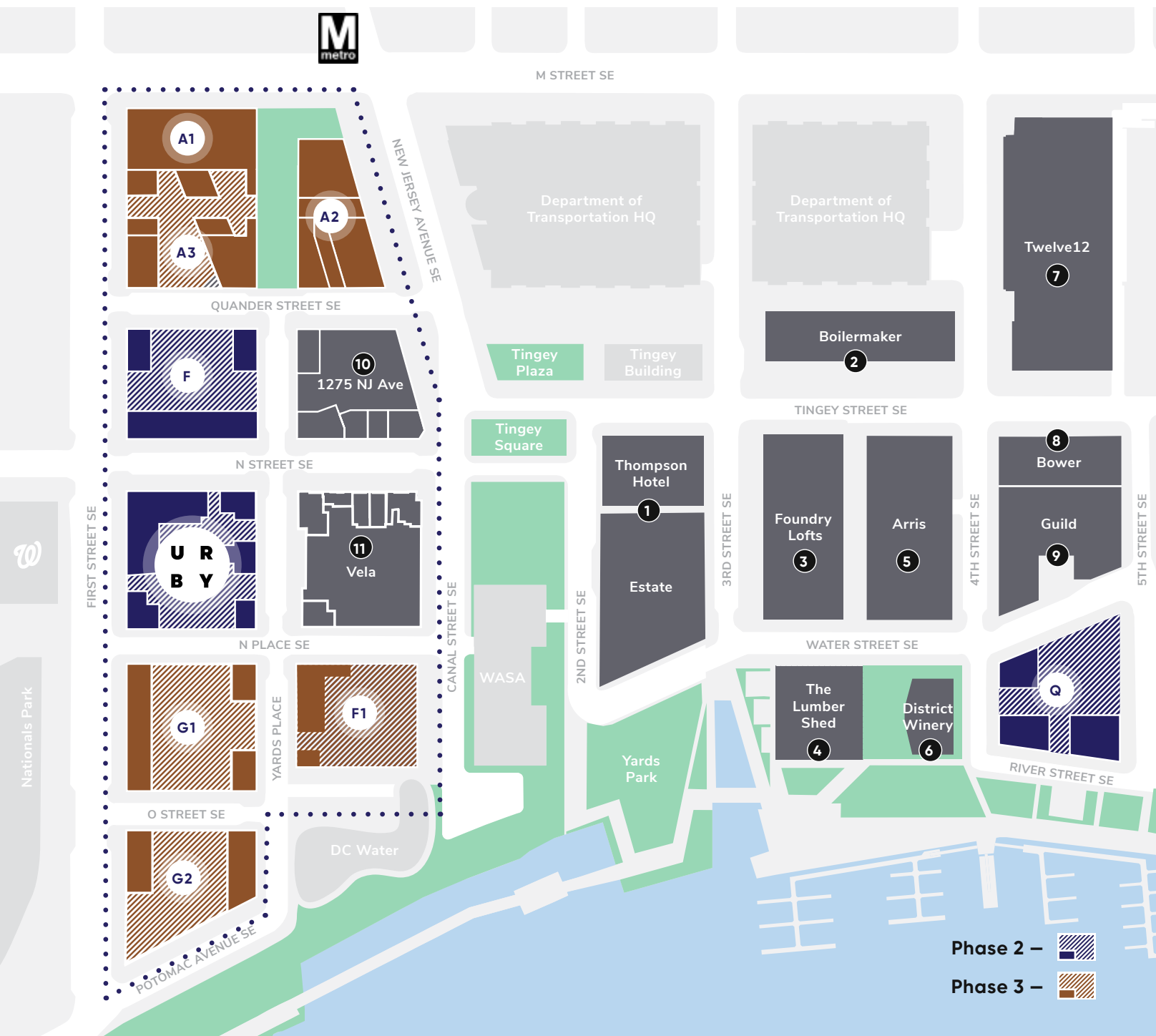
Neighborhood Restaurant Group's full-service restaurant and brewery is always bustling — from brunch to dinner and beyond — with everything from pretzel French toast and pressed pastrami sandwiches to juicy IPAs and distinctive lagers.





Fresh opportunities

With top-of-the-line retailers and a rare mix of assets – a picturesque waterfront, acres of open green space, and a diverse array of residences and workspaces – The Yards is the go-to spot for the next generation of Washingtonians.



223,000 SF Total Existing Retail

- Estate and Thompson Hotel**
264 residential units & 225 rooms
14,655 SF retail
THOMPSON HOTELS SURVEYOR SILVER MIRROR FACIAL BAR
- Boilermaker**
11,000 SF office
29,220 SF retail
VL B FACERS BARRY'S Taqueria Kochi COMING SOON
- Foundry Lofts**
170 residential units
9,978 SF retail
STEADFAST SUPPLY BEARDED GOAT BARBER POTBELLY SANDWICH SHOP
- The Lumbershed**
18,000 SF office
14,189 SF retail
JUBILEE MORINI AGUA301 Bammie's Navy Yard
- Arris**
327 residential units
18,925 SF retail
CHLOE SHILLING CANNING Toastique CONTE'S BIKE SHOP
- 16,150 SF working winery & events space
DISTRICT WINERY
- Twelve12**
218 residential units
88,184 SF retail
HARRIS TEETER VIDA sweetgreen TAJOREAN
- Bower**
137 residential units
13,000 SF retail
La Famosa Emmy's Hi, skin LONG & FOSTER REAL ESTATE
- Guild**
191 residential units
5,694 SF retail
albi
- 1275 New Jersey Ave SE**
300,000 SF office – Chemonix
13,677 SF retail
JUNGLE & LOOM PLANT SHOP
- Vela**
379 residential units
16,363 SF retail
LaserAway COFFEE, BAKERY, KITCHEN PLAYA BOWLS WARBY PARKER Luma Wellness



Boilermaker

300 Tingey Street SE

29,000 SF Retail

11,000 SF Office

Status:

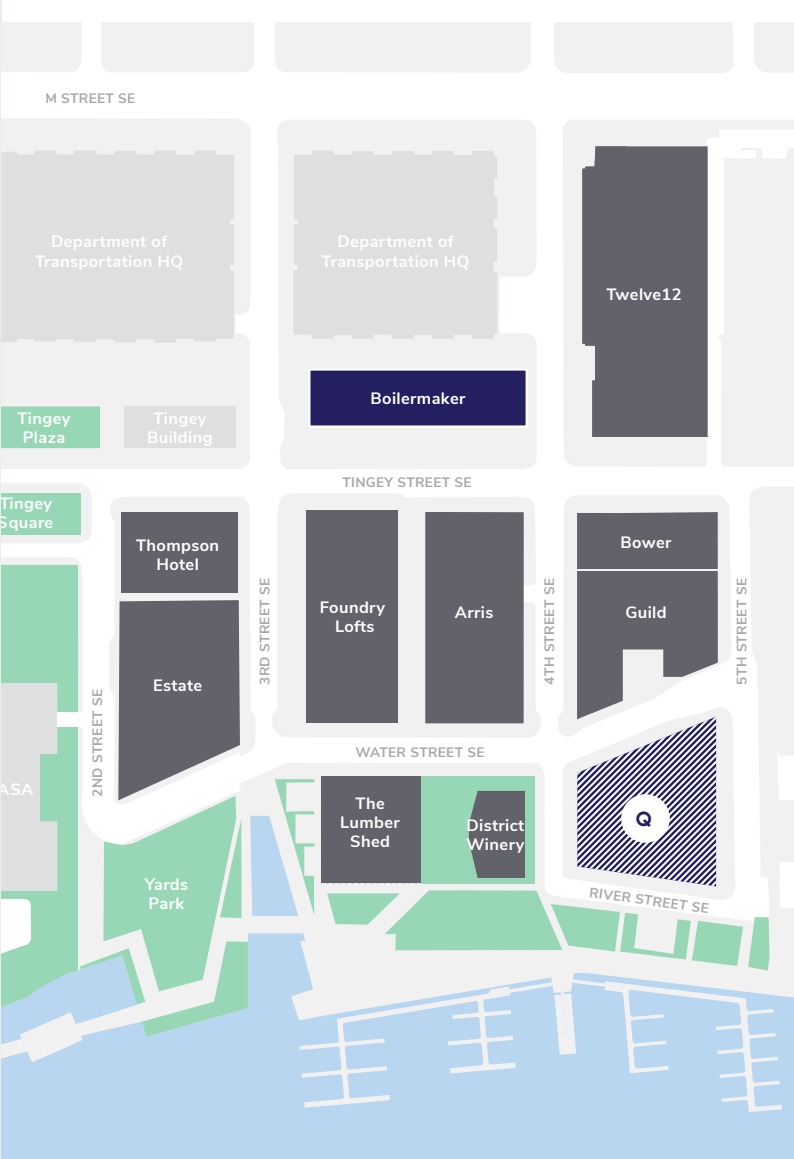
Open

#110 - 3,828 SF

2nd Generation Restaurant Space

#140 - 3,051 SF

2nd Generation Apparel Space



TINGEY STREET SE



301 Water Street SE

14,000 SF Retail

18,000 SF Office

Status:
Open

#101 – 3,613 SF
2nd Generation Restaurant Space



Urby

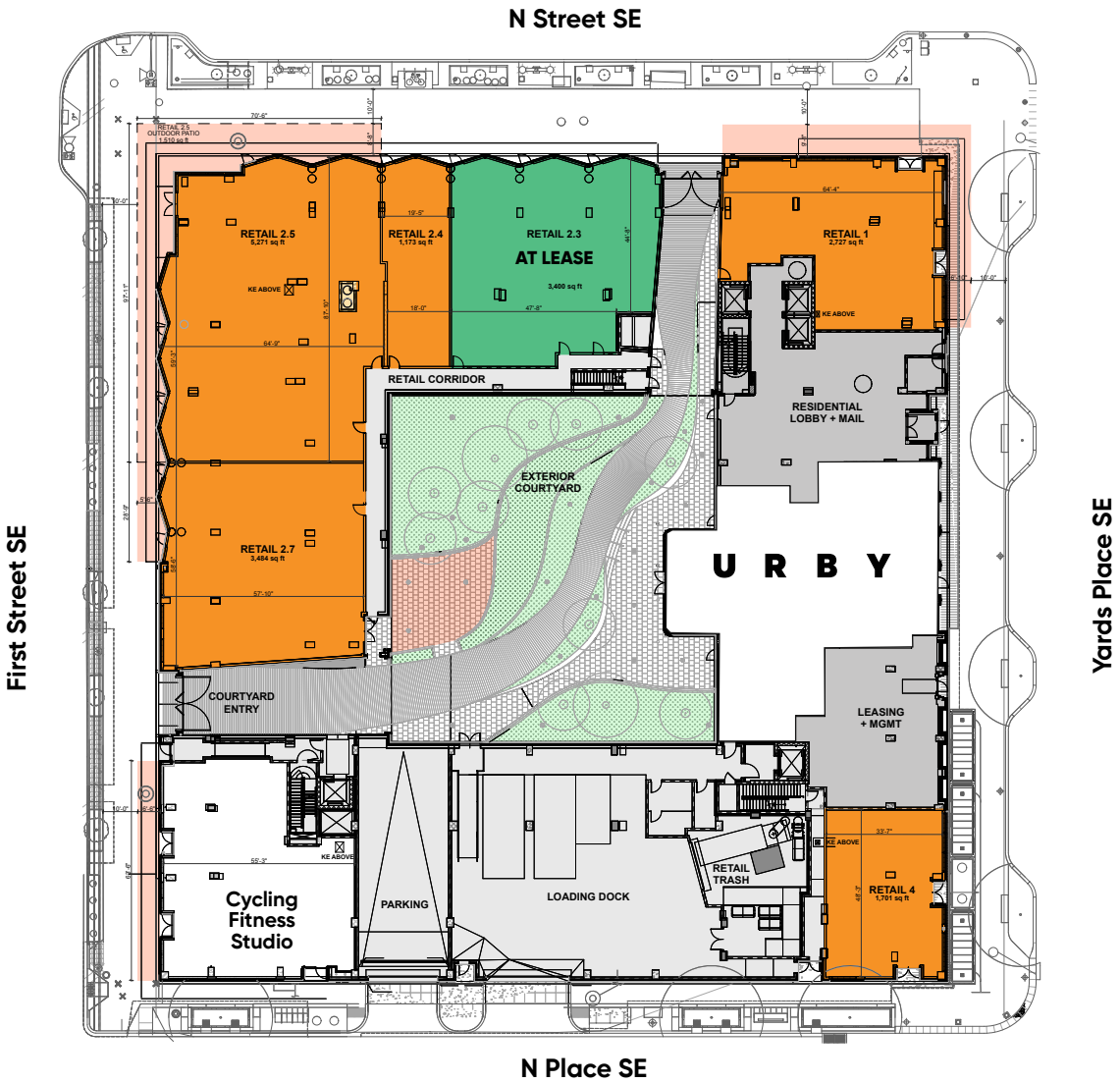
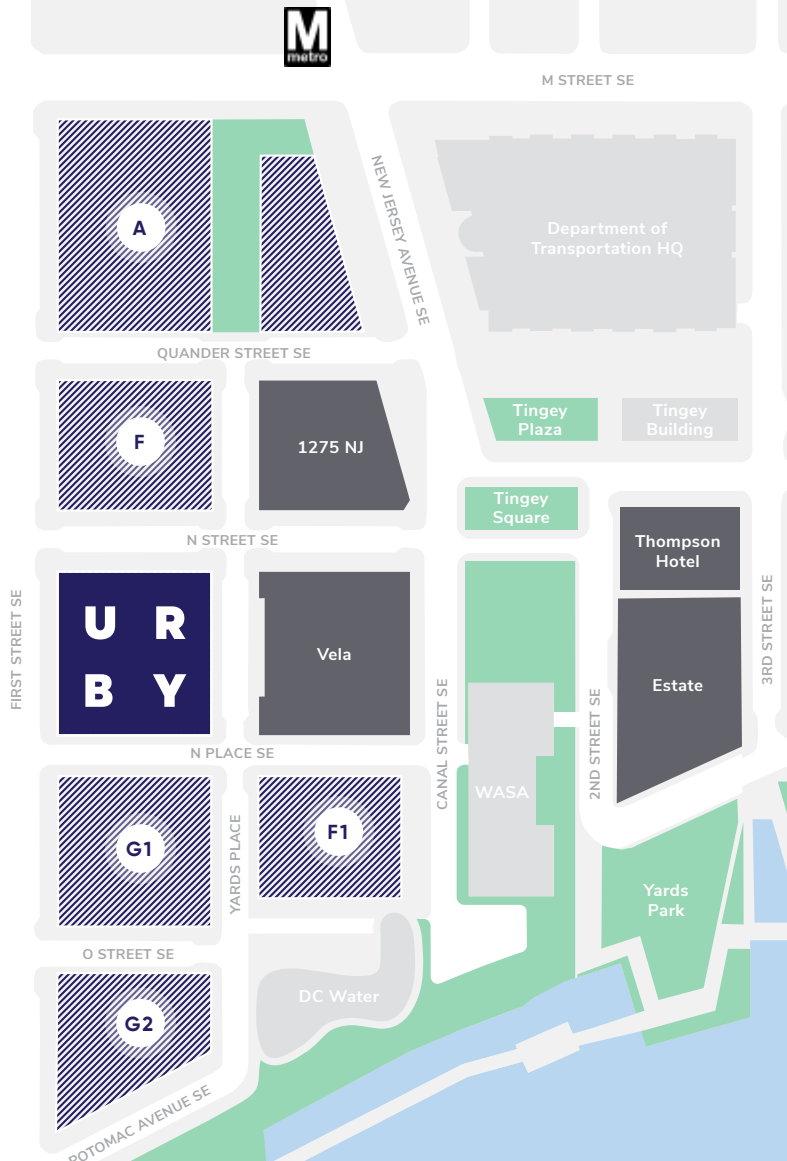
1331 Yards Place SE

21,000 SF Retail
467 Apartments

Status:
Under Construction

Building Opening:
Q2 2025

Retail Shell Delivery:
Q2 2025



U R
B Y



The Yards

Washington, DC

Vela

1300 Yards Place SE

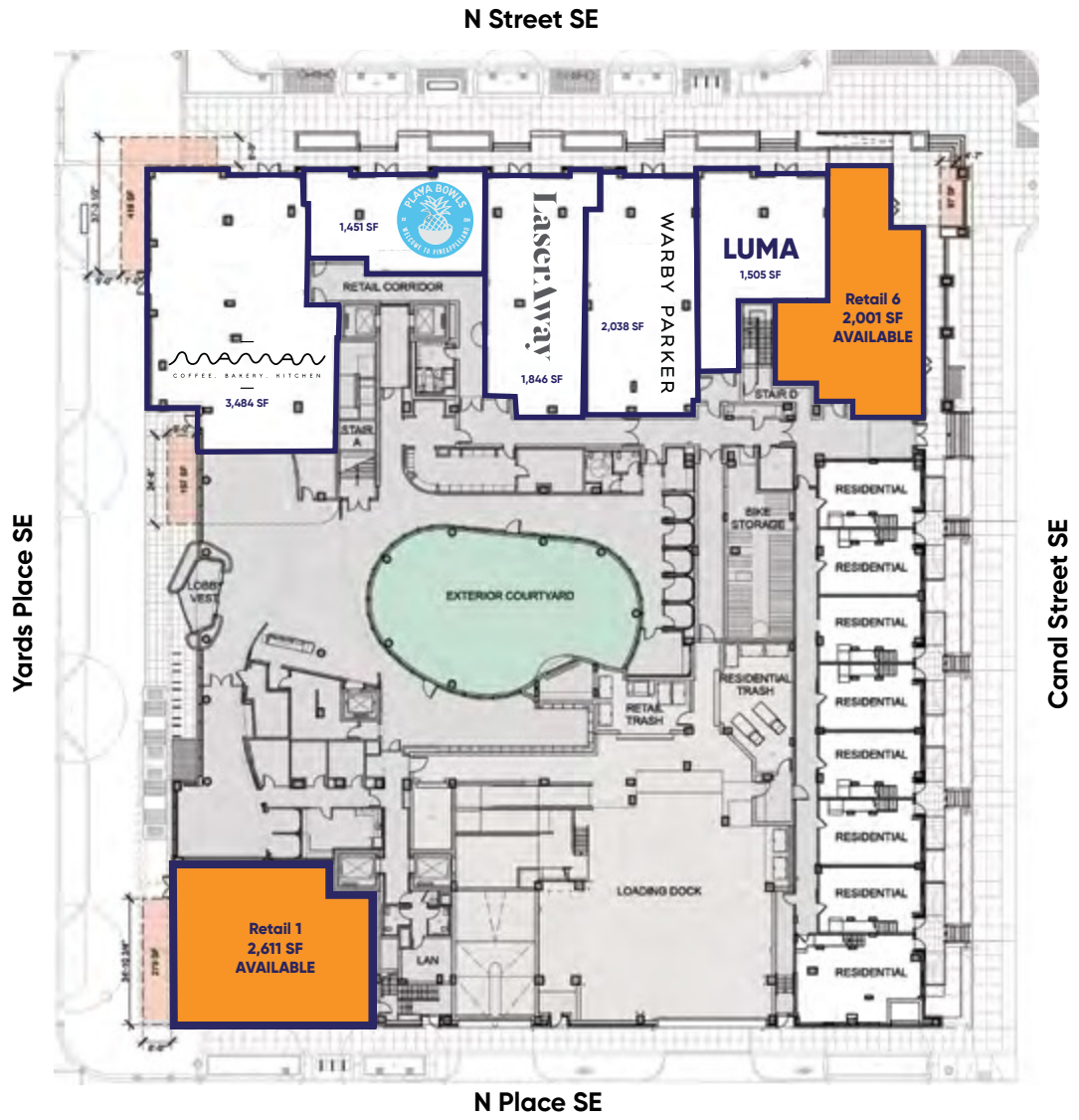
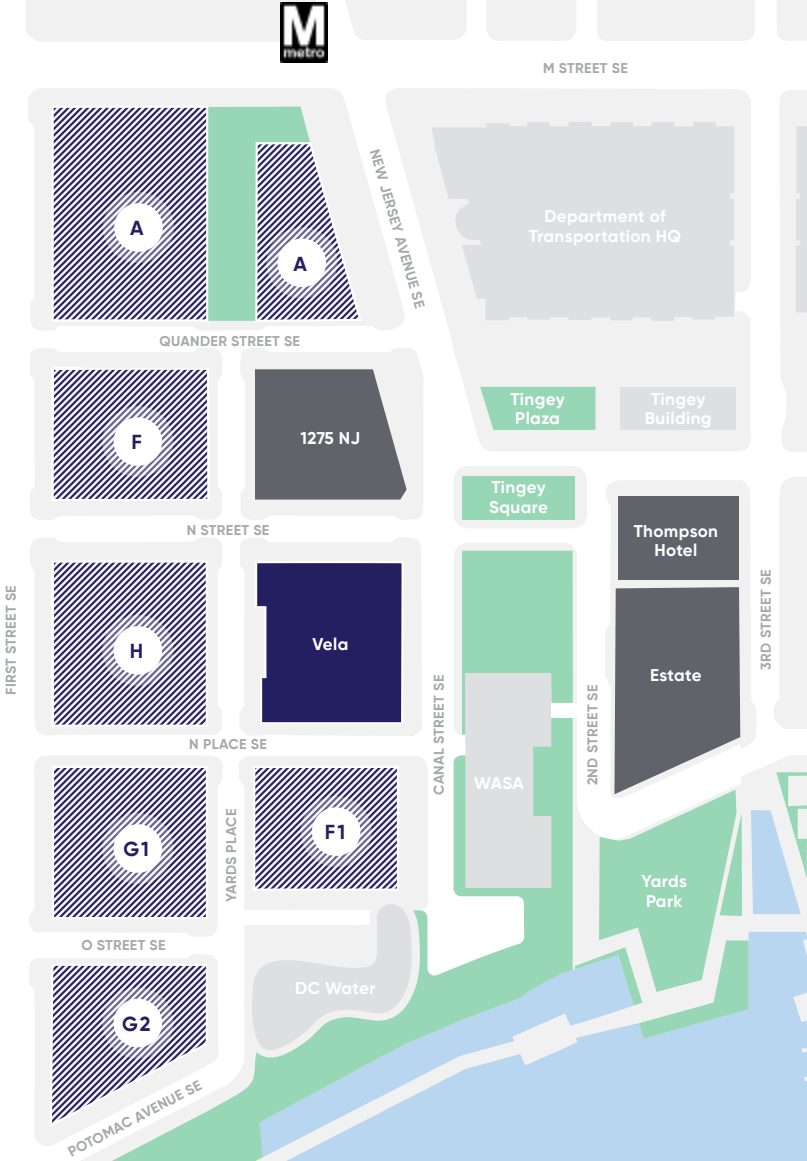
16,363 SF Retail
379 Apartments

Status:

Open

Retail Shell Delivery:

Available Now



Estate

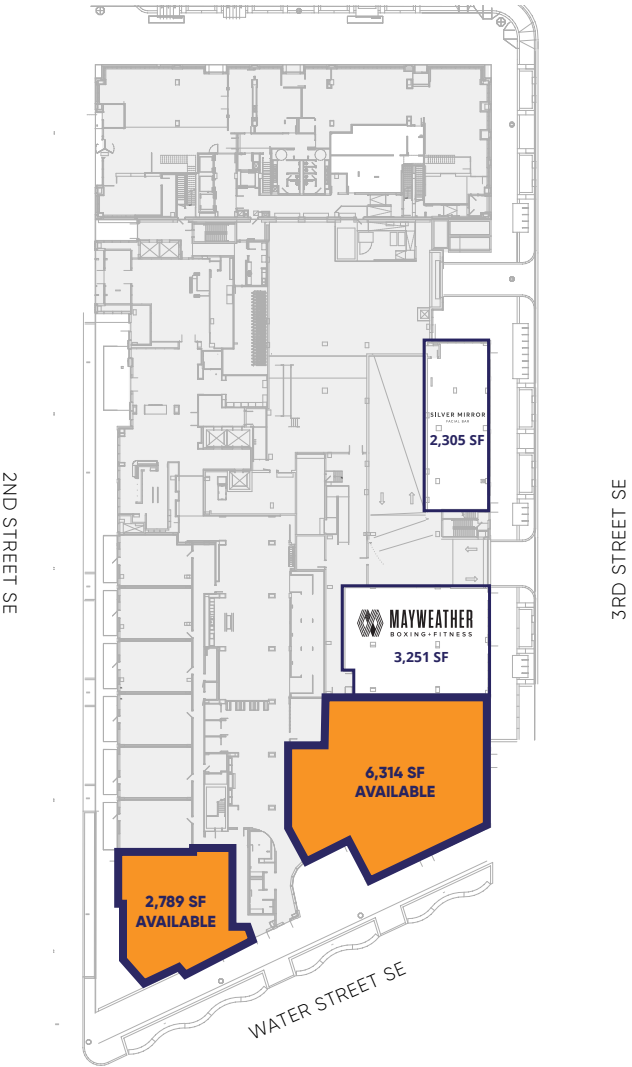
3 Tingey Street SE

13,000 SF Retail
264 Apartments

Status:

Open

Retail Shell Delivery:
Available Now



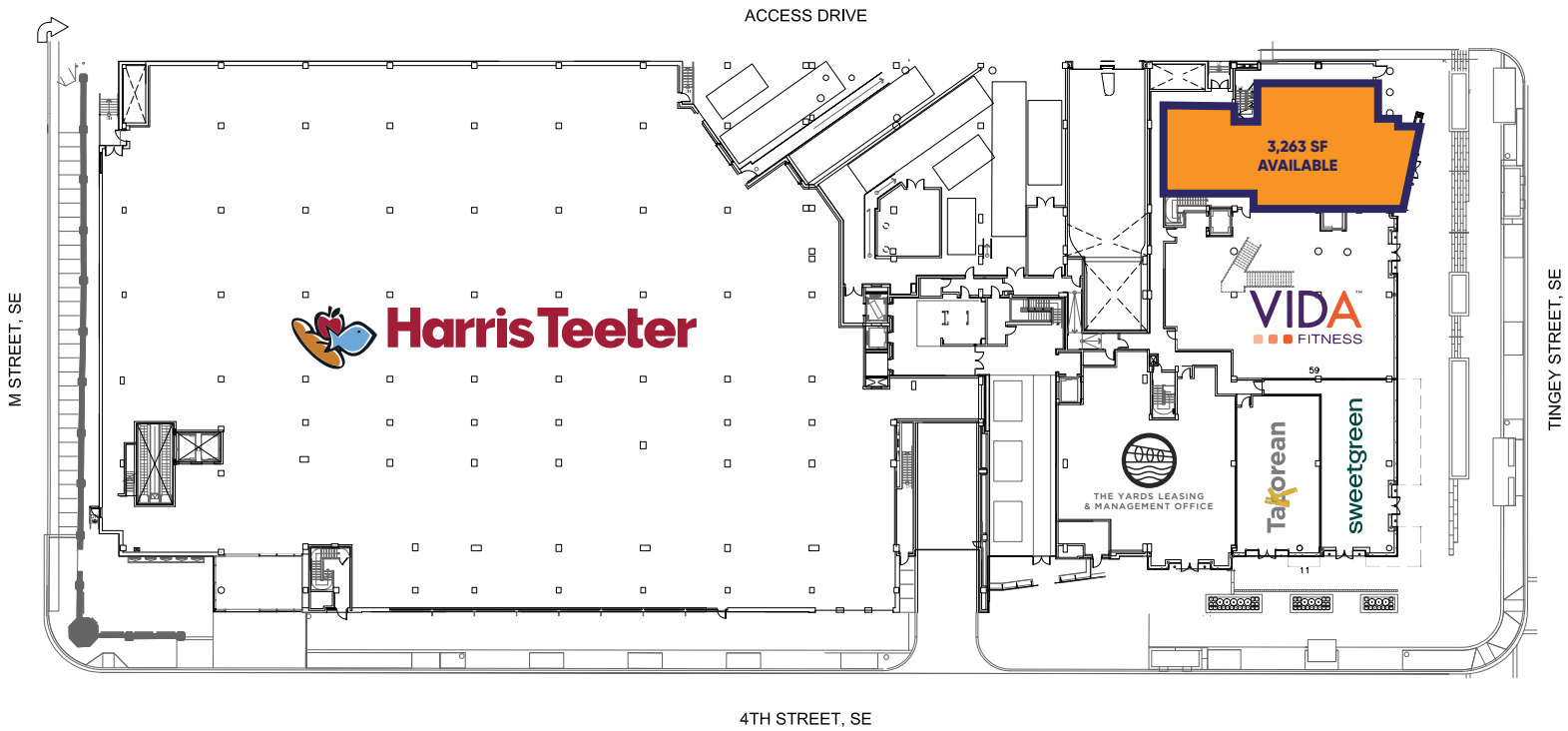
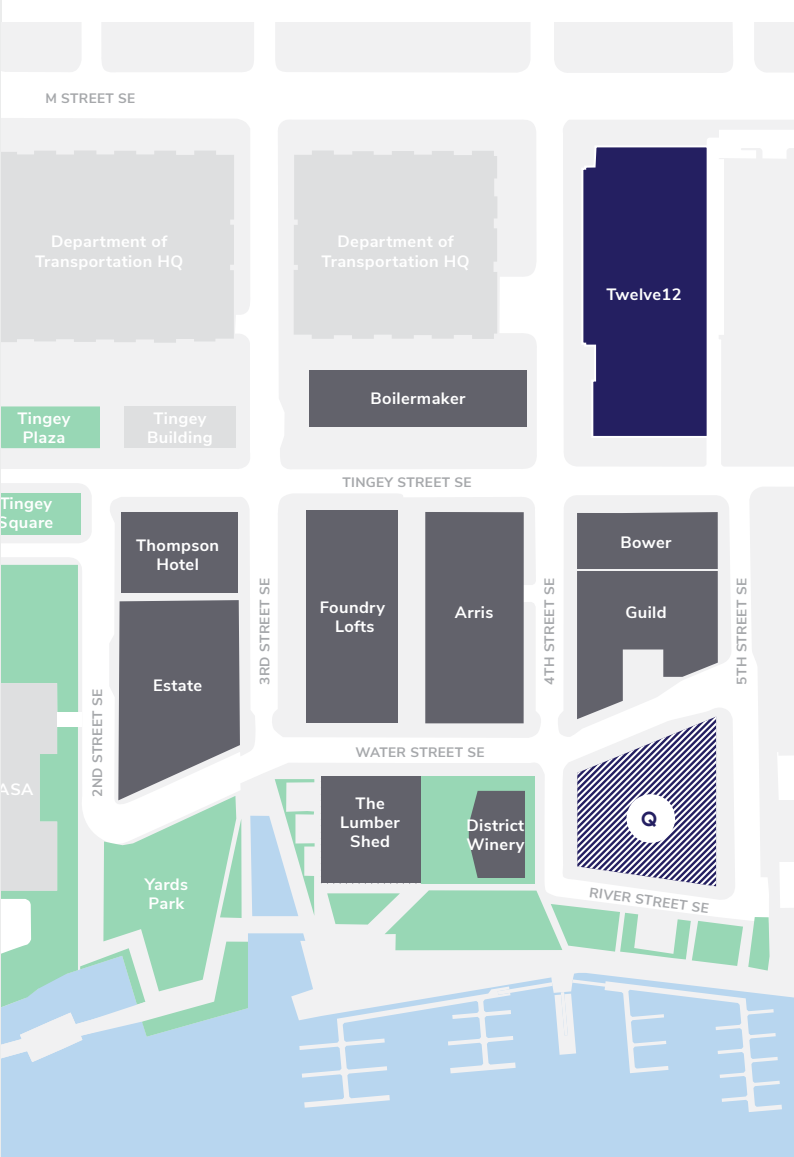
1212 4th Street SE

3,263 SF Retail Available

218 Residential Units

Status:
Open

3,263 SF
2nd Generation Restaurant Space



The Yards is the epicenter of the southeast waterfront, with growing residential and office populations eager to spend time and money in this dynamic urban hub. As DC’s fastest growing neighborhood, The Capitol Riverfront features ten acres of parks, 6.6 million square feet of office space (and 460,000 square feet under construction), and 7,100 residential units, with 5,300 more to come.

59% population growth in the past decade

The Yards’ trade areas are populated by **affluent residents with ample disposable income** for expenses ranging from home furnishings to apparel.



WITHIN 15-MIN WALK

POPULATION (2023)	26,582
POPULATION GROWTH (2028)	35,805
AVERAGE HH INCOME	\$161,146
MEDIAN AGE	35.5
% BACHELORS DEGREE +	87%
DAYTIME POPULATION	42,961
LIFESTYLE SEGMENTS	Metro Renters Laptops & Lattes
CAPITOL RIVERFRONT DEVELOPMENT	7.3M SF office space + 1.7M pipeline 13, 608 residential units with 1,179 under construction + 5,000 planned 1,422 hotel keys
MAJOR EMPLOYERS	Navy Yard, DOT, NAB, Chemonics

Metro Renters

Spend freely on fashionable clothing and the very latest gadgets

Seek out new adventures, explore local arts and culture, and take on new hobbies

Grocery shop at Whole Foods or Trader Joe’s and buy organic



Laptops & lattes

Constantly use their laptops, iPads, and mobile phones to stay connected

Spend money on cool clothes, dining out, travel, and hitting the spa

Exercise regularly and prefer organic food, purchasing groceries at higher-end markets







THE YARDS

Brookfield
Properties

Jen Correale

jen.correale@brookfieldproperties.com

klnb

Kim Stein

kstein@klnb.com

Jennifer Price

jprice@klnb.com