

NEARBY RETAILERS

GEORGETOWN LAW



GONZAGA
COLLEGE HIGH SCHOOL
Educating Young Men in the Jesuit Tradition Since 1821



SUBWAY
DISTRICT RICO

QUICKWAY
HIBACHI

RETAIL FOR LEASE

- Rare retail anchor space on the corner of 1st St NW and H St NW
- Large garage with free parking for customers and staff
- Easy access to loading docks off of Eye St NW
- Adjacent to Gonzaga High School
- In close proximity to Union Station and Georgetown Law School

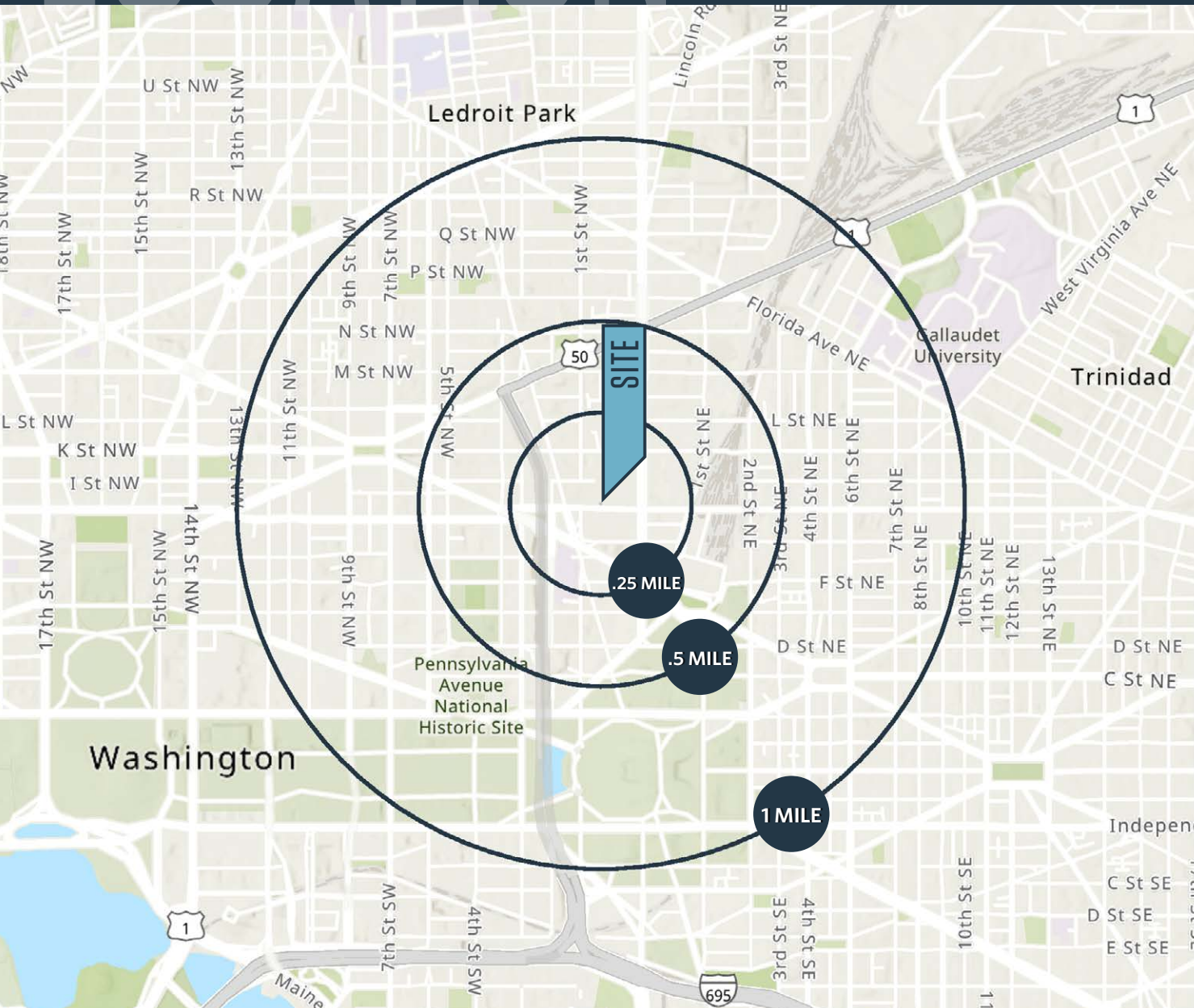
JOHN MEYER

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LOCATION

77 H STREET NW

WASHINGTON, DC 20001



PROPERTY HIGHLIGHTS:

19' clear height
Taxes: \$6.83
CAM: \$3.41 PSF
Insurance: \$0.35

DEMOGRAPHICS | 2024:

0.25-MILE	0.5-MILE	1-MILE
Population		
2,051	20,942	64,944
Daytime Population		
14,281	53,728	169,254
Households		
1,237	12,640	35,573
Average HH Income		
\$117,211	\$149,288	\$175,759
Employees		
15,668	57,334	175,073
Government Buildings		
6	23	51

TRAFFIC COUNTS | 2023:

H Street NW	25,042 ADT
North Capital Street NW	25,356 ADT
Union Station Bus & Amtrak	40M Annually

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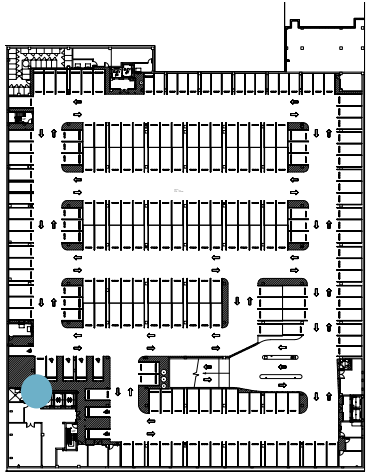
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SITE PLAN

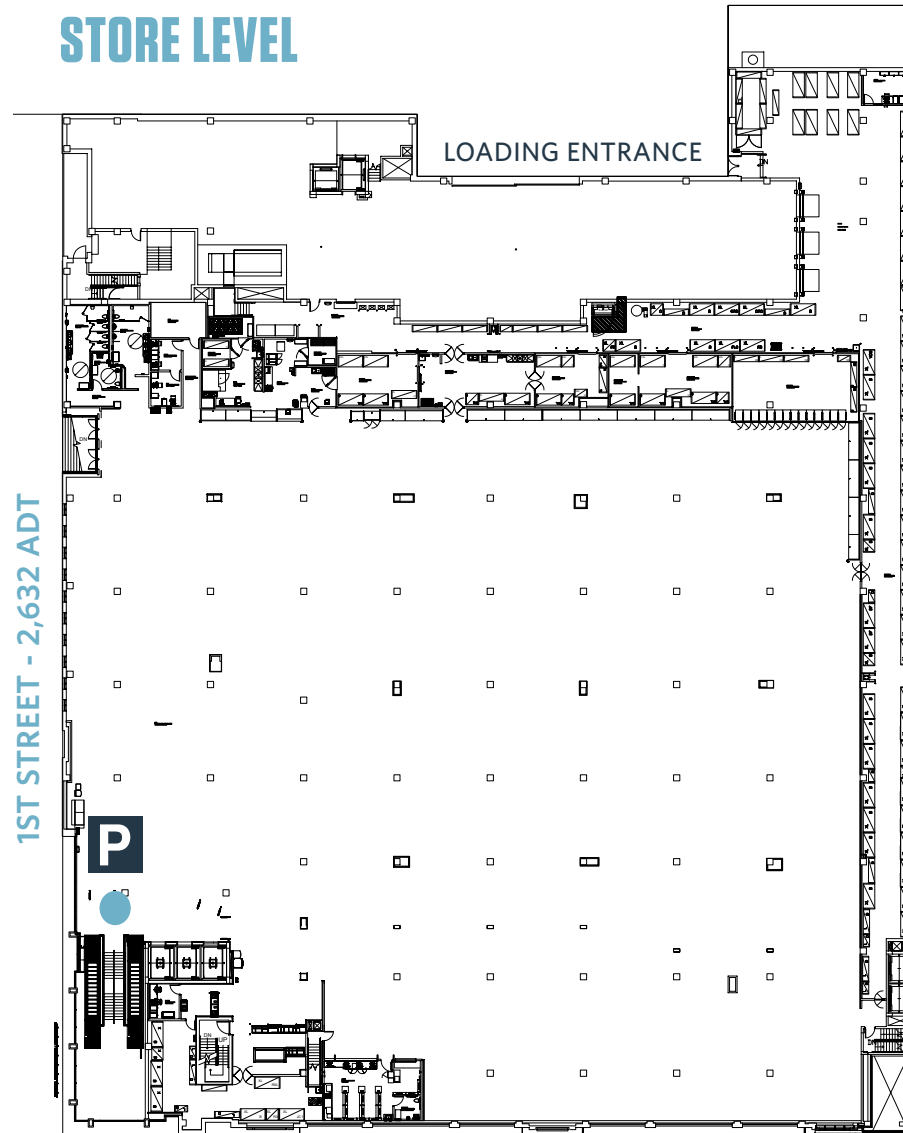
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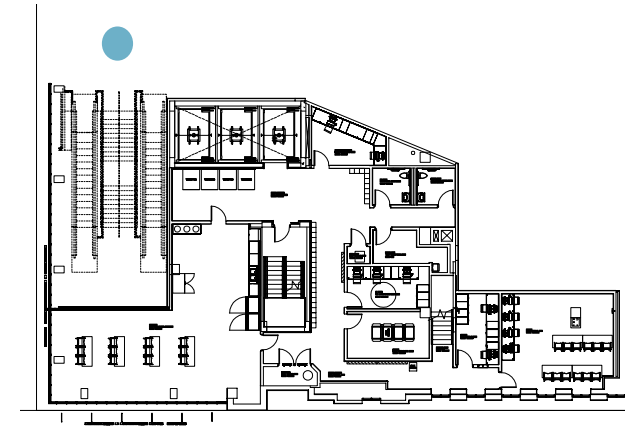
GARAGE LEVEL



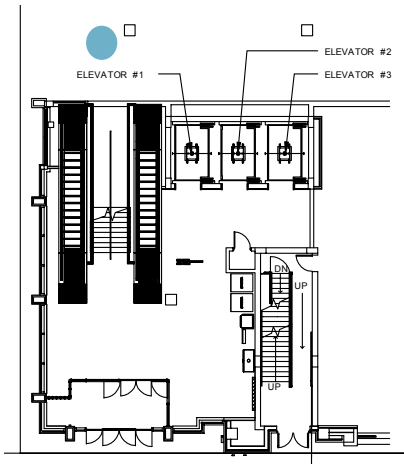
STORE LEVEL



MEZZANINE LEVEL



STREET LEVEL



1ST STREET - 2,632 ADT

H STREET - 23,850 ADT

● = CONNECTING POINT FOR ALL FOUR FLOORS

GARAGE LEVEL: 2,967 SF

STREET LEVEL: 3,012 SF

STORE LEVEL: 74,697 SF

MEZZANINE LEVEL: 4,404 SF

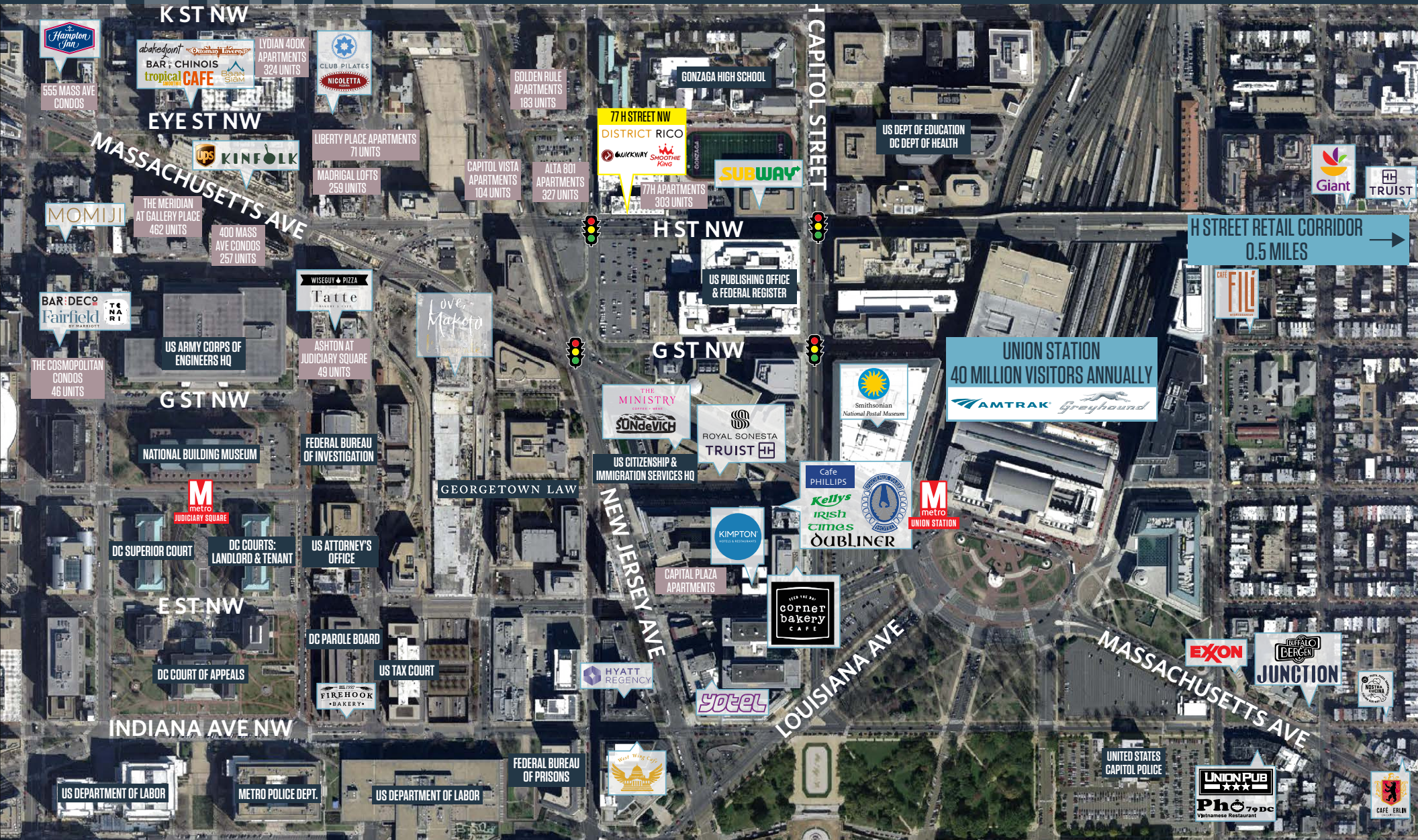
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