

4,831 SF AVAILABLE

JMP
JEFFERSON
MARKETPLACE

1550 7TH STREET NW



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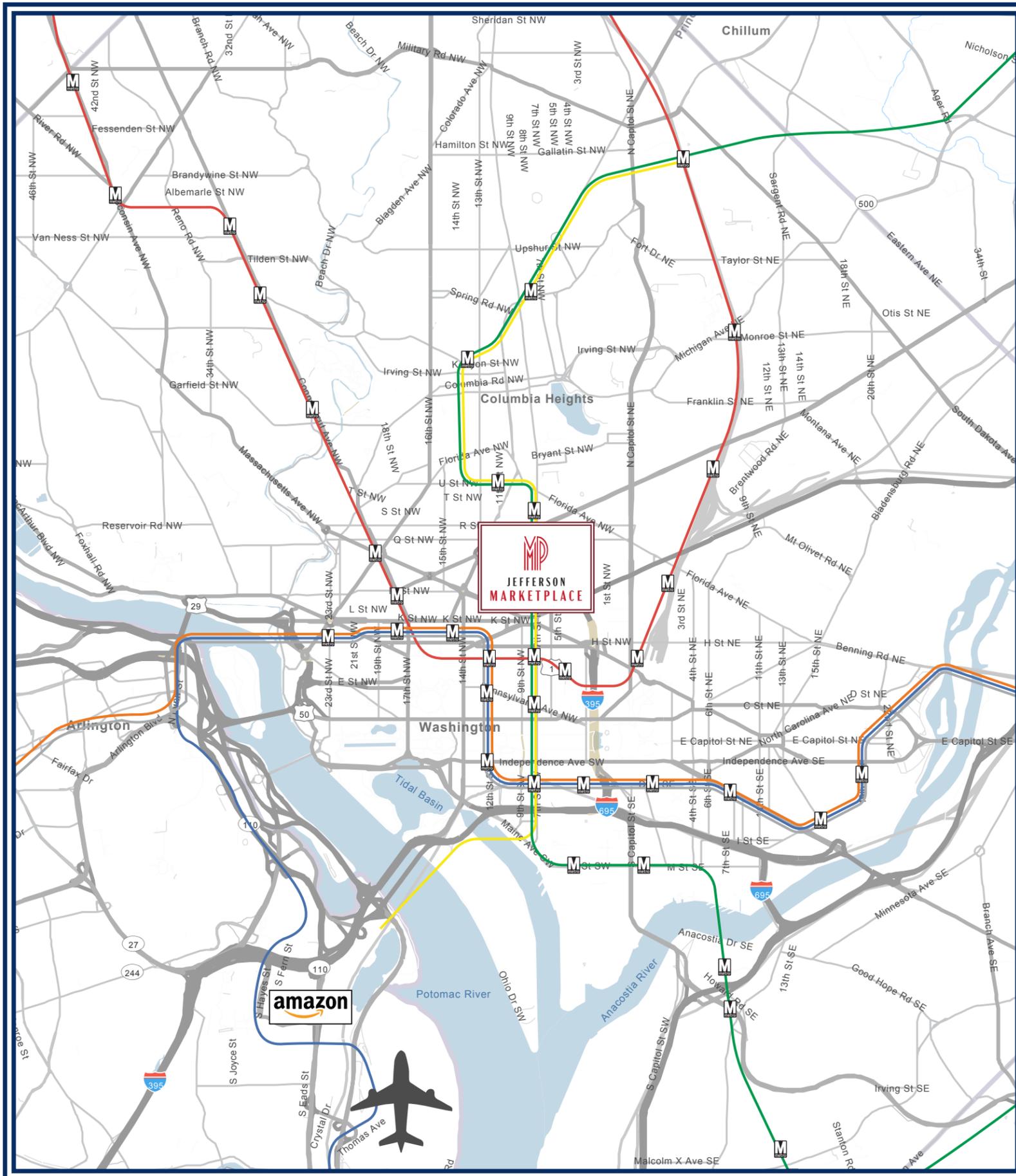
THE SHAW MARKET

AN EXCEPTIONAL RETAIL OPPORTUNITY

Jefferson Marketplace is an 8-story, mixed use property consisting of 281 residential unit, 490 residents, and approximately 15,000 square feet of ground-floor retail space, occupied by a variety of tenants, including Beau Thai, Up Dog, Grand Cata and Ugly Duckling. Jefferson Marketplace is situated in Shaw, one of Washington, D.C.'s most vibrant neighborhoods and is home to three Michelin star and four Bib Gourmand restaurants. Located along 7th Street NW spanning from P Street NW to Q Street NW, Jefferson Marketplace is located in the center of Shaw and three blocks from the Walter E. Washington Convention Center.

THE NEIGHBORHOOD

Shaw is known for its rich culture, history, and music scene. A large part of Shaw's appeal is the variety of locally owned establishments including Dacha Beer Garden, Ugly Ducking, Ambar, Compass Coffee, and Chaplin's. The largest and most notable recent commercial projects include CityMarket at O, located less than .5 miles away, with one million square feet and occupied at 95%. Residents enjoy the ever-increasing dining and retail conveniences, while local and national retailers are drawn to the strong demographics – over \$148,000 average household income and 73% Bachelor's Degree + within half a mile.



3 METRO STATIONS
IN A 1/2 MILE



73% BACHELOR'S DEGREE OR HIGHER
IN A 1/2 MILE



\$148,000 AVG HH INCOME
IN A 1/2 MILE



95 WALKSCORE



COMPASS COFFEE: 533 7TH STREET NW



DACHA BEER GARDEN: 1600 11TH STREET



AMBAR: 1547 7TH STREET NW

TRADE AREA



GIANT: CITY MARKET AT O



ZEPPELIN'S: 1544 9TH STREET NW



UGLY DUCKLING: JEFFERSON MARKETPLACE

TRADE AREA



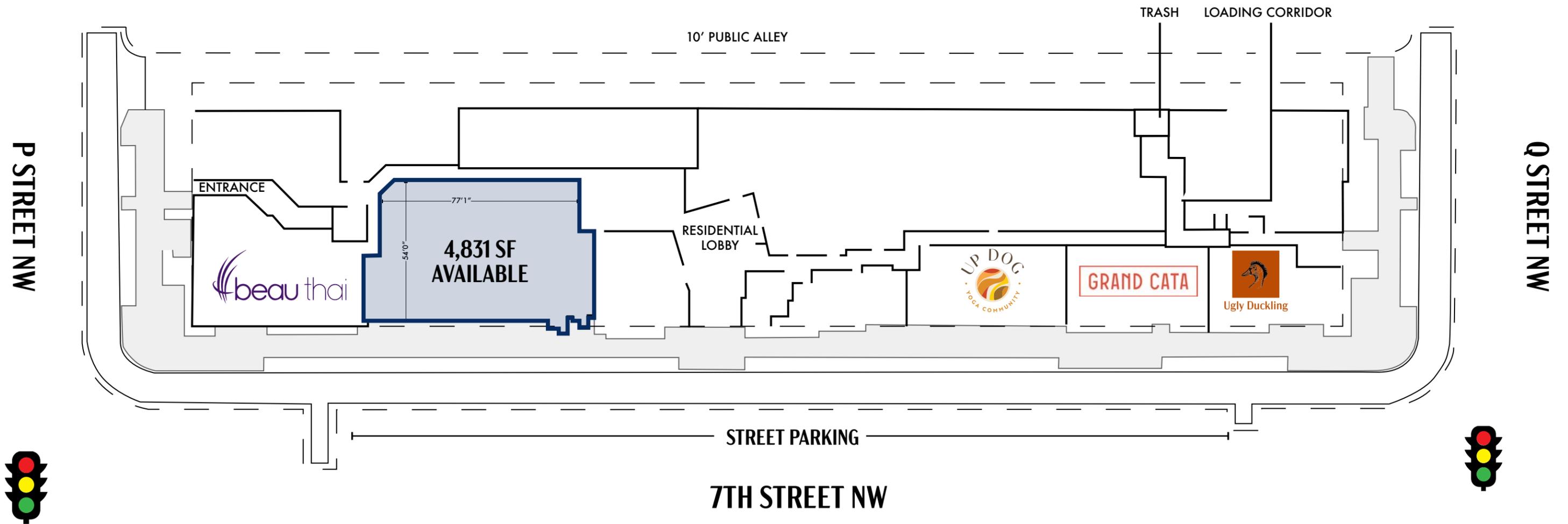
DEMOGRAPHICS

	5 MIN WALK	10 MIN WALK	.25-MILE	.5-MILE	1-MILE
POPULATION	6,101	19,371	6,307	24,539	94,362
DAYTIME POPULATION	4,449	16,243	5,408	20,821	208,044
HOUSEHOLDS	3,135	10,158	3,260	13,403	53,611
AVERAGE HH INCOME	\$168,584	\$199,820	\$168,604	\$195,992	\$185,483

NEIGHBORING RETAILERS



SITE PLAN



SPACE PLAN



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