

# 1813-1815 ADAMS MILL RD NW

Washington, DC 20009



## PRIME ADAMS MORGAN RESTAURANT / BAR OPPORTUNITY

Positioned in the heart of Adams Morgan, this rare full-building opportunity offers a fully built-out restaurant and bar with turn-key infrastructure, outdoor seating, and unique character.

This is a rare opportunity to step into one of DC's most dynamic neighborhoods with a space designed to impress. The combination of indoor/outdoor seating, prime visibility, and high pedestrian traffic makes 1813-1815 Adams Mill a destination location for operators seeking a flagship presence.

- **±5,000 SF Across Two Floors** – Spacious, flexible layout with multiple bar areas, dining rooms, and lounge-style seating. Space can be demised.
- **Private Patio** – Covered outdoor seating with lush greenery and excellent street presence along Adams Mill Road.
- **Vibrant Interiors** – Exposed brick, high ceilings, custom lighting, and modern design finishes throughout.
- **FF&E** – Possibility for FF&E to convey.
- **Turn-Key Kitchen** – Stainless steel prep lines, dishwashing station, freezer, refrigerator, and back-of-house storage.
- **Flexible Use** – Ideal for restaurant, bar, entertainment venue, or creative retail concepts.

### AVAILABLE SPACE

| SIZE      | RENT                      | AVAILABILITY |
|-----------|---------------------------|--------------|
| ±5,000 SF | \$45.00 PSF/NNN - BLENDED | IMMEDIATE    |

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MARKET AERIAL

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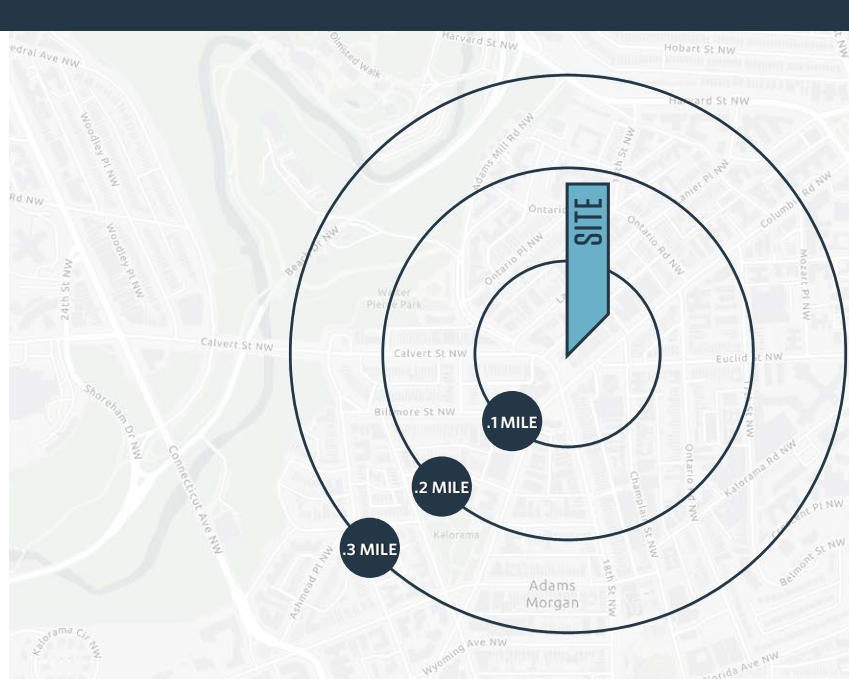
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## ADAMS MORGAN – ONE OF D.C.'S MOST ICONIC RETAIL & DINING DISTRICTS

Adams Morgan is one of Washington, D.C.'s most vibrant and culturally rich neighborhoods—known for its eclectic mix of restaurants, boutique retailers, live music venues, and nightlife. Located at the crossroads of 18th Street NW and Columbia Road NW, the area draws a steady flow of local residents, young professionals, and visitors seeking authentic dining and entertainment experiences.

The neighborhood blends historic architecture with a lively, walkable streetscape, anchored by an impressive collection of locally owned businesses alongside national brands such as Walgreens, Starbucks, Ace Hardware, and The LINE Hotel. Adams Morgan's retail core serves as a 24-hour destination, with morning coffee and brunch traffic, active daytime pedestrian flow, and strong evening and weekend crowds driven by dining and nightlife.

Over the past several years, Adams Morgan has experienced significant reinvestment and repositioning, including the opening of The LINE DC Hotel, new mixed-use developments, and an influx of chef-driven concepts and experiential retail. With strong demographics, dense residential population, and proximity to major employment hubs like Dupont Circle and U Street, Adams Morgan remains one of the most dynamic and enduring urban retail corridors in the city.

### DEMOGRAPHICS | 2025:

|                    | .1-MILE   | .2-MILE   | .3-MILE   |
|--------------------|-----------|-----------|-----------|
| Population         | 1,526     | 5,086     | 12,148    |
| Daytime Population | 1,095     | 3,214     | 6,254     |
| Households         | 859       | 2,865     | 7,324     |
| Average HH Income  | \$188,479 | \$200,832 | \$192,041 |

### KEY AUDIENCE PROFILE:

#### .1-MILE RADIUS



Laptops and Lattes  
(70.3%)



Metro Renters  
(29.7%)

## LOCATION & DEMOGRAPHICS

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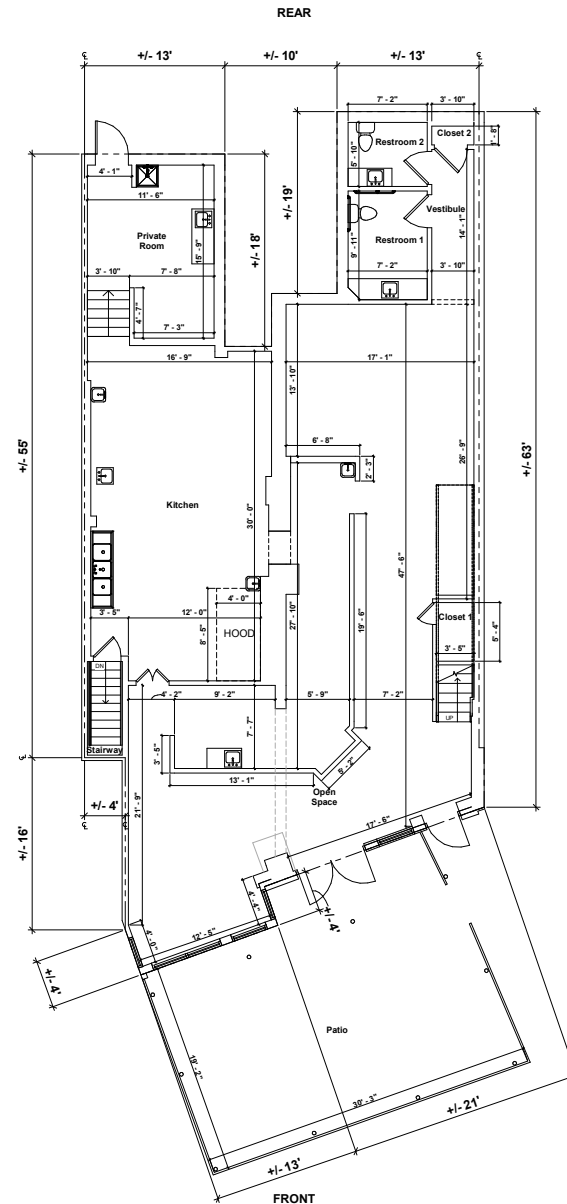
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## 1<sup>ST</sup> FLOOR PLAN

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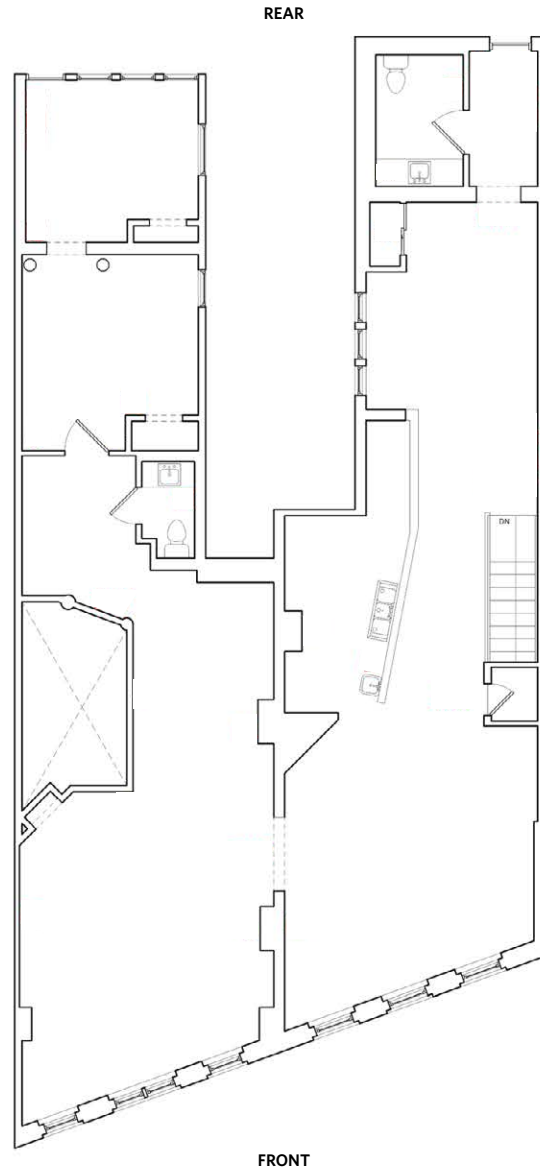
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2<sup>ND</sup> FLOOR PLAN

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## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



PHOTOS

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