



RETAIL FOR LEASE

- 3,412 SF of rare second generation restaurant space in shell condition. Additional 1,154 SF basement space is available.
- One block from Capital One Arena (2.7 Million annual visitors)
- Less than one block to Gallery Place Metro (22,773 RPD)
- Over 34 feet of frontage on 7th Street NW

NEARBY RETAILERS



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Zaytinya by José Andrés



Shakespeare Theatre Company: Harman Hall



Near trendy shops, hotels and restaurants, Capital One Arena and the Smithsonian Museum of American Art.

Rendering: New Entrance to Capital One Arena

Greatness all around you.

WITHIN A 10-MIN WALK

35+ Full-Service Restaurants
20+ Michelin-Rated Restaurants
40+ Fast Casual Eateries and Coffee Shops

6+ World-Class Entertainment Venues
13+ Museums
40+ Retailers

10+ Hotels

CONRAD WASHINGTON DC
 KIMPTON HOTELS & RESTAURANTS
 JW MARRIOTT
 WALDOF ASTORIA
 GRAND HYATT
 INTERCONTINENTAL HOTELS & RESORTS

THE DOYLE COLLECTION

AVG. NUMBER OF EVENTS PER YEAR

220 Capital One Arena
220 National Building Museum
275 Shakespeare Theatre Company

CONVENTION CENTER AVERAGE ATTENDEES: 1.2 MILLION YEAR

CAPITAL ONE ARENA LEADING DOWNTOWN'S REVITALIZATION

- \$1B+ Capital One Arena renovation in final planning stages, including an expanded main entrance at F Street.
- Glass-façade improvements and neighborhood-facing retail
- Improved access and upgraded streetscape along 6th Street
- Increased security focus surrounding 7th and H Streets intersection



AVERAGE ANNUAL ATTENDANCE: 2.7 MILLION

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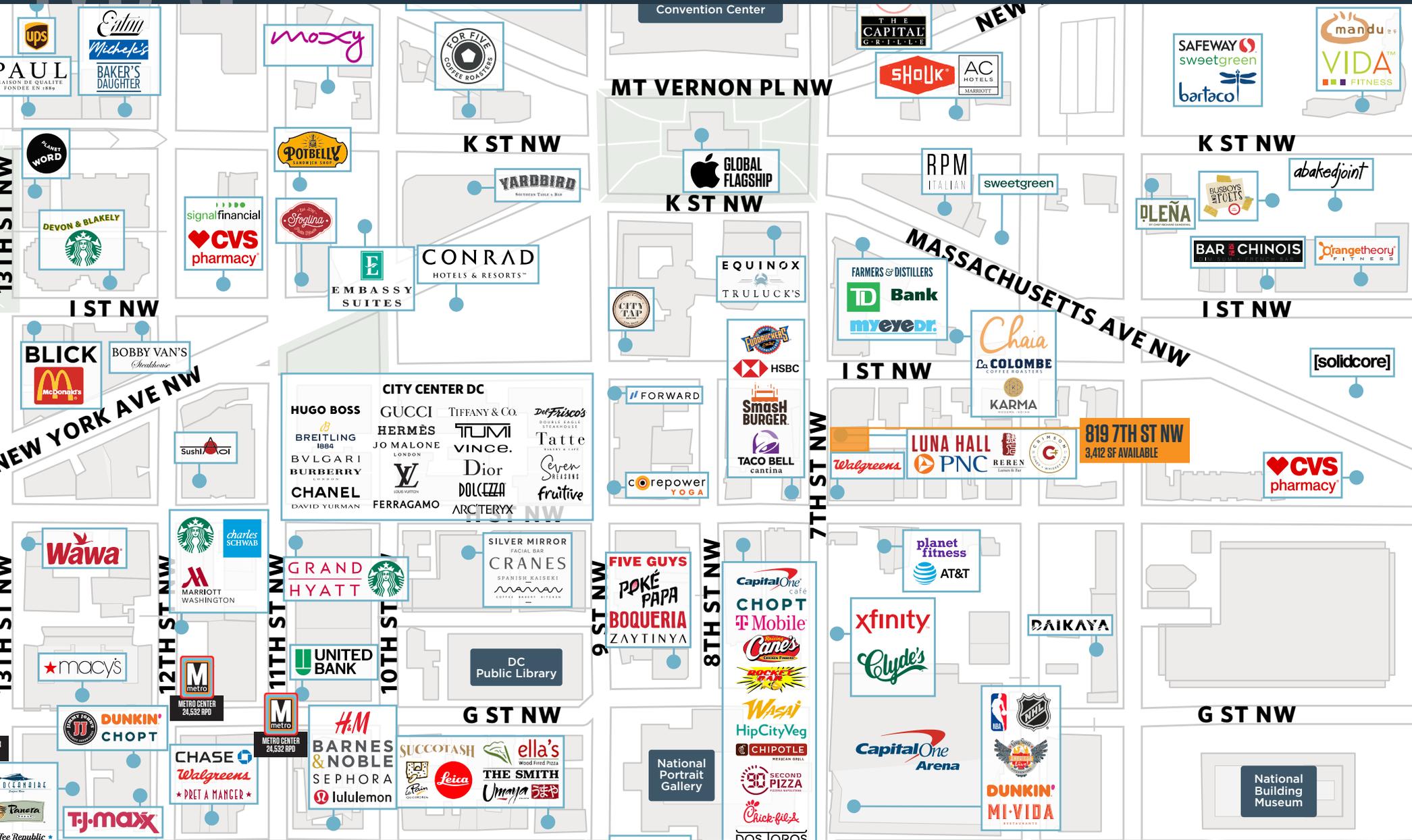
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819 7TH STREET NW

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LOCATION

819 7TH STREET NW

WASHINGTON, DC 20001



DEMOGRAPHICS | 2024:

WALK TIME

10-MIN	15-MIN	.5-MILE	1-MILE	
Daytime Population	82,094	174,727	102,122	286,193
Population	17,903	30,969	19,165	53,319
Households	11,176	18,359	12,016	30,889
Average HH Income	\$172,061	\$167,779	\$170,671	\$169,112

TRAFFIC COUNTS | 2023:

H ST NW	14,900 ADT
7TH ST NW	13,700 ADT



GALLERY PLACE
CHINATOWN

22,773 RPD



WALK SCORE

99
Walkers Paradise



BIKE SHARE
MONTHLY RIDERS

20,989
Arrivals



1.2 MILLION
Annual Visitors

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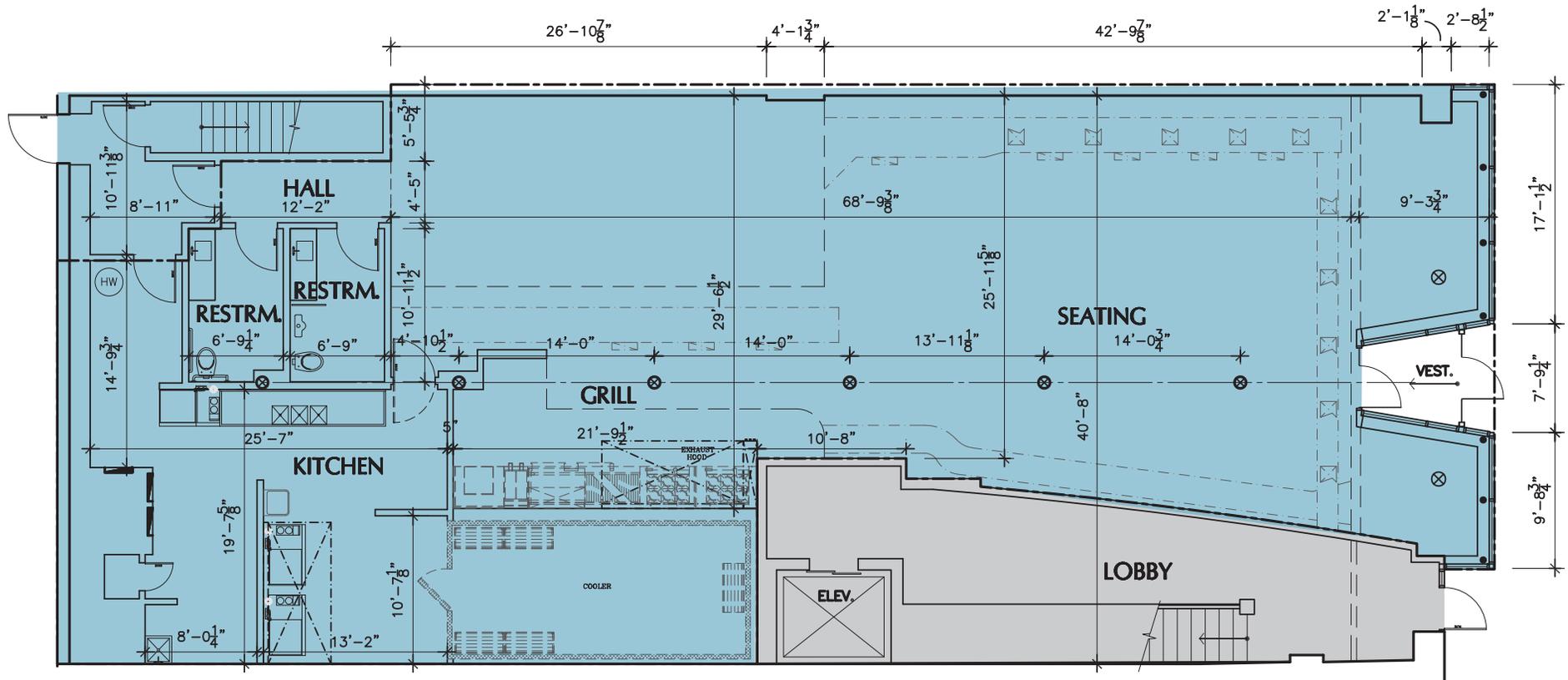


PREMISES

819 7TH STREET NW

WASHINGTON, DC 20001

FIRST FLOOR - 3,412 SF



7TH ST NW

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PHOTO

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34 FEET OF FRONTAGE

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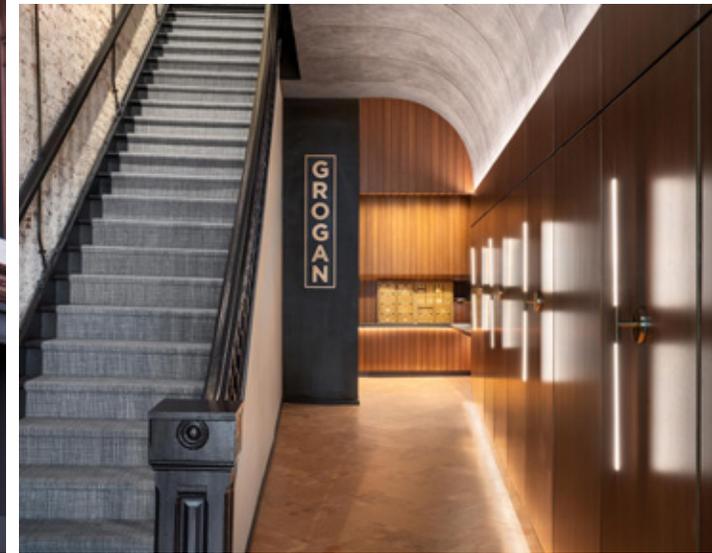
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HISTORIC BUILDING WITH NEWLY-RENOVATED OFFICE LOBBY

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CEILING HEIGHT: 13.5 - 14 FT

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