

1736 CONNECTICUT AVE NW

Washington, DC 20009





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The Offering

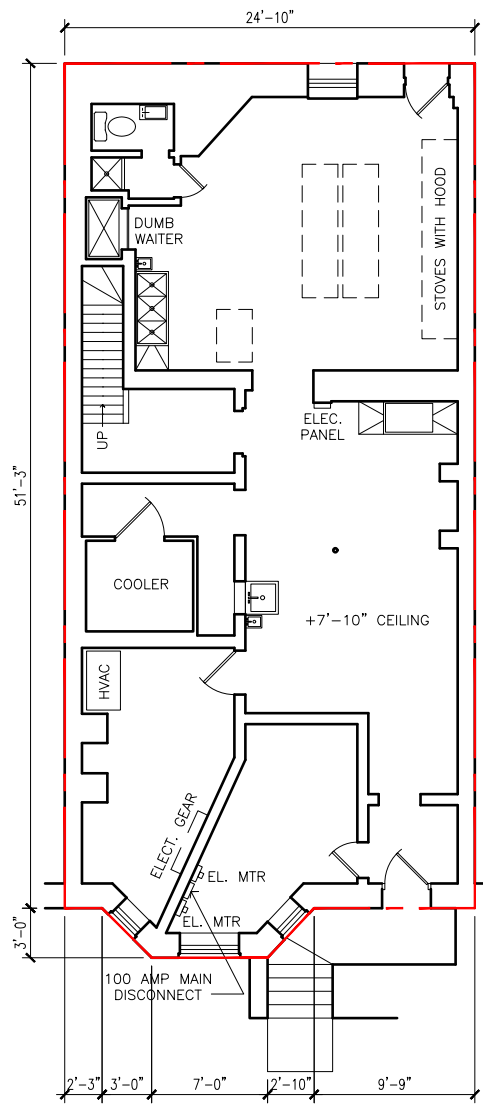
KLNB is pleased to exclusively present 1736 Connecticut Avenue NW, a fully vacant retail building located in the heart of Washington, D.C.'s Dupont Circle neighborhood. Encompassing approximately 4,965 square feet across four levels on a 1,464 SF lot, the property offers investors and users an exceptional leasing or repositioning opportunity along one of the city's most prestigious commercial corridors.

Originally home to D.C.'s first Japanese restaurant, Tokyo Skiyaki, and most recently operated as a Cajun-inspired restaurant and lounge, the building retains a flexible layout, with right of way access to 21st St, that lends itself well to a wide variety of retail, hospitality, or mixed-use concepts. The site is zoned MU-8B/DC, allowing up to 5.0 FAR and 7,320 SF of buildable area (by right), subject to Dupont Circle Historic District guidelines.

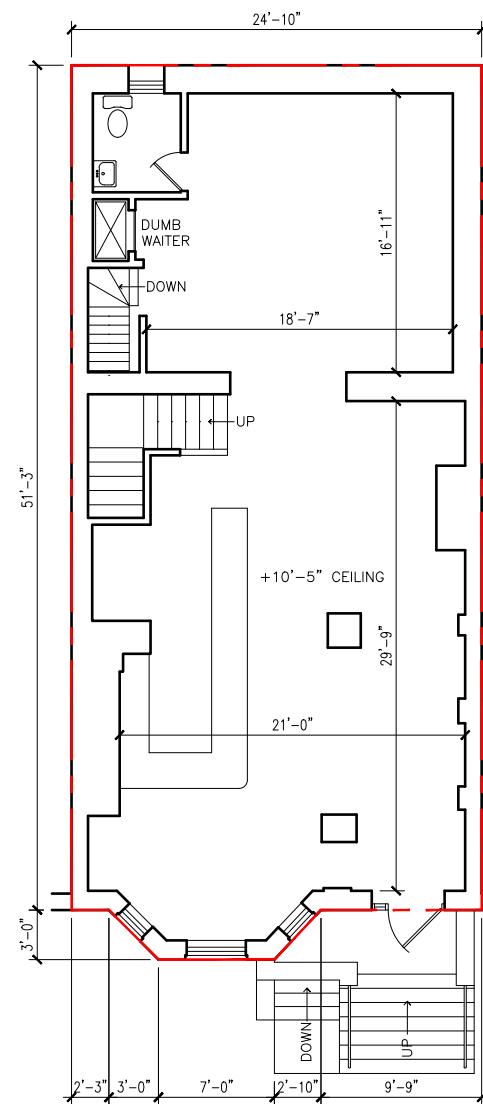
1736 CONNECTICUT AVE NW | WASHINGTON, DC 20009

PRICE	\$2,250,000	GLA	4,965 SF
FLOORS	3 Floors + Bsmt	OCCUPANCY	Vacant
SSL	0092-0053	LOT SIZE	1,464 SF
ZONING	MU-8B/DC	ASSESSMENT	\$1,946,700

Basement

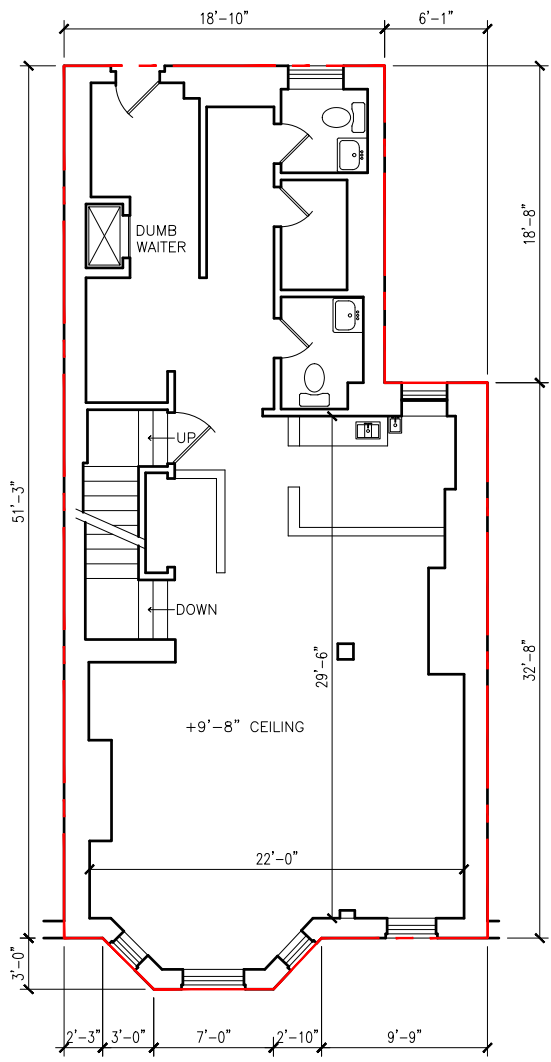


First Floor

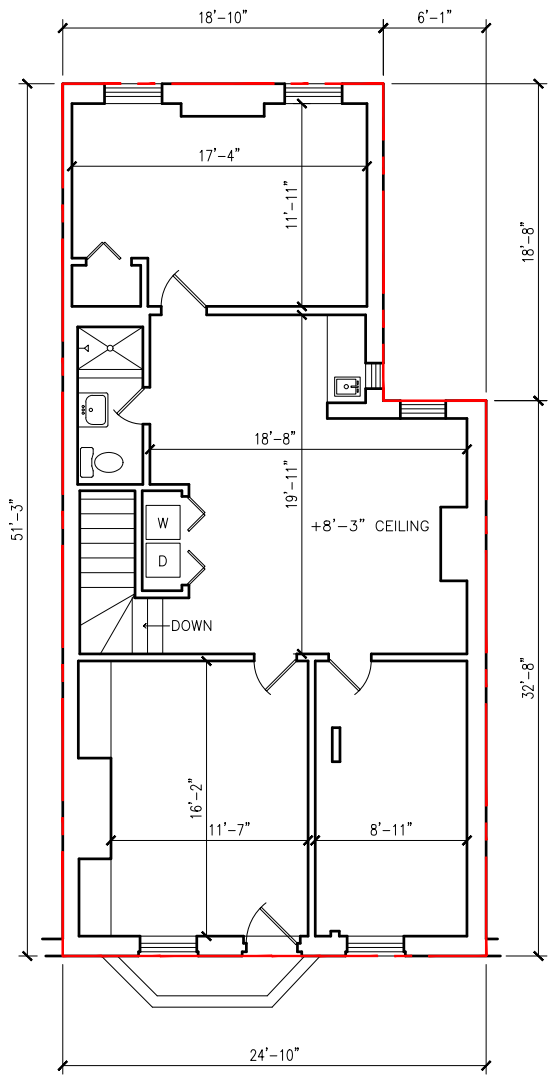


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Second Floor



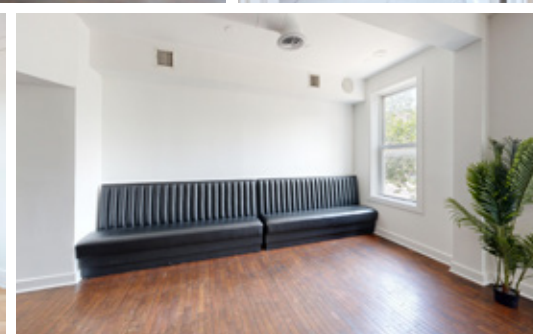
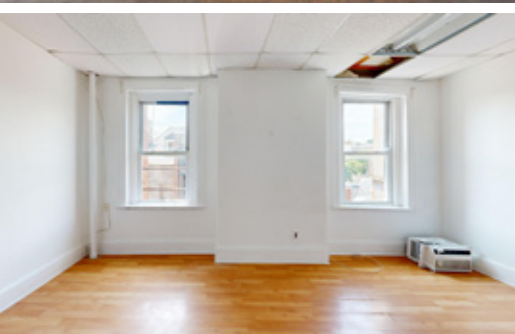
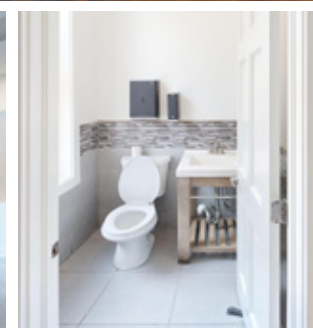
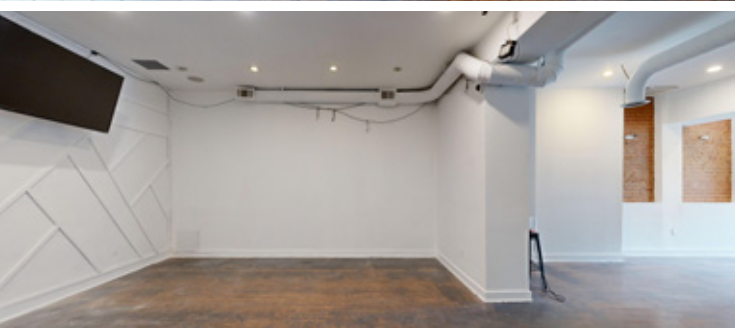
Third Floor



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Investment Overview

Property Photos



Market Overview

Neighborhood Map





Dupont Circle

Dupont Circle is one of the most recognizable and heavily trafficked neighborhoods in Washington, D.C. It is home to 70+ embassies, historic rowhouses, numerous hotels and a wide array of restaurants, entertainment venues, and retail destinations for tourists and locals alike. Visitors and professionals can stay in the more than 20 hotels in Dupont Circle, dine at DC favorites, and visit world class art exhibitions such as the Phillips Collection, Dupont Underground, and Studio Gallery. Many neighborhoods tend to have a singular feel, but Dupont Circle is a diverse location with strong commercial and residential vibrancy.

Located on the northern edge of Dupont Circle and just south of neighborhoods like Adams Morgan, Kalorama, and Woodley Park, 1736 Connecticut Avenue is positioned in the Dupont Circle Historic District. The subject property benefits from being only 900 feet from the Dupont Circle Metro Station which is consistently one of the top 10 metro stations in the metro system by ridership, as are the neighboring Farragut North and Farragut West stations which total over 60,000* riders per day. These riders are traveling to one of the densest office markets in Washington D.C. with nearly 47 million square feet of office product in the immediate area surrounding the subject property.

Given the submarket's history and character, it is not surprising that the area boasts equally impressive demographics. 23,332 residents live within a half mile of the property, in 15,500 households earning \$202,419 average household income, which is scheduled to increase at a 3.33% rate annually. The population base is also particularly well educated with 80% holding a bachelor's degree and 49% having a master's degree. A dense commercial market, the population in the same radius jumps to 39,516 during the daytime.

1736 CONNECTICUT AVE NW



Washington, DC MSA

With a population of over six million, the Washington, D.C. MSA includes the District of Columbia, the seat of the United States Government, as well as 22 counties and jurisdictions within Maryland and Virginia. The region has remained one of the best performing economies in the US, with a median household income over \$125,000. This is largely helped by being one of the most dynamic economies in the US, driven by a highly educated workforce, with more than 50% possessing a bachelor's degree or higher. Within city lines are major educational institutions, such as Georgetown University, George Washington University, and Catholic University. The D.C. area is also a bustling business metropolis, playing host to numerous Fortune 500 companies spanning a wide array of industries, including Amazon, Lockheed Martin, General Dynamics, and Capital One. The Greater Washington region is also one of two metropolitan regions in the U.S. with three world-class airports: Washington Dulles International Airport (IAD), Baltimore/Washington International Thurgood Marshall Airport (BWI), and Ronald Reagan Washington National Airport (DCA).

Washington D.C.'s retail market remains historically strong, supported by high household incomes and steady population growth. As of 2026Q1, the region's availability rate is 4.7%, among the lowest since 2008. The Greater Washington region has gained more than 500,000 jobs since 2000, underscoring sustained long-term employment expansion among the nation's leading metropolitan economies. This large increase in employment is supported by the highly educated workforce employed in several prevalent industries, including government, biotechnology, science & engineering, defense contracting, and tourism.

The City of Washington D.C. has largely been characterized by its presence and influence on the national and international political sphere. Backed by one of the most resilient and stable economies globally, Washington D.C. has seen steady population growth of over 120,000 since 2010, totaling over 680,000 residents. Of this population, there has been a notable increase of young professionals calling the city home, as the number of residents ages 25-44 has increased from 55.4% to 61.5 % over the last 10 years.

#1

*Largest Metropolitan
Area in South
Atlantic Division*

#6

*Largest Metropolitan
Statistical Area
in the Nation*

17

*Fortune 500
Company HQs
within 25 Miles of DC*

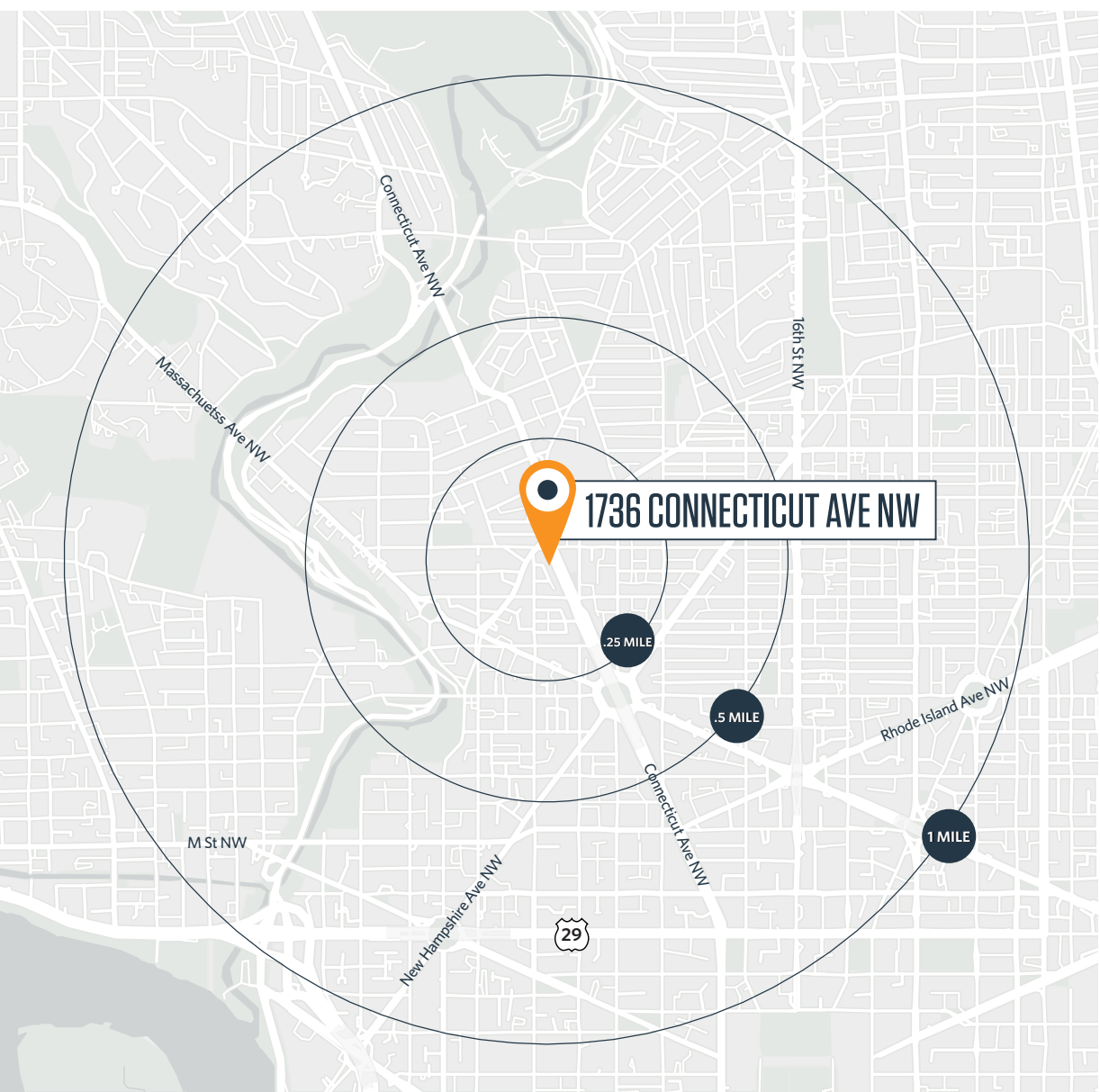
3

*World Class Airports
(BWI, DCA & IAD)*

705,000

*New Residents
Since 2010*





2025 Demographic Summary

	0.25 MILE	0.5 MILE	1 MILE
 Total Population	5,491	23,222	78,758
 Average Household Income	\$193,488	\$202,419	\$196,889
 Daytime Population	9,389	30,602	184,483

2025 - 2030 Projected Annual Growth Summary

 Population	1.78%	-0.26%	0.16%
 Average Household Income	1.30%	1.39%	1.47%

Accessibility

97

Walk Score

85

Transit Score

89

Bike Score

9,658

Dupont Circle Metro Station
Avg. Daily Ridership

5

Capital Bikeshare Stations within
a 5-minute Walk

Disclaimer Notice & Non-Endorsement

Confidentiality Disclaimer

This Investment Memorandum (“Memorandum”) is furnished to prospective purchasers solely to facilitate the purchaser’s consideration of Subject Property. The Memorandum contains proprietary information and was prepared by KLNБ, LLC (“KLNБ”) using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of KLNБ nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of KLNБ or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion.

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This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through KLNБ. The sellers and KLNБ expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.

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THE IN FOR MARKET INSIGHT

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