



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

&pizza

CHIPOTLE
MEXICAN GRILL

Yard House

Chick-fil-A

Smash
BURGER.

Capital One
café

REREN
Lamen & Bar

CHOPT

HSBC

DOS TOROS
TAQUERIA

Clyde's

JENNIFER PRICE

jprice@klnb.com | 202-420-7768

KIM STEIN

kstein@klnb.com | 202-652-2338

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

klnb.com

PHOTO

819 7TH STREET NW

WASHINGTON, DC 20001



Zaytinya by José Andrés



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

Rendering: New Entrance to Capital One Arena



Shakespeare Theatre Company: Harman Hall

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

WALDOFF ASTORIA

WASHINGTON DC

GRAND

HYATT

INTERCONTINENTAL

WASHINGTON DC

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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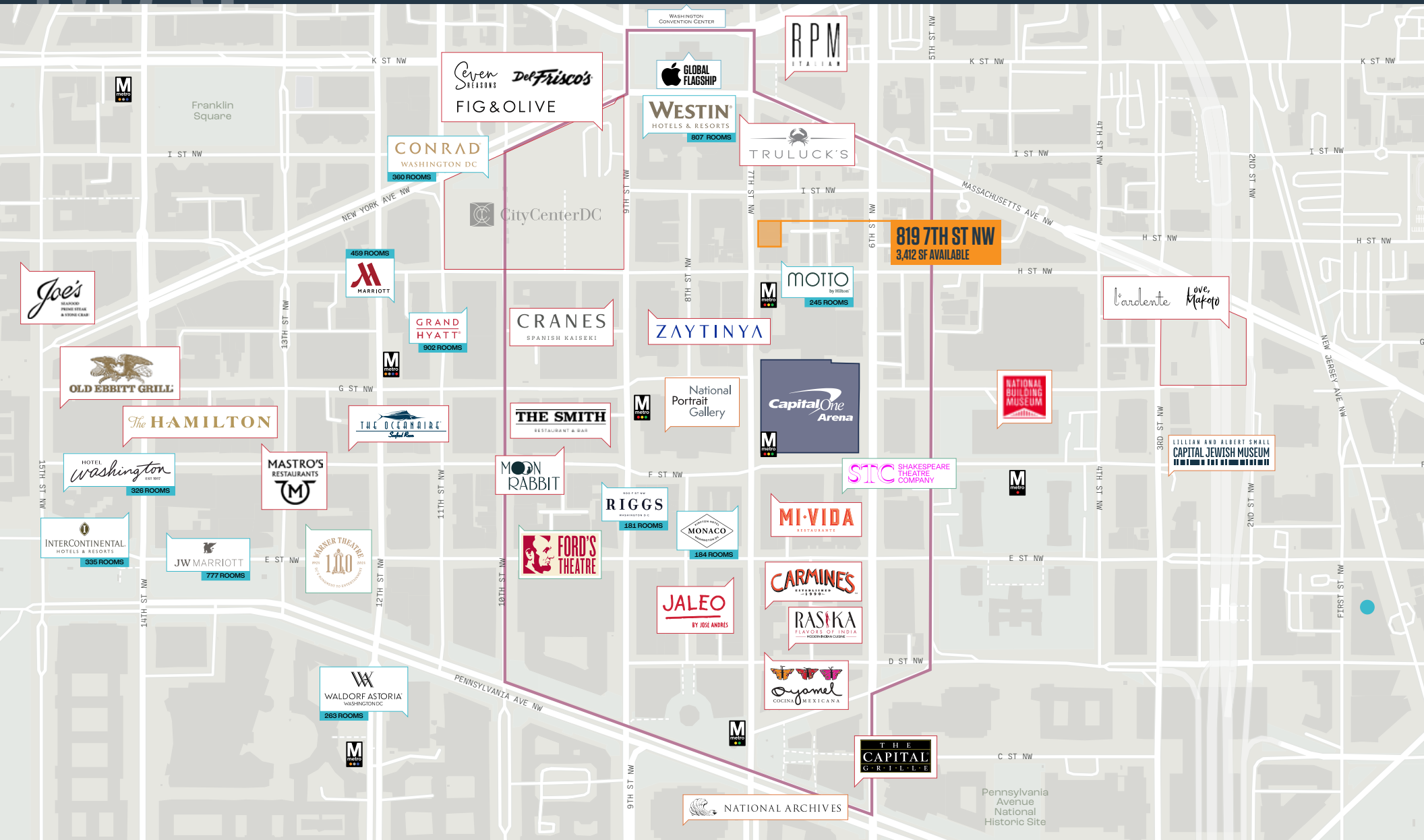
katkinson@klnb.com | 202-420-7762

klnb

MAP

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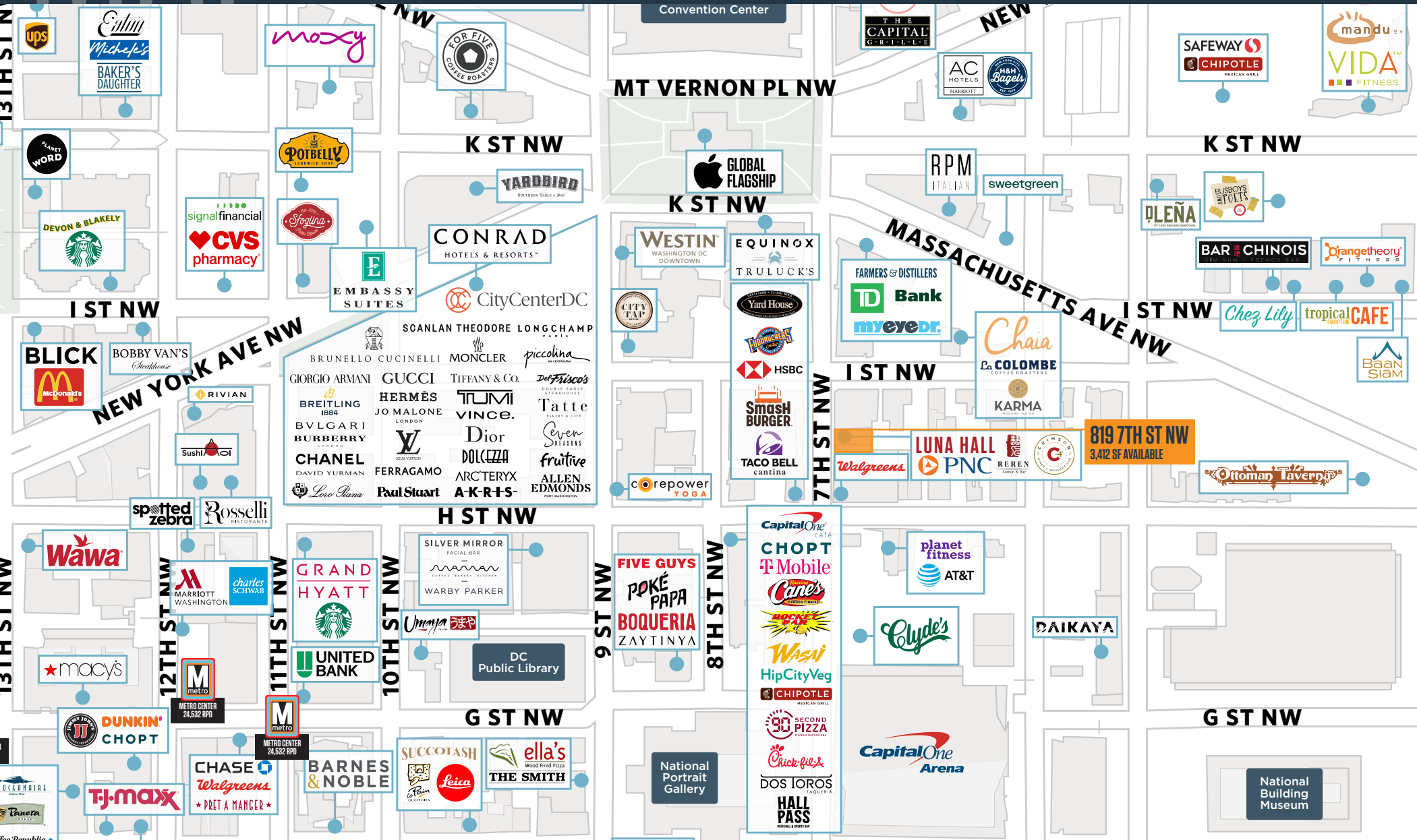
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LOCATION

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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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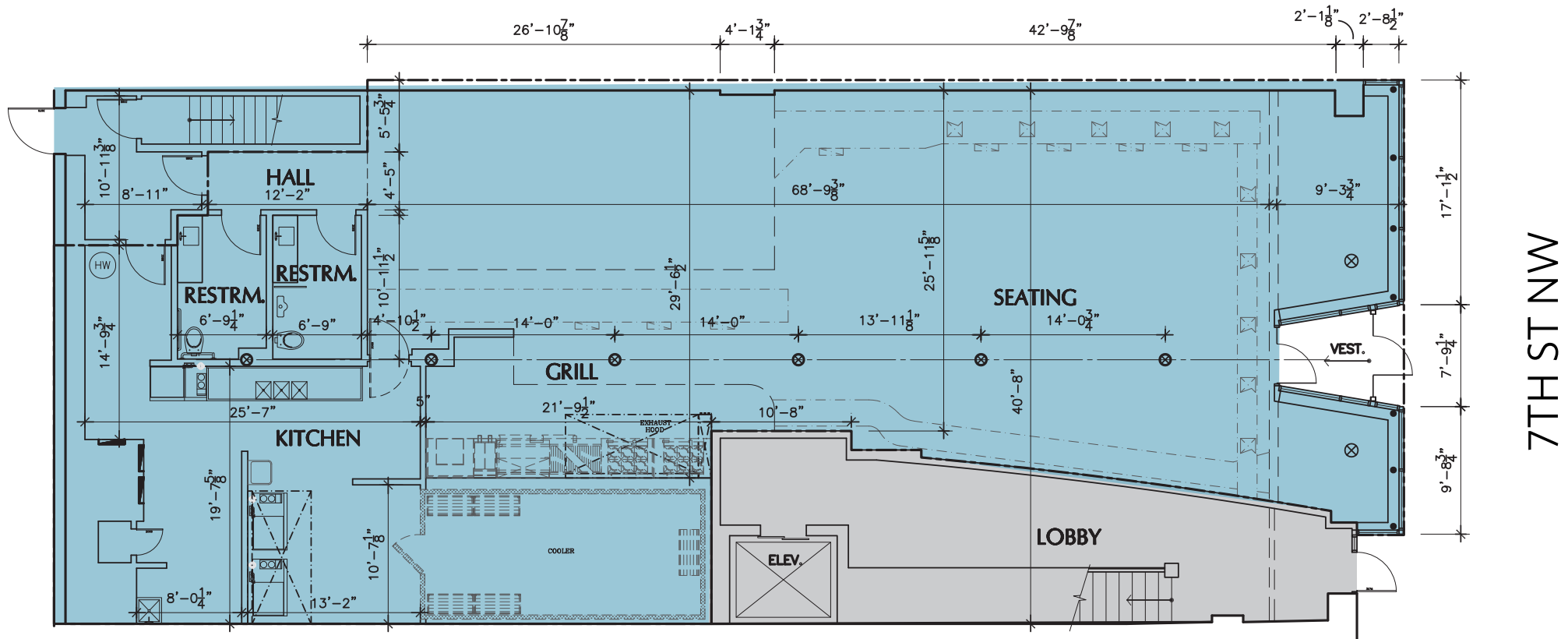
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PREMISES

819 7TH STREET NW

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FIRST FLOOR - 3,412 SF



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34 FEET OF FRONTAGE

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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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FOR MORE INFORMATION, PLEASE CONTACT:

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1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

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