

1100 13TH ST NW
WASHINGTON, DC 20005

2ND GENERATION RETAIL FOR LEASE

2ND GEN RESTAURANT
IMMEDIATELY AVAILABLE
RETAIL B - 3,927 SF

[CLICK HERE FOR A 3D TOUR](#)

2ND GEN BAKERY
IMMEDIATELY AVAILABLE
RETAIL A - 4,542 SF

[CLICK HERE FOR A 3D TOUR](#)

IMMEDIATELY AVAILABLE
RETAIL C - 1,301 SF

[CLICK HERE FOR A 3D TOUR](#)

OUTDOOR
SEATING

VICTOR SALCIDO

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STEVE COMBS

scombs@klnb.com | 202-420-7776

KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

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OVERVIEW

1100 13TH STREET NW

WASHINGTON, DC 20005

2ND GENERATION RETAIL SPACES FOR LEASE

- 3,927 SF 2nd Gen Corner Restaurant
- 1,301 SF 2nd Gen Retail space with over 40 feet of frontage on 13th Street
- 4,542 SF 2nd Gen Café space has 2 existing heat vents and can be combined with 1,301 SF
- Huge outdoor patio available
- 14' ceiling heights
- Walking distance to the dense residential pockets of Logan Circle

JOIN:

THE
SAGE
THEATRE

NEARBY RETAILERS:

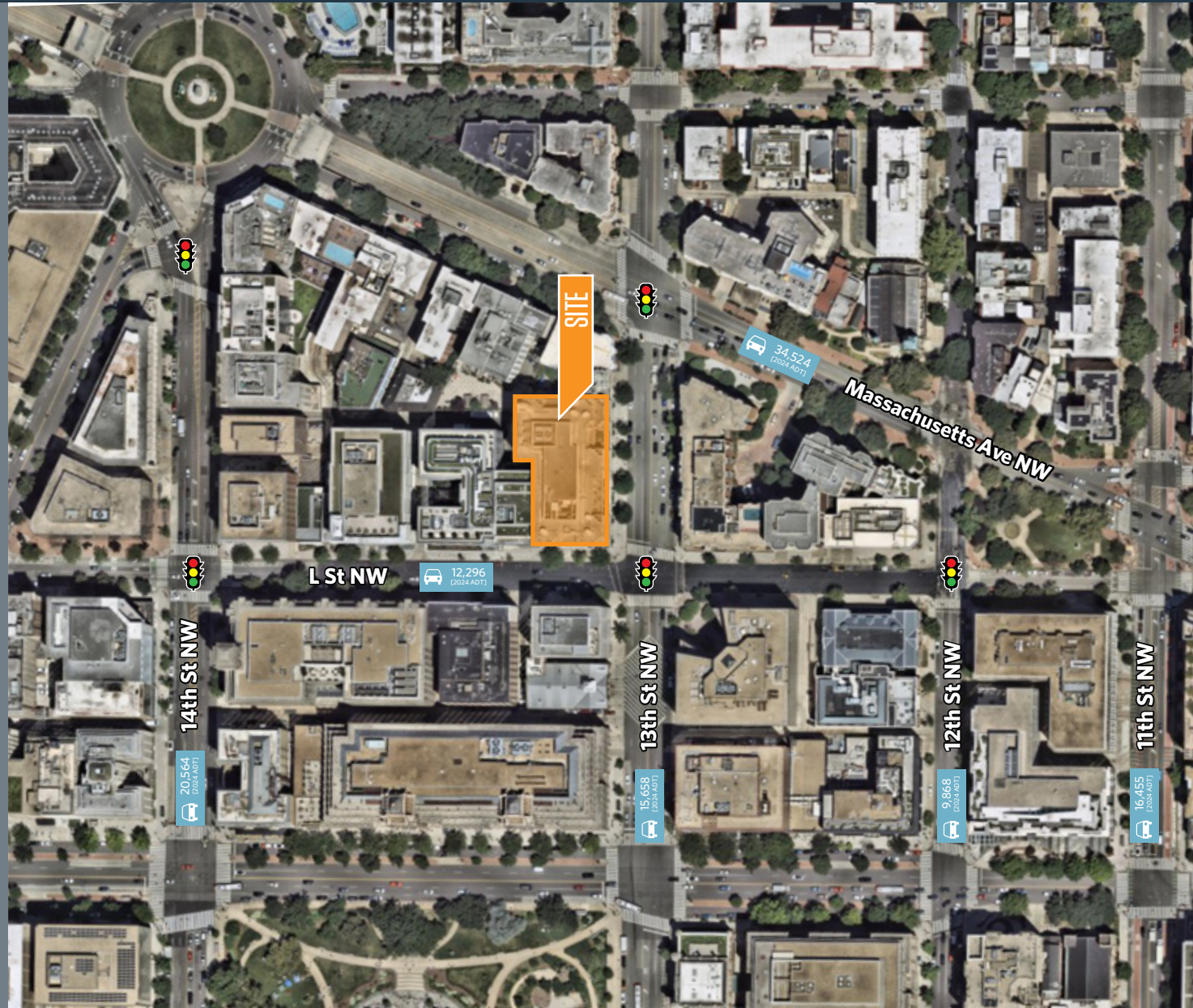
UNION KITCHEN
GROCERY

COMPASS
COFFEE

G.O.A.T.
ROOM

STREETS
Market & Cafe

balance



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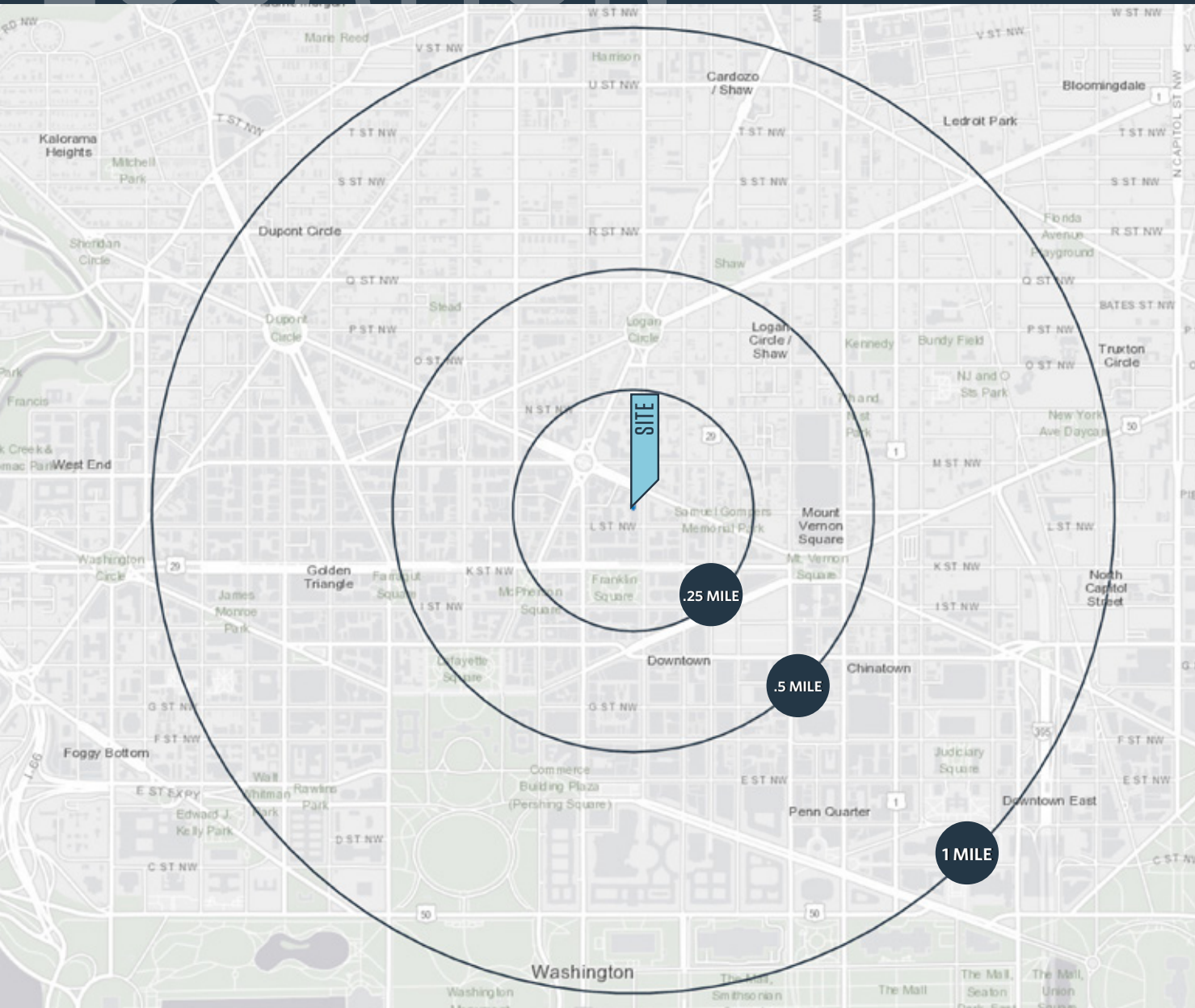
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LOCATION

1100 13TH STREET NW

WASHINGTON, DC 20005



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
3,927 SF	Negotiable	2nd Gen Restaurant	Immediate
1,301 SF	Negotiable	2nd Gen Retail	Immediate
4,542 SF	Negotiable	2nd Gen Cafe	Immediate

DEMOGRAPHICS | 2026:

WALK

10 MIN	.25-MILE	.5-MILE	1-MILE
Population			
17,017	7,829	19,914	71,689
Daytime Population			
91,176	33,594	102,824	310,432
Households			
10,858	5,083	12,504	42,985
Average HH Income			
\$180,060	\$164,003	\$180,548	\$182,283

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Massachusetts Ave NW	34,524 ADT
13th Street NW	15,658 ADT
Walkscore	98 (Walker's Paradise)

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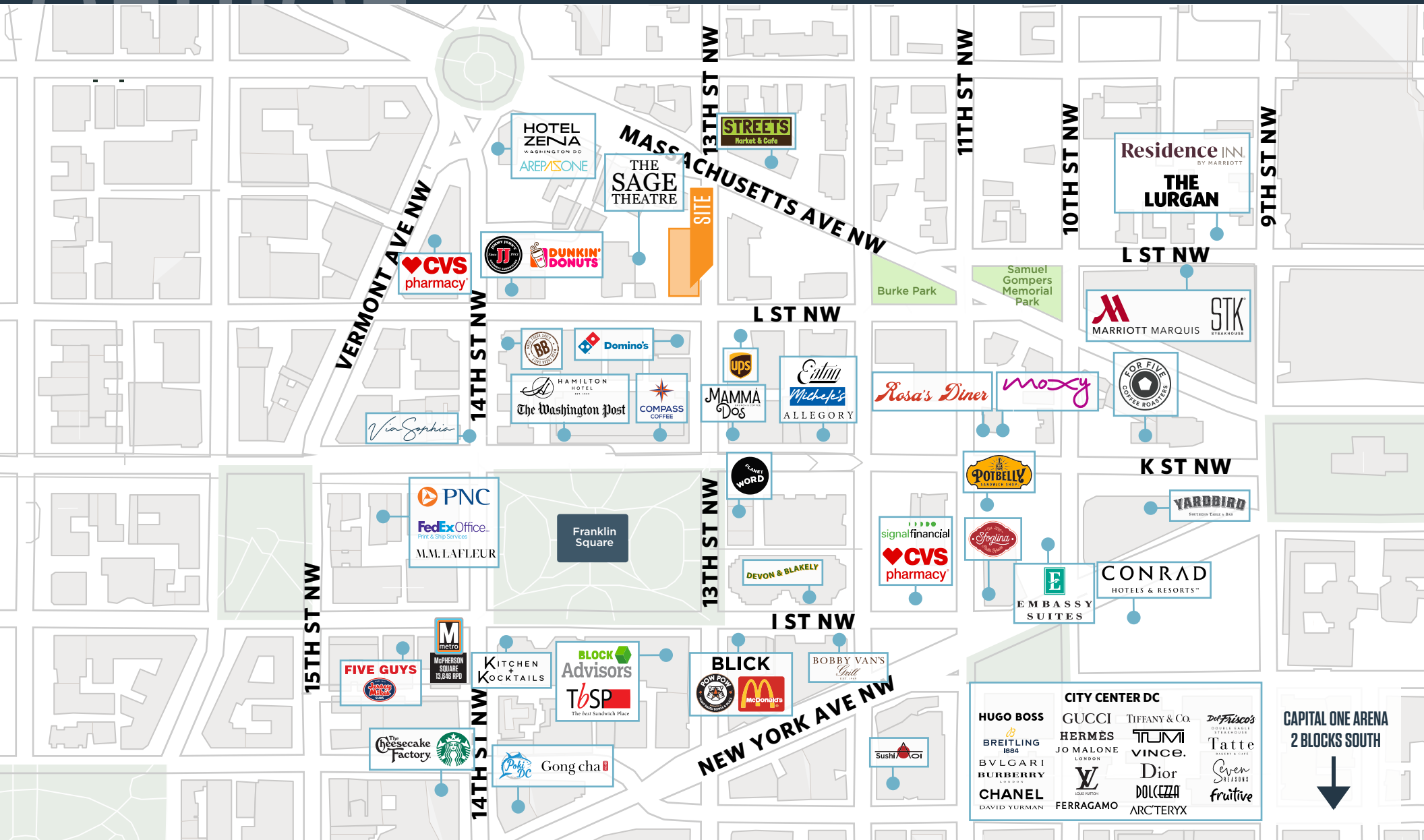
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AERIAL

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SITE PLAN

1100 13TH STREET NW

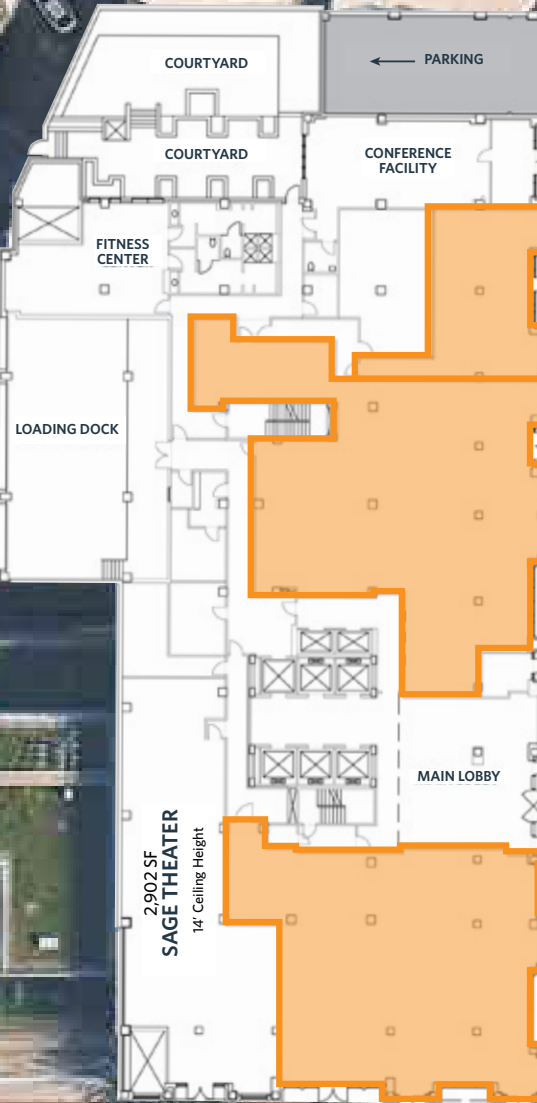
WASHINGTON, DC 20005

AVAILABLE

AT LEASE

BALSA

200+ Apartment Units



AVAILABLE
RETAIL C - 1,301 SF

[CLICK HERE FOR A 3D TOUR](#)

AVAILABLE
RETAIL A - 4,542 SF

[CLICK HERE FOR A 3D TOUR](#)

AVAILABLE
RETAIL B - 3,927 SF

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13th St NW

15,658
(2024 ADT)

L St NW

12,296
(2024 ADT)

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RETAIL C
1,301 SF



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