



THE YARDS





Washington, DC

All paths lead to The Yards

3.5 miles to Downtown; 10-minute car ride from DCA

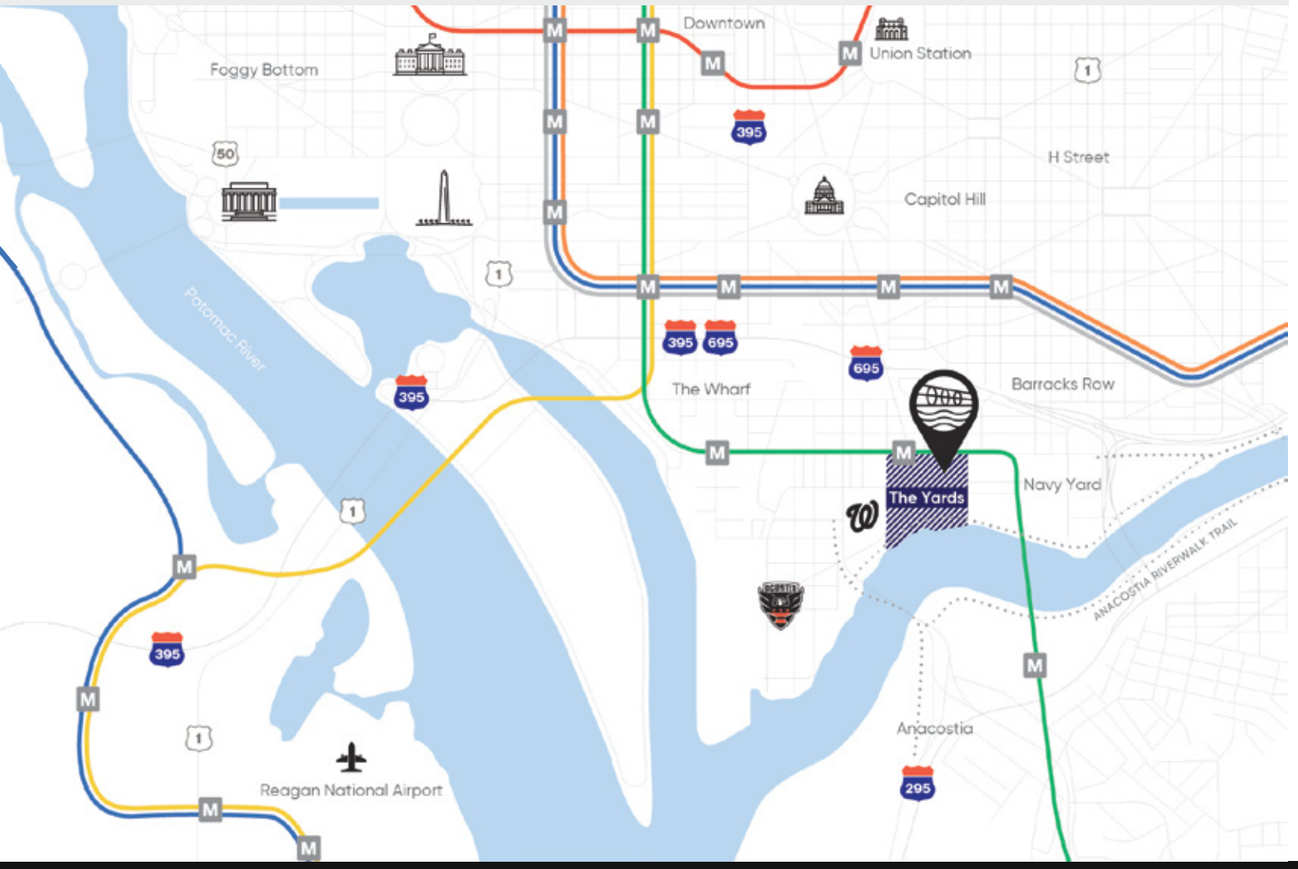
10+ Capital Bikeshare stations in the neighborhood

1.4 miles to the Capitol; 1.5 miles to Union Station

3.5 miles of Anacostia Riverwalk trail

10+ bus stops on site

Accessible via the 90, 92, P6, V4, 74, and Circulator bus routes





The Yards has the multimodal accessibility of a downtown hub combined with the refreshing outdoor atmosphere of a waterfront getaway. Steps from Metro, moments from I-395, and with ridesharing stops, charging stations, and plenty of docks, The Yards is the definition of all-access, all the time — with its local, regional, and national appeal drawing over three million visitors throughout the year.

A trail to treasure ›

With over twenty miles of trails that trace the District's waterfront from the Tidal Basin to The Yards to the National Arboretum and beyond, the Anacostia Riverwalk Trail is a scenic, sustainable, and convenient amenity for all users — including cyclists, runners, skaters, and walkers.





All the best retailers, in one neighborhood

Centrally situated within the vibrant Capitol Riverfront neighborhood, The Yards stands out with its distinguished architecture, coveted waterfront setting, celebrated dining scene, and robust entertainment offering.

Phase 2 –

Green space at The Yards –





North of M Street Residential

WHOLE FOODS · orangetheory FITNESS · CVS pharmacy · Bethesda Row · SHAKE SHACK · SLIPSTREAM · GREGORYS COFFEE · small door VETERINARY · CAVA

Ballpark / Entertainment District

IRCA · DACHA · PANDA EXPRESS · ATLAS · THE SALT LINE OYSTER + ALE · WALTERS SPORTS BAR · SILVER SOCIAL · MISSION · [solidcore] · solace · Royal Palms

The Yards

Taqueria Xochi · albi Michelin 2022 · YELLOW · PACERS RUNNING · DISTRICT WINERY · WARBY PARKER · LaserAway · Harris Teeter · BARRY'S · SLT · AGUA301 · BEARDED GOAT BARBER · PLAYA BOWLS · Toastique GOURMET TOAST & JUICE BAR · sweetgreen · CONTE'S BIKE SHOP · STEADFAST SUPPLY · ice cream jubilee · MORINI · La Famosa · wonder · Emmy Squared · VIDA FITNESS · CHLOE · Jersey Mike's SUBS

The Yards Today

330K | 1,700
SF OFFICE | EMPLOYEES

247K+ | 40
SF RETAIL | TENANTS

1,686 | 2,400
RESIDENTIAL UNITS | RESIDENTS

225
HOTEL ROOMS

The Yards Tomorrow

1.8M | 9,000
SF OFFICE | EMPLOYEES

500K | 80
SF RETAIL | TENANTS

3,400
RESIDENTIAL UNITS

225
HOTEL ROOMS

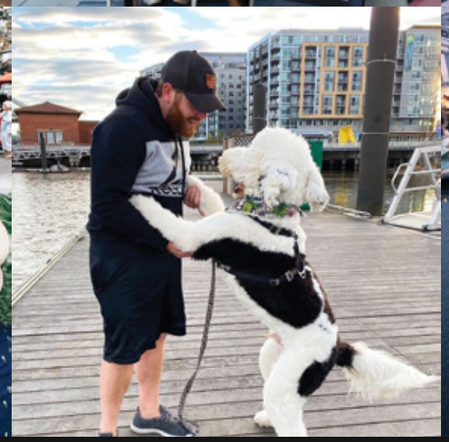
















Albi

Michelin 2022

For gourmet Levantine fare, Washingtonians choose Michael Rafdi's Albi — Arabic for "my heart." Albi's lauded modern Middle Eastern menu is supplemented by an impressive wine selection from next door neighbor Maxwell Park. During the day, locals enjoy stopping by for a coffee and za'atar croissant from Yellow, Albi's daytime café.

An appetite for originality

The Yards' next phase is an exciting opportunity to reach an untapped market craving elevated shopping, standout services, and unparalleled urban experiences.

Taqueria Xochi

Taqueria Xochi is more than just a restaurant – it's a culinary adventure that transports customers to the vibrant streets of Mexico, right in the heart of Washington, DC and here at the Yards. Born during the pandemic, their journey began with a simple yet powerful vision – share the authentic flavors and warmth of Mexican home-style and street foods with our community. From savory tacos and indulgent desserts – every bite tells a story of Mexican culinary heritage and passion.





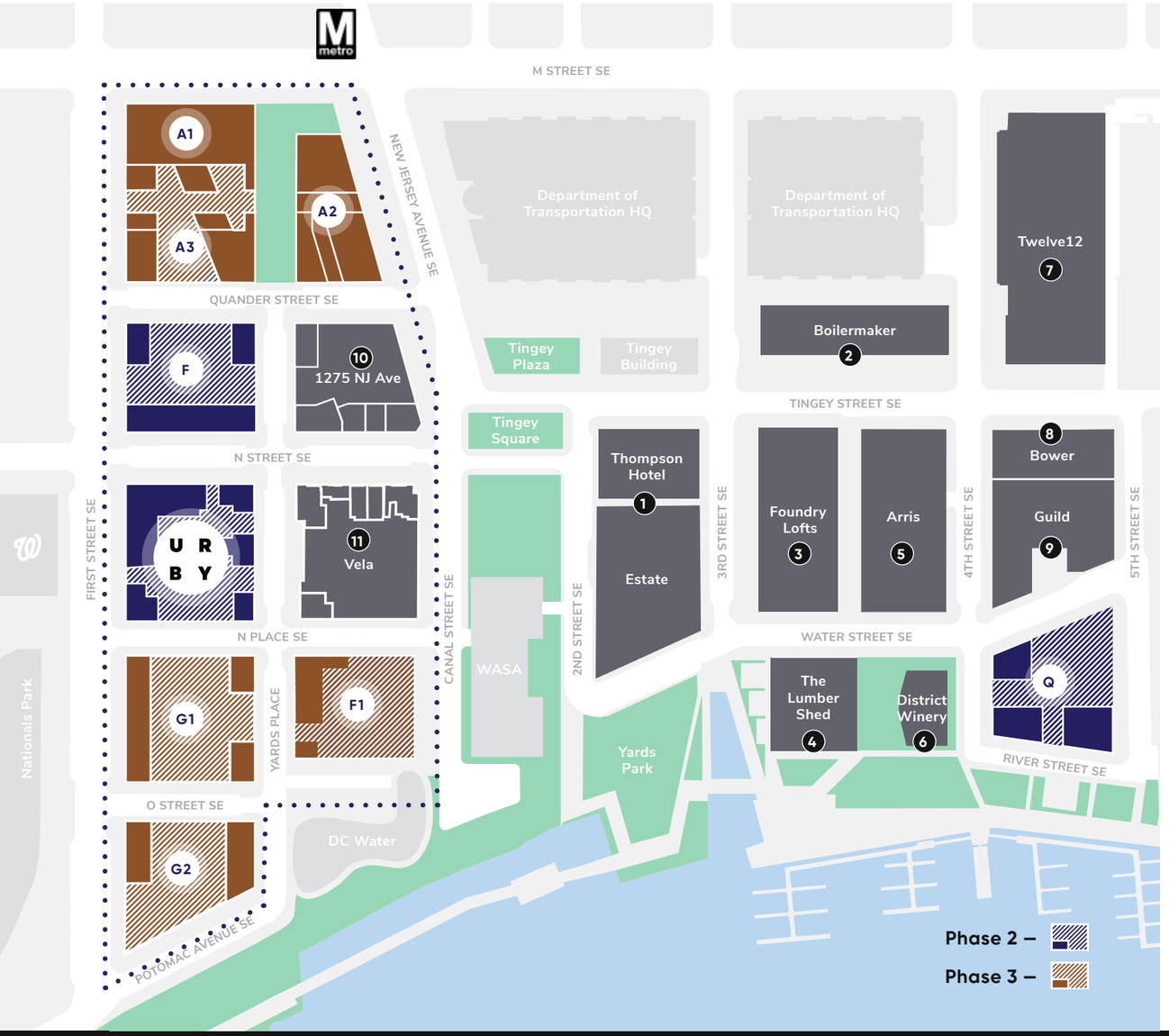
Bluejacket

Neighborhood Restaurant Group's full-service restaurant and brewery is always bustling — from brunch to dinner and beyond — with everything from pretzel French toast and pressed pastrami sandwiches to juicy IPAs and distinctive lagers.



Fresh opportunities

With top-of-the-line retailers and a rare mix of assets — a picturesque waterfront, acres of open green space, and a diverse array of residences and workspaces — The Yards is the go-to spot for the next generation of Washingtonians.





223,000 SF Total Existing Retail

1. **Estate and Thompson Hotel**
   264 residential units & 225 rooms
   14,655 SF retail
   THOMPSON HOTELS · SLT · SILVER MIRROR FACIAL BAR

2. **Boilermaker**
   11,000 SF office
   29,220 SF retail
   PACERS RUNNING · BARRY'S · Taqueria Xochi

3. **Foundry Lofts**
   170 residential units
   9,978 SF retail
   STEADFAST SUPPLY · BEARDED GOAT BARBER · POTBELLY SANDWICH SHOP

4. **The Lumbershed**
   18,000 SF office
   14,189 SF retail
   ice cream jubilee · MORINI · AGUA301

5. **Arris**
   327 residential units
   18,925 SF retail
   CHLOE · Toastique GOURMET TOAST & JUICE BAR · CONTE'S BIKE SHOP

6. 16,150 SF working winery & events space
   DISTRICT WINERY

7. **Twelve12**
   218 residential units
   88,184 SF retail
   Harris Teeter · VIDA FITNESS · sweetgreen · Jersey Mike's SUBS

8. **Bower**
   137 residential units
   13,000 SF retail
   La Famosa · Emmy Squared Pizza · LONG & FOSTER REAL ESTATE

9. **Guild**
   191 residential units
   5,694 SF retail
   albi Michelin 2022

10. **1275 New Jersey Ave SE**
    300,000 SF office - Chemonix
    13,677 SF retail

11. **Vela**
    379 residential units
    16,363 SF retail
    LaserAway · PLAYA BOWLS · WARBY PARKER · Aurora NAIL BAR · Luma Wellness

Boilermaker

300 Tingey Street SE

29,000 SF Retail

11,000 SF Office

Status:

Open

#110 - 3,828 SF

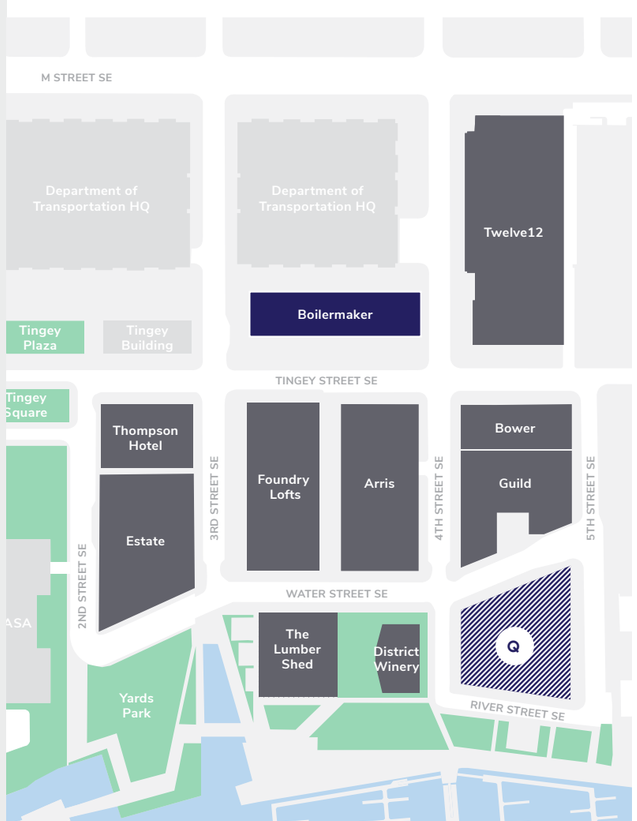
2nd Generation Restaurant Space

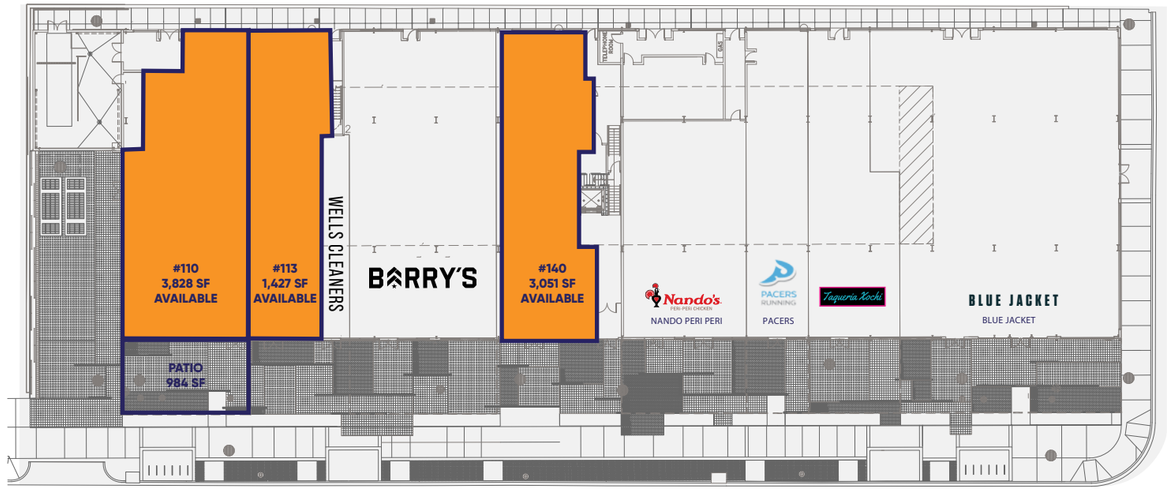
#113 - 1,427 SF

2nd Generation Retail

#140 - 3,051 SF

2nd Generation Apparel Space









The Lumbershed

301 Water Street SE

14,000 SF Retail

18,000 SF Office

Status:

Open

#101 – 3,613 SF

2nd Generation Restaurant Space









Urby

1331 Yards Place SE

21,000 SF Retail

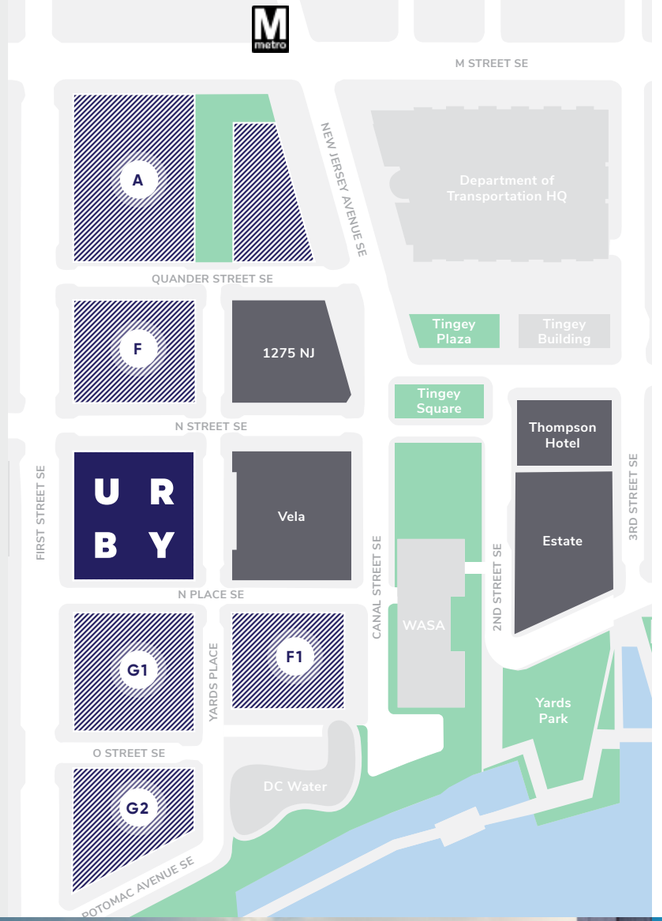
467 Apartments

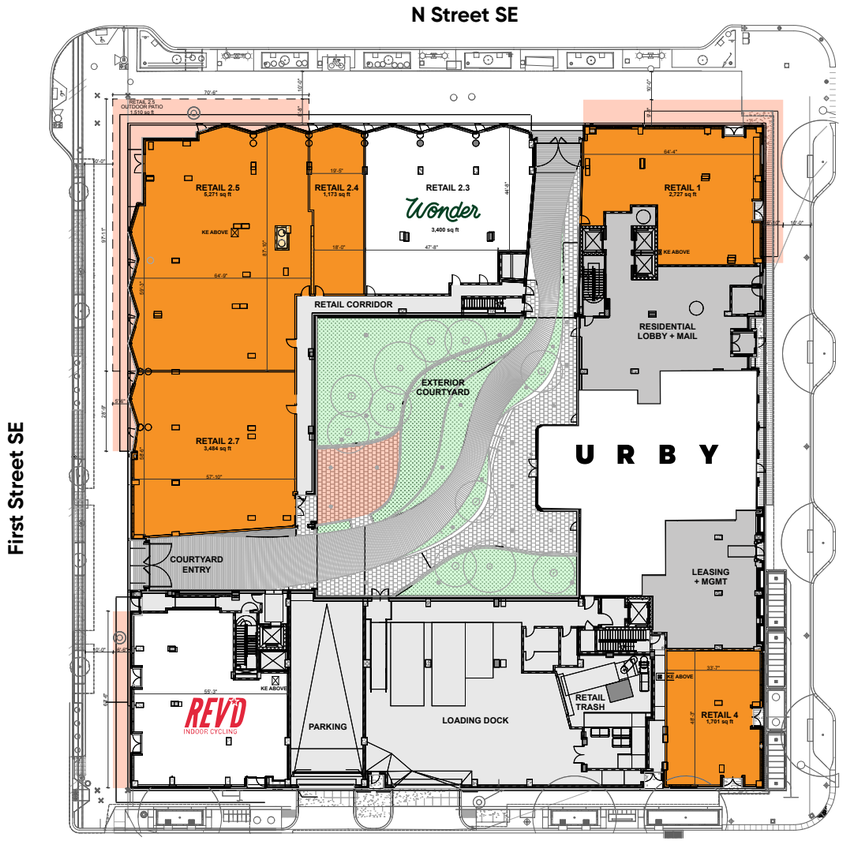
Status:

Open

Retail Shell Delivery:

Available Now









Vela

1300 Yards Place SE

16,363 SF Retail

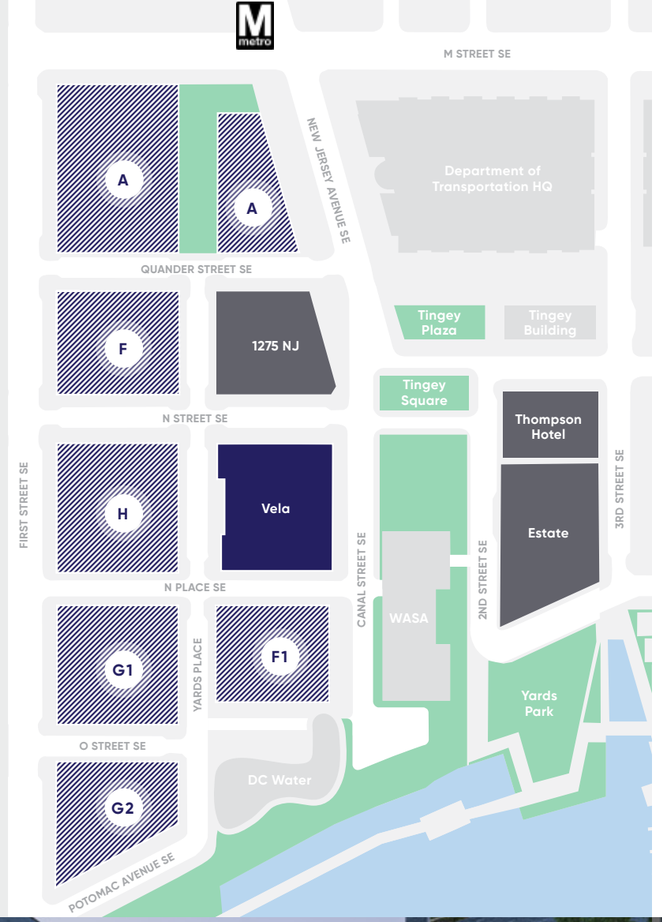
379 Apartments

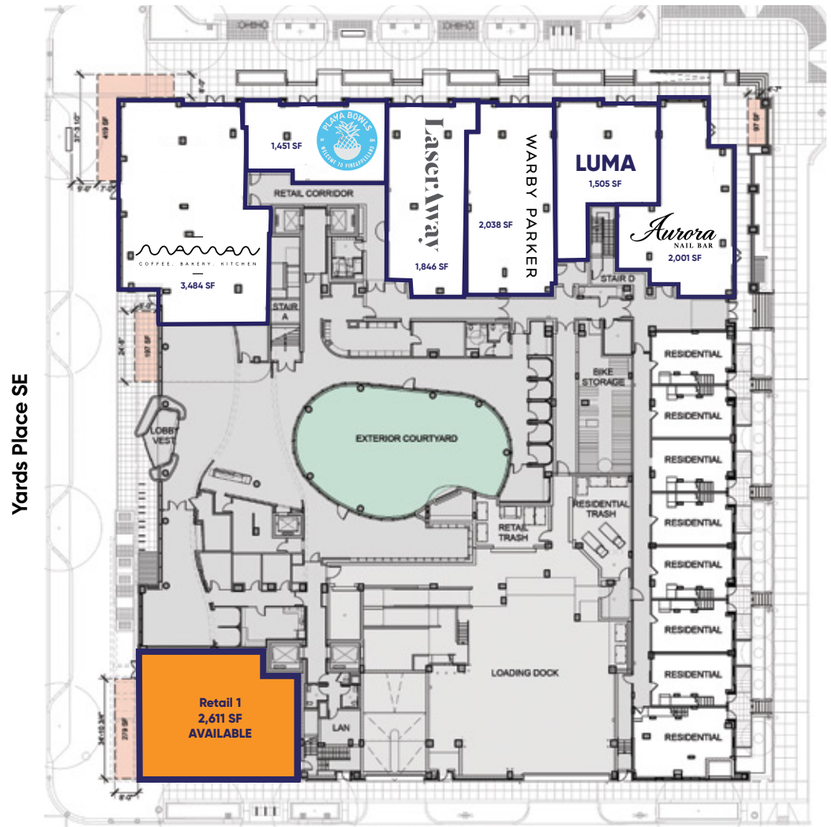
Status:

Open

Retail Shell Delivery:

Available Now









Estate

3 Tingey Street SE

13,000 SF Retail

264 Apartments

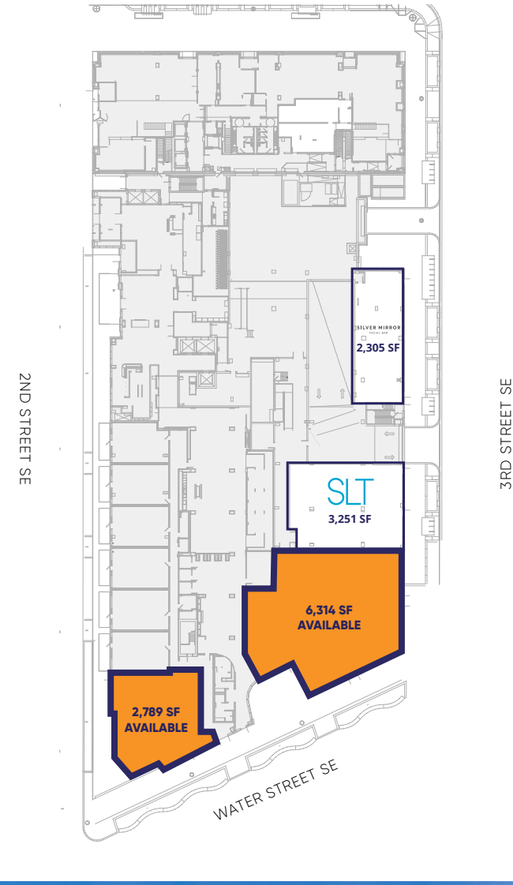
Status:

Open

Retail Shell Delivery:

Available Now







The Yards



Washington, DC

ES

Twelve 12

1212 4th Street SE

3,263 SF Retail Available

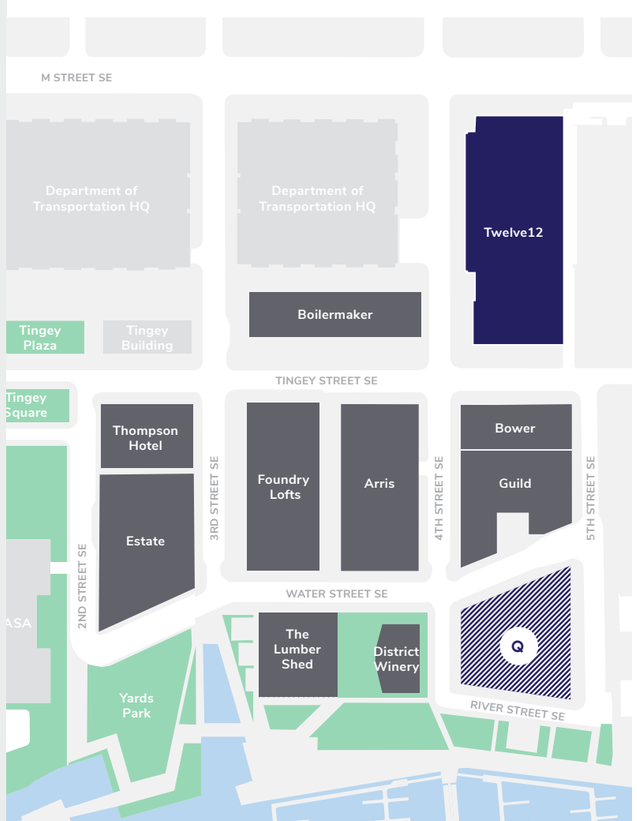
218 Residential Units

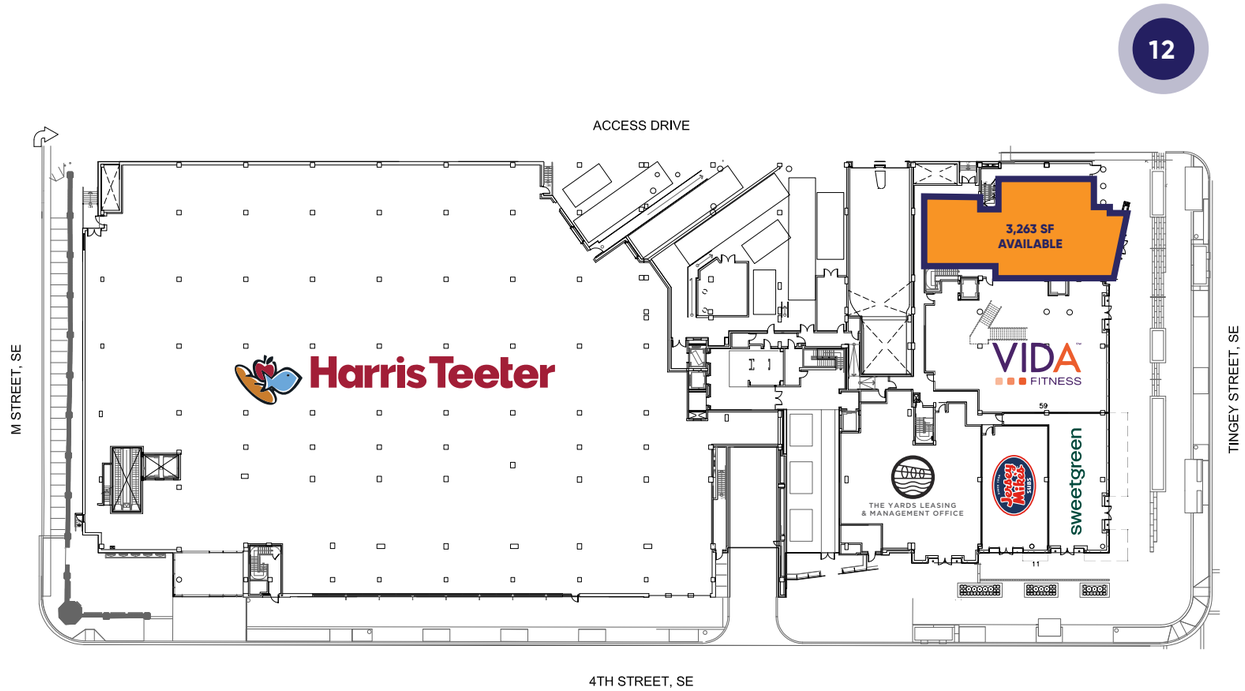
Status:

Open

3,263 SF

2nd Generation Retail Space







The Yards



Washington, DC

Foundry Lofts

301 Tingey Street SE

3,547 SF 2nd Gen Restaurant Available

170 Residential Units

Status:

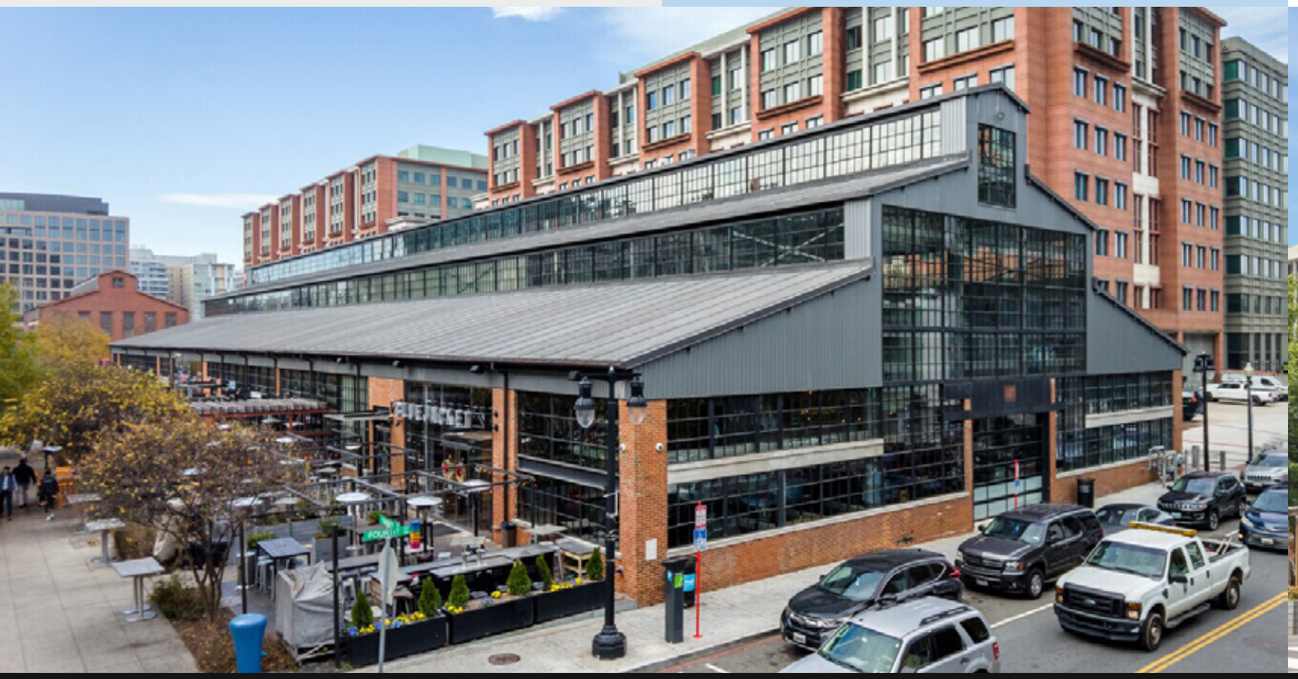
Open

3,547 SF + 1,936 SF Patio

2nd Gen Restaurant Space







The Yards



Washington, DC

The Yards is the epicenter of the southeast waterfront, with growing residential and office populations eager to spend time and money in this dynamic urban hub. As DC's fastest growing neighborhood, The Capitol Riverfront features ten acres of parks, 6.6 million square feet of office space (and 460,000 square feet under construction), and 7,100 residential units, with 5,300 more to come.

54% population growth in the past decade

The Yards' trade areas are populated by **affluent residents with ample disposable income** for expenses ranging from home furnishings to apparel.



	WITHIN 15-MIN WALK
POPULATION (2026)	24,891
POPULATION GROWTH (2031)	27,514
AVERAGE HH INCOME	$122,692
MEDIAN AGE	35.81
% BACHELORS DEGREE +	82.4%
DAYTIME POPULATION	34,069
LIFESTYLE SEGMENTS	Young City Solos Singles & Starters

CAPITOL RIVERFRONT DEVELOPMENT

7.3M SF office space + 1.7M pipeline

13, 608 residential units with
1,179 under construction + 5,000 planned

1,422 hotel keys

MAJOR EMPLOYERS

Navy Yard, DOT, NAB, Chemonics

Young City Solos ›

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

Live, work, and socialize in dense urban neighborhoods

Driven by convenience, experience, and walkability, this group supports active street life and frequent local spending.





‹ Singles & Starters

Young singles starting out and some starter families living a city lifestyle

Early-stage households drawn to city living, social environments, and easy access to daily needs.

Value-oriented but active consumers, they support casual dining, cafés, nightlife, fitness, and convenience-focused retail.



The Yards

Washington, DC



Brookfield
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