



ART PLACE

Overview



Located in the vibrant Fort Totten neighborhood of Washington, DC, Art Place is a large mixed-use development by the Morris & Gwendolyn Cafritz Foundation, designed as a hub for creativity and community life.

PROPERTY HIGHLIGHTS:

- Strategically located on South Dakota Avenue NE, just south of Riggs Road NE in Northeast Washington, DC
- Phase I of the project is complete, including 520 residential units, 93K SF of retail anchored by Onelife Fitness, and 350+ retail parking spaces
- Phase II of the project commenced with the opening of Aldi in December of 2024
- 1,300+ new apartments and townhomes in the immediate area, with plans in place for additional residential growth at Art Place
- The project is home to three schools (Love & Care Daycare, Rocketship Charter School, Social Justice School)

AREA HIGHLIGHTS:

- 0.3 miles from Walmart Supercenter
- 1 block from University of the District of Columbia Community College
- Adjacent to the Fort Totten Metro Station (Red, Green & Yellow Lines)
 - 4 stops from Union Station
 - 1.4 miles from Catholic University (5,300+ students)
 - 1.7 miles from MedStar Washington Hospital Center (2,200+ employees) and Children's National (9,000+ employees)



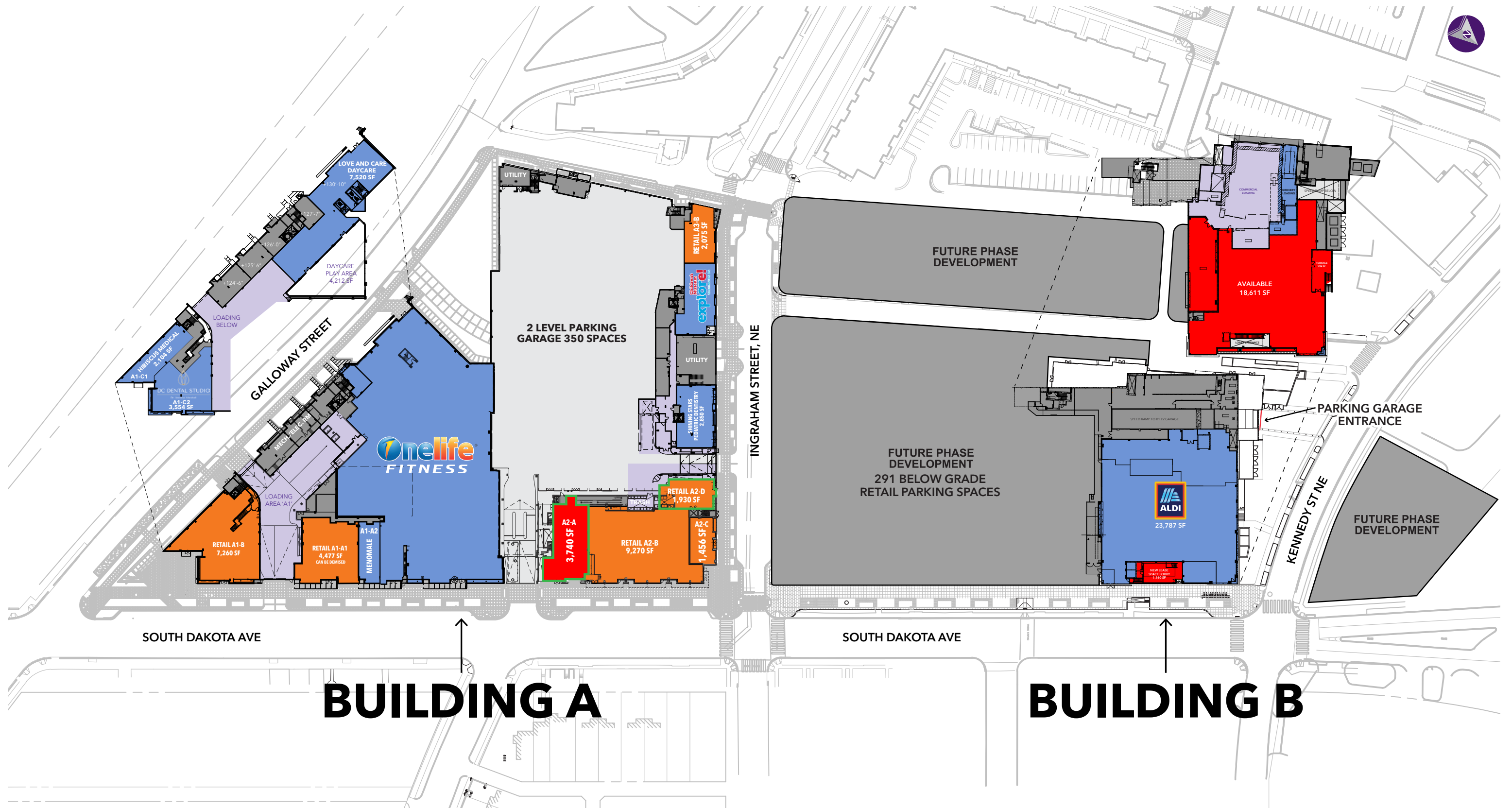


The Art Sparks! project at Art Place brings 30 works of art from 15 world-class museums to the corner of Ingraham St and South Dakota Avenue, NE. Artwork spanning 300 years of history are organized into seven themes. Art Sparks! is presented as a gallery for the community and a reminder of the great institutions we share here in Washington, DC.

At Art Place, there's always something exciting happening – from daily family activities and weekly community gatherings to special monthly events that bring everyone together. Whether you're looking for a creative workshop, a fitness class, or a lively festival, Art Place is your go-to destination for fun and connection.



Layout Building A & Building B



Site Plan - Building A



LEASING PLAN: AVAILABLE SPACE AT THE MODERN (PH1)

SOUTH DAKOTA AVENUE, NE LEVEL — GROUND LEVEL

RETAIL PLAN

BUILDING "A" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
A1-A2	4,477
Menomale	1,590
A1-B	7,260
Hibiscus Medical	2,104
DC Dental Studio	3,554
Love and Care Daycare	7,520
Onelife Fitness	41,605
A2-A	3,740
A2-B	9,270
A2-C	1,456
A2-D	1,930
Shining Stars Dentistry	2,850
Explore Children's Museum	2,970
A3-B	2,075
PHASE 1 TOTAL	93,900 SF

- AVAILABLE
- UNDER NEGOTIATION
- LEASED
- 2ND GENERATION SPACE



Site Plan - Building B



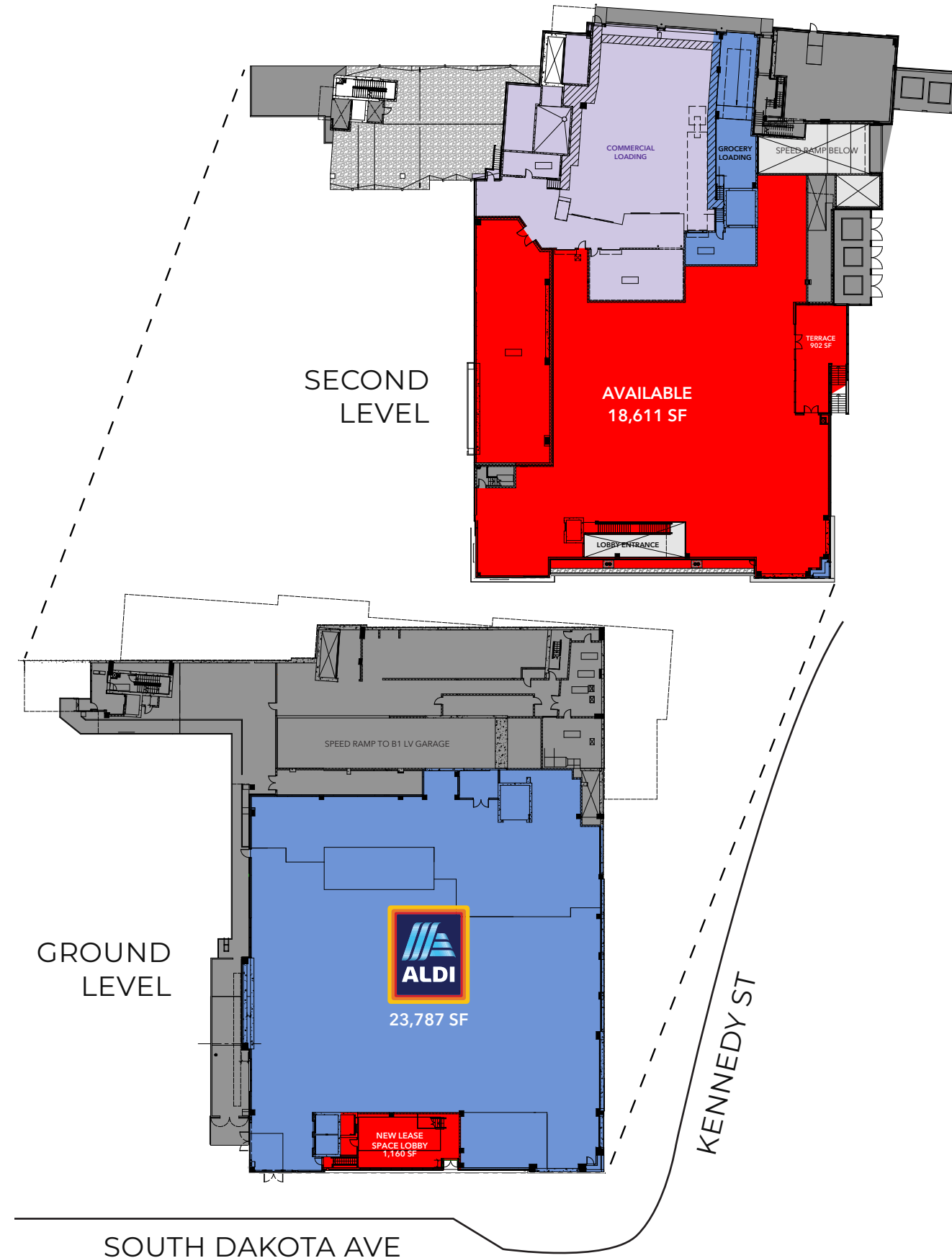
LEASING PLAN: AVAILABLE SPACE (PH2)

SOUTH DAKOTA AVENUE, NE & KENNEDY STREET, NE

RETAIL PLAN

BUILDING "B" RETAIL AREA	
SPACE #	GROSS LEASABLE AREA (SF)
Aldi	23,787
B-1	18,611
PHASE 2 TOTAL	42,398 SF

- AVAILABLE
- UNDER NEGOTIATION
- LEASED



Photos - Building A



VIEW FROM SOUTH DAKOTA AVENUE



ART PLACE

Photos - Building A



VIEW FROM SOUTH DAKOTA AVENUE & INGRAHAM STREET



Photos - Building B



VIEW FROM SOUTH DAKOTA AVENUE & KENNEDY STREET





THE MARKET

EXCELLENT DEMOGRAPHICS



POPULATION

0.5 MILES - 9,518 PEOPLE
1 MILES - 33,435 PEOPLE
3 MILES - 334,026 PEOPLE



HOMEOWNERSHIP

0.5 MILES - 4,112 HOMEOWNERS
1 MILES - 13,206 HOMEOWNERS
3 MILES - 134,611 HOMEOWNERS



AVERAGE HOUSEHOLD INCOME

0.5 MILES - \$132,526
1 MILES - \$133,842
3 MILES - \$151,198



DAYTIME POPULATION

0.5 MILES - 7,137 EMPLOYEES
1 MILES - 26,467 EMPLOYEES
3 MILES - 299,423 EMPLOYEES

ESTABLISHED RETAIL

FACTS & FIGURES

WASHINGTON, DC

DEMOGRAPHICS

POPULATION ¹	HOUSEHOLDS ¹	AVERAGE HOUSEHOLD INCOME ²	RETAIL ²
702,250	321,556	\$160,285	\$11.1B

EMPLOYMENT

EMPLOYMENT ¹	AVERAGE WAGE PER JOB ³	DC UNEMPLOYMENT RATE ³
527,355	\$88,379	5.3%

REAL ESTATE

OFFICE VACANCY RATE ⁴	OFFICE MARKET SQUARE FEET ⁴	TAXABLE RETAIL & RESTAURANT SALES ²
17.1%	158.6M	\$13.2B

TOURISM

VISITORS ⁵
21.9M

TRANSPORTATION

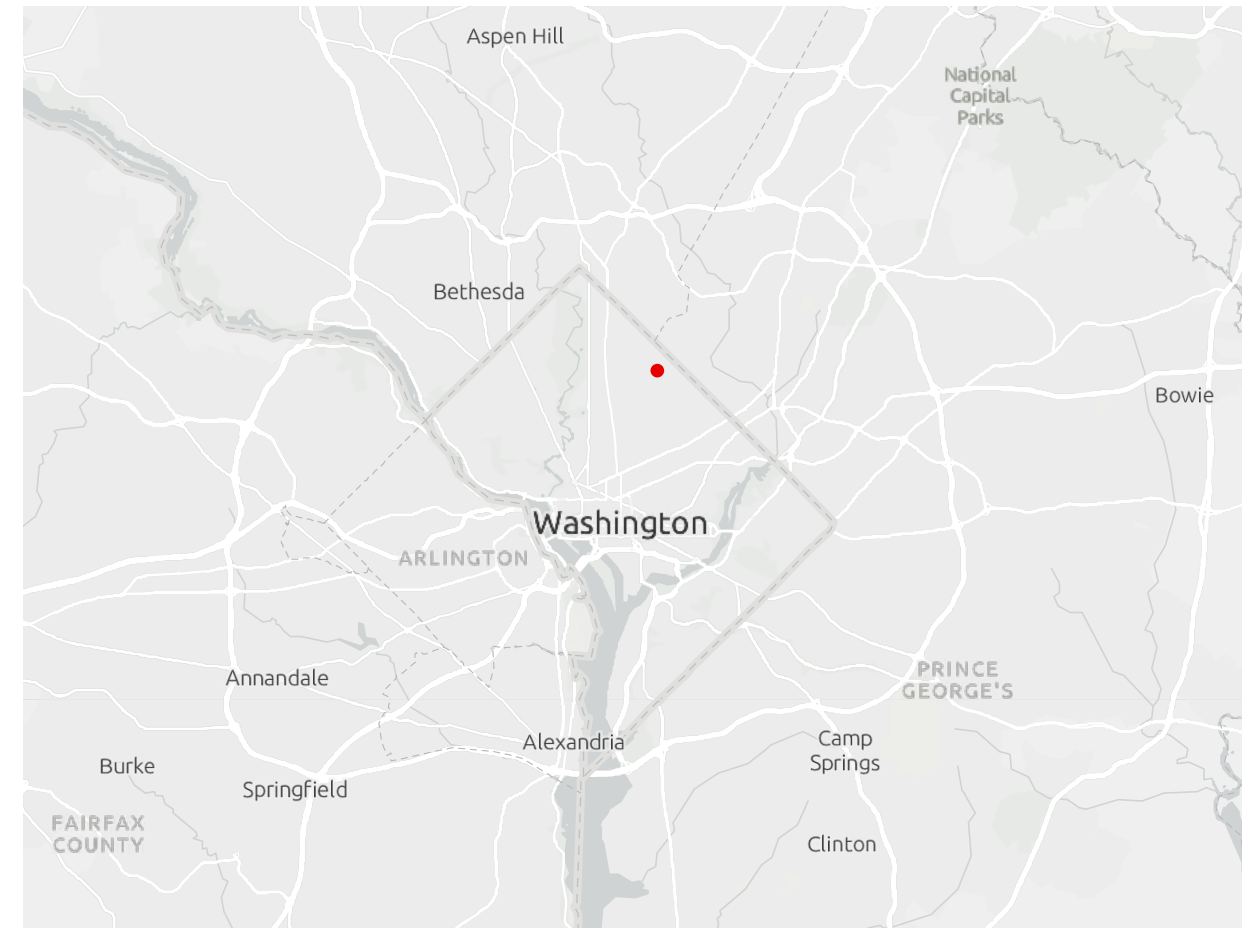
METRORAIL RIDERSHIP ⁶
166M

TAXES & REVENUES

GENERAL OBLIGATION BOND RATING ⁷
AA+

AREA

LAND AREA | WATER AREA
61 SQ.MI. | 7 SQ.MI.



NEARBY EMPLOYERS

0.3 MILES FROM



1 BLOCK FROM



1,800 STUDENTS

1.4 MILES FROM



5,243 STUDENTS

1.7 MILES FROM



7,500 EMPLOYEES



6,800 EMPLOYEES



ART PLACE

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