



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)



Arts District Neighborhood



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.



Master Plan





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-A1	2,630
A1-A2	1,815
Menomale	1,587
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



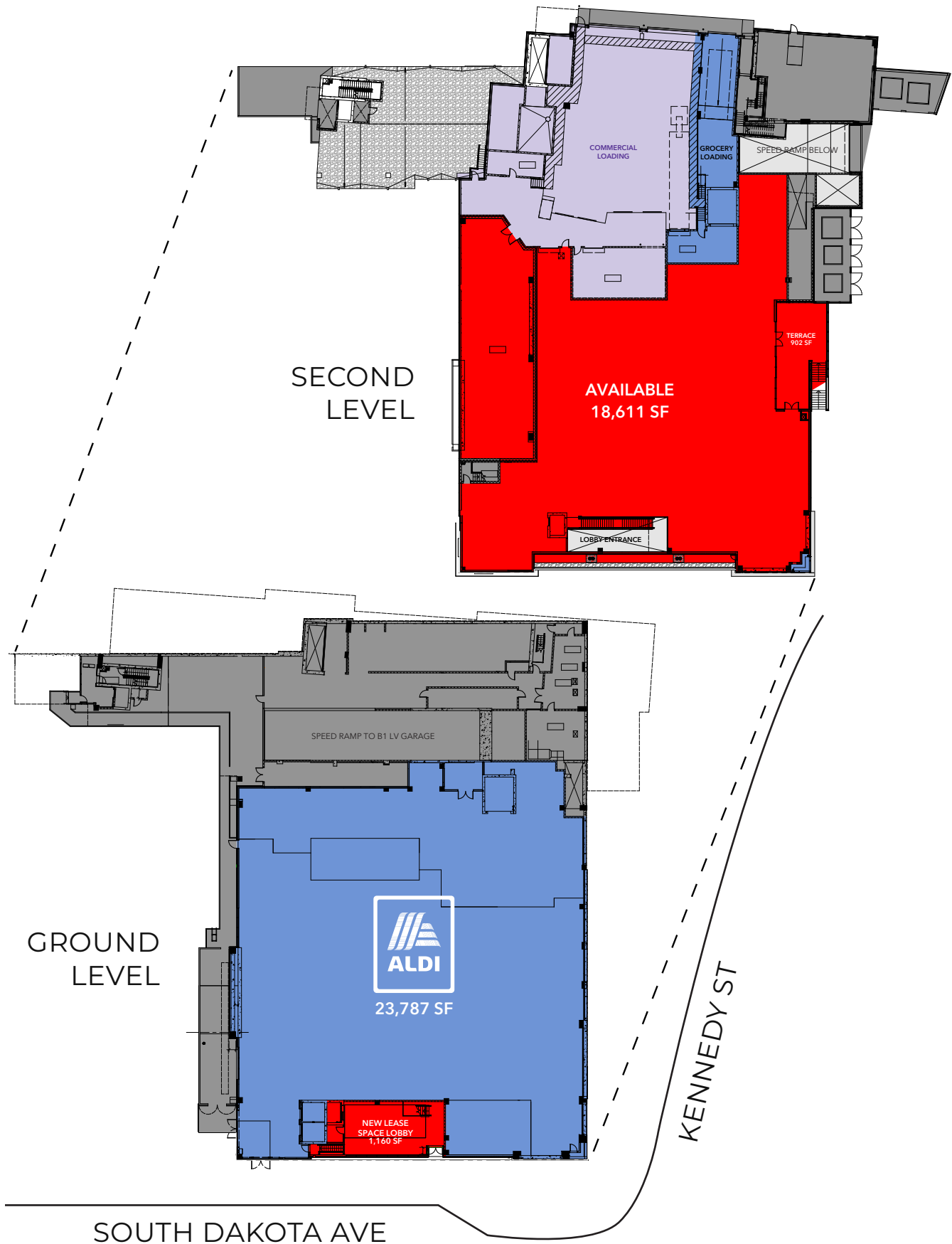
LEASING PLAN: AVAILABLE SPACE (PH2)

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



ART PLACE

Photos - Building B



VIEW FROM SOUTH DAKOTA AVENUE & KENNEDY STREET



ART PLACE

Demographic Profile



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

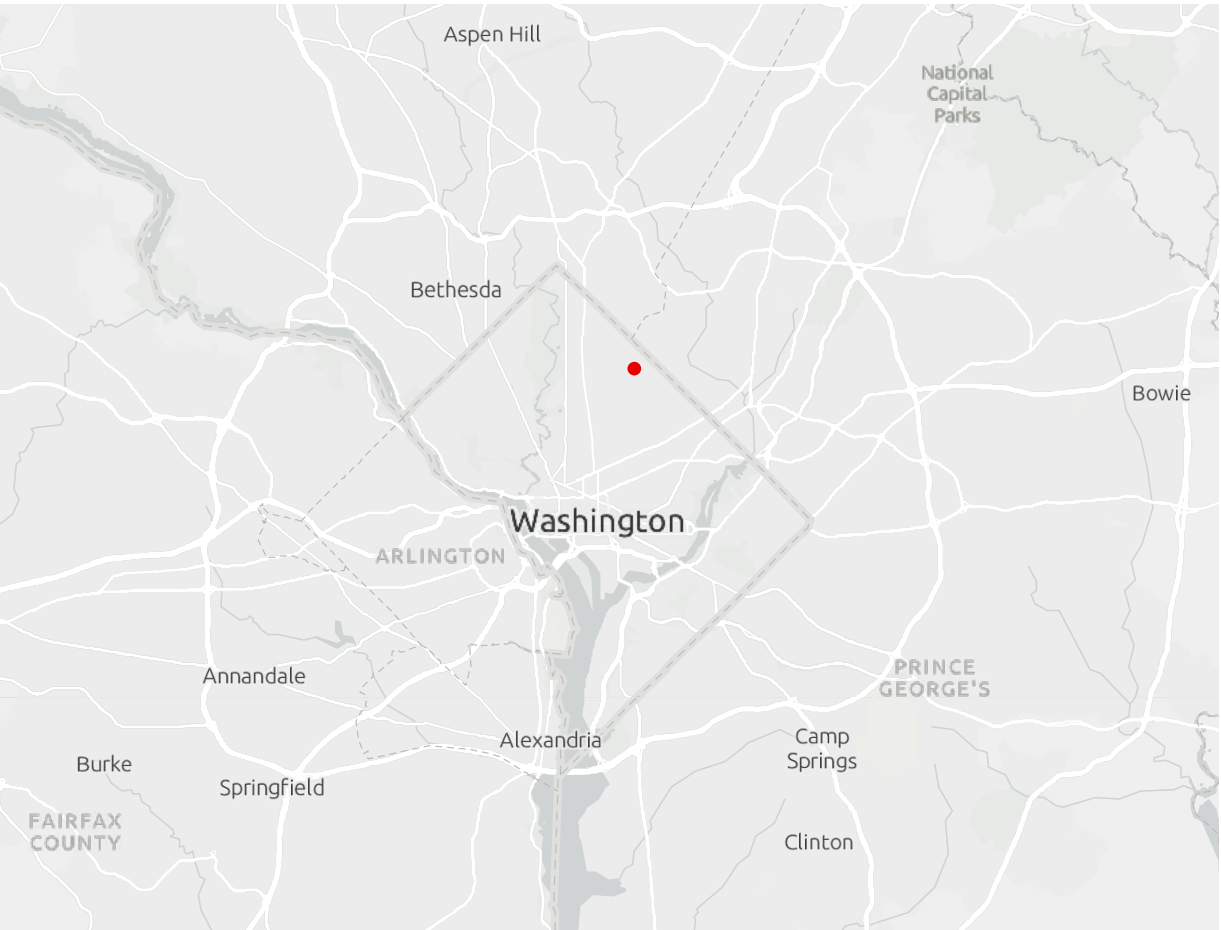
0.5 MILES - 7,137 EMPLOYEES
1 MILES - 26,467 EMPLOYEES
3 MILES - 299,423 EMPLOYEES

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		TRANSPORTATION	
VISITORS ⁵		METRORAIL RIDERSHIP ⁶	
21.9M		166M	
TAXES & REVENUES		AREA	
GENERAL OBLIGATION BOND RATING ⁷		LAND AREA	WATER AREA
AA+		61 SQ.MI.	7 SQ.MI.



NEARBY EMPLOYERS

0.3 MILES FROM
Walmart
SUPERCENTER

1 BLOCK FROM
UNIVERSITY OF THE DISTRICT OF COLUMBIA
1851
1,800 STUDENTS

1.4 MILES FROM
THE CATHOLIC UNIVERSITY OF AMERICA
5,243 STUDENTS

1.7 MILES FROM
MedStar Washington Hospital Center
7,500 EMPLOYEES

Children's National
6,800 EMPLOYEES



ART PLACE

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