



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 (5,100+ students)
 - 1.7 miles from MedStar Washington Hospital Center (7,700+ employees) and Children's National (3,300+ employees)





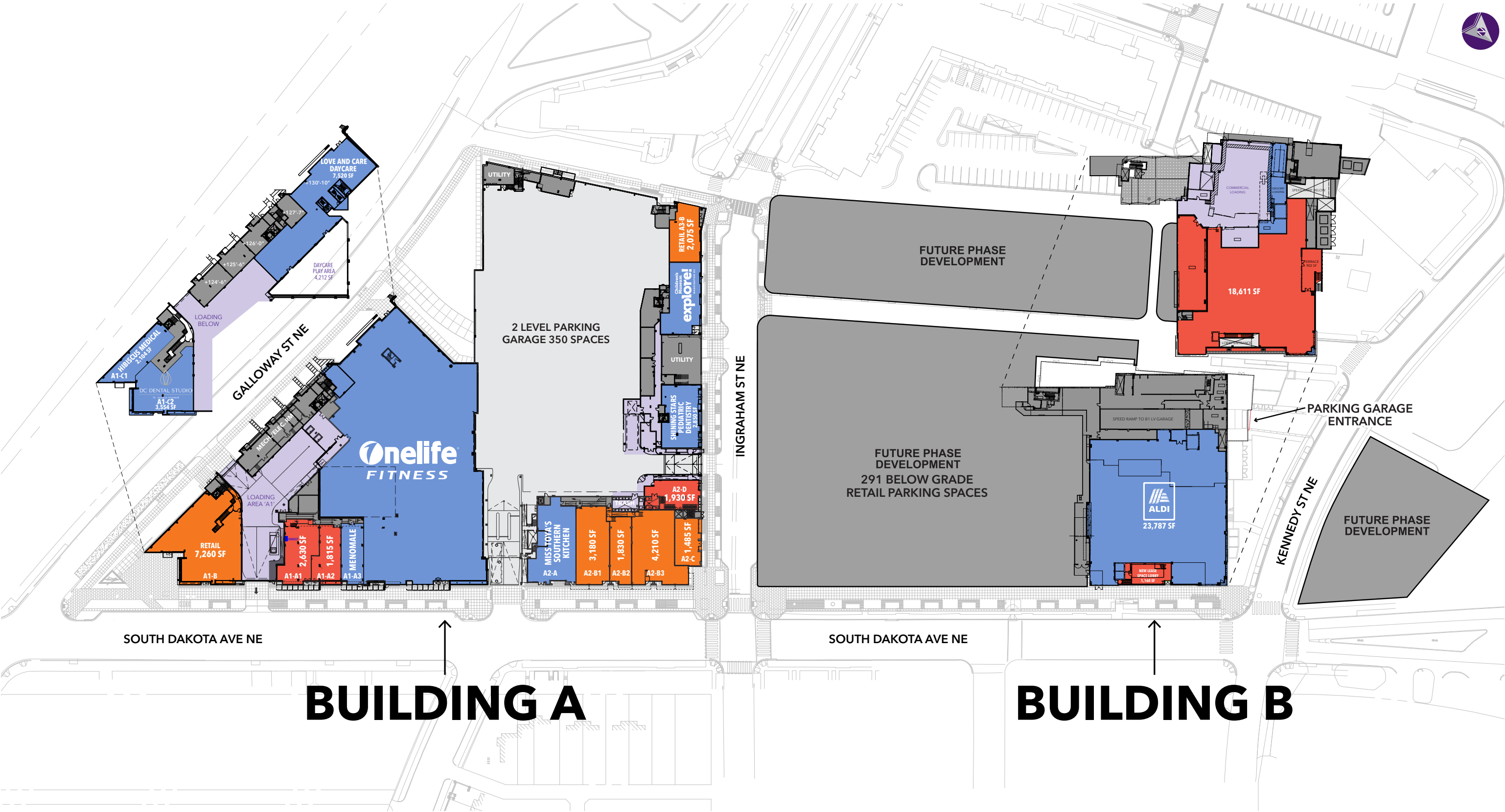
The Art Sparks! project at Art Place brings 30 works of art from 15 world-class museums to the corner of Ingraham St and South Dakota Avenue, NE. Artwork spanning 300 years of history are organized into seven themes. Art Sparks! is presented as a gallery for the community and a reminder of the great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



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-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
Miss Toya's Southern Kitchen	3,925
A2-B1	3,180
A2-B2	1,830
A2-B3	4,210
A2-C	1,485
A2-D	1,930
Shining Stars Dentistry	2,850
Explore Children's Museum	2,970
A3-B	2,075
PHASE 1 TOTAL	85,277 SF

- AVAILABLE
- UNDER NEGOTIATION
- OPEN



Site Plan - Building B



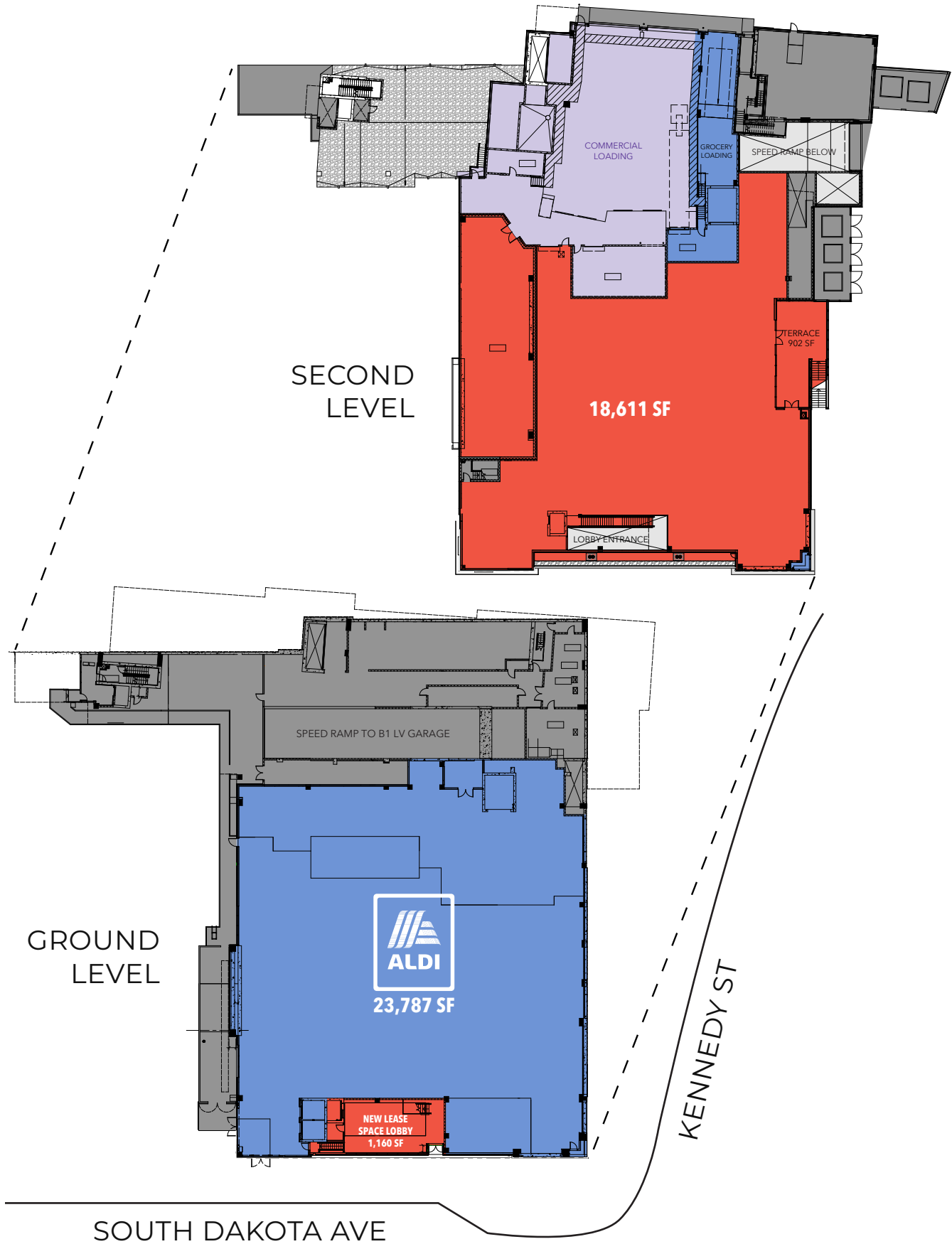
LEASING PLAN: AVAILABLE SPACE (PH2)

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

- UNDER NEGOTIATION
- OPEN



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 - 9,819 PEOPLE
1 MILES - 33,626 PEOPLE
3 MILES - 335,852 PEOPLE



HOMEOWNERSHIP

0.5 MILES - 4,565 HOMEOWNERS
1 MILES - 14,513 HOMEOWNERS
3 MILES - 148,822 HOMEOWNERS



AVERAGE HOUSEHOLD INCOME

0.5 MILES - \$133,402
1 MILES - \$135,432
3 MILES - \$152,927



DAYTIME POPULATION

0.5 MILES - 7,266 EMPLOYEES
1 MILES - 26,768 EMPLOYEES
3 MILES - 299,497 EMPLOYEES

ESTABLISHED RETAIL

FACTS & FIGURES

WASHINGTON, DC

DEMOGRAPHICS

POPULATION ¹	HOUSEHOLDS ¹	AVERAGE HOUSEHOLD INCOME ²	RETAIL ²
693,645	324,491	\$162,297	\$7.7B

EMPLOYMENT

EMPLOYMENT ¹	AVERAGE WAGE PER JOB ³	DC UNEMPLOYMENT RATE ³
558,653	\$141,700	5.7%

REAL ESTATE

OFFICE VACANCY RATE ⁴	OFFICE MARKET SQUARE FEET ⁴	TAXABLE RETAIL & RESTAURANT SALES ²
21.3%	154.9M	\$12.8B

TOURISM

VISITORS ⁵
27.2M

TRANSPORTATION

METRORAIL RIDERSHIP ⁶
188.5M

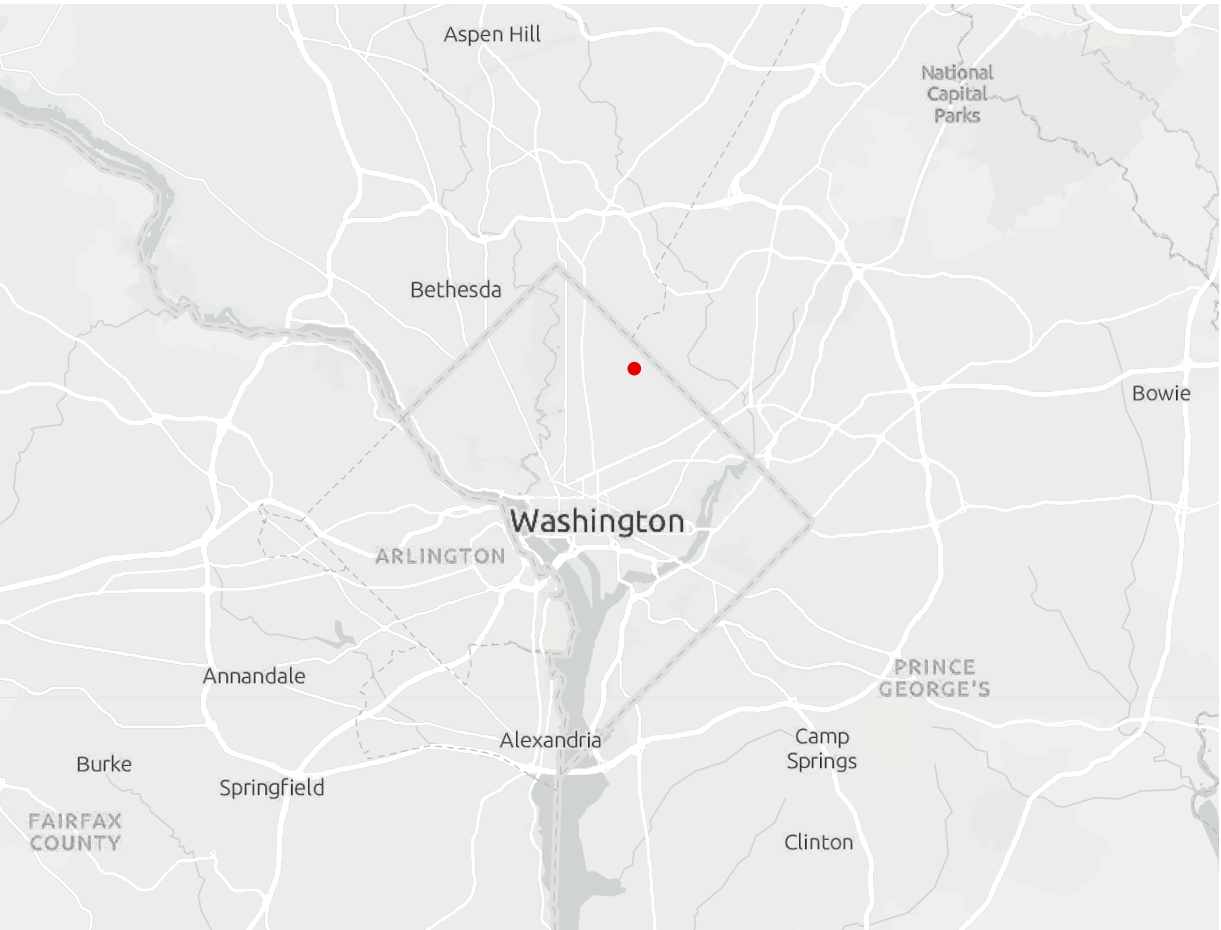
TAXES & REVENUES

GENERAL OBLIGATION BOND RATING ⁷
AA+

AREA

LAND AREA
61 SQ.MI.

WATER AREA
7 SQ.MI.



NEARBY EMPLOYERS

0.3 MILES FROM
Walmart

1 BLOCK FROM
UNIVERSITY OF THE DISTRICT OF COLUMBIA
1851
3,800 STUDENTS

1.4 MILES FROM
THE CATHOLIC UNIVERSITY OF AMERICA
5,100 STUDENTS

1.7 MILES FROM
MedStar Washington Hospital Center
7,700 EMPLOYEES

Children's National
3,300 EMPLOYEES



ART PLACE

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