

# CATHEDRAL *Commons*

WASHINGTON, D.C.

Leasing by

**HR**  
RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS



**ESTABLISHED RETAIL**

**SPRING VALLEY S/C**  
Wagshal's

**TENLEYTOWN**  
5,601 AWP

**WHOLE FOODS MARKET**

**CVS**

**YUMA ST, NW**

**VAN NESS-UDC**  
5,379 AWP

**VAN NESS CENTER**  
Giant  
CVS

**Crate&Barrel**

**MASSACHUSETTS AVE, NW** 14,958 AADT

**CITYLINE AT TENLEY**  
LIDL

**CITY RIDGE**  
Wegmans  
EQUINOX

**AMERICAN UNIVERSITY**  
Washington College of Law

**WISCONSIN AVE, NW** 18,491 AADT

**Nando's & pizza**

**CLEVELAND PARK**

**SAM'S PARK N SHOP**  
TARGET

**CLEVELAND PARK**  
3,675 AWP

**PORTER ST, NW**

**yes! Organic Market**

**CVS**

**NATIONAL ZOO**  
2.2 M Visitors per year

**WOODLEY PARK**  
5,851 AWP

**LEBANESE TAVERNA**

**Nando's**

**CATHEDRAL Commons**

**Giant**

**CVS**

**Starbucks**

**SILVER myeyeDr**

**[solidcore] PUREFIRE YOGA**

**BondVet**

**pure barre**

**bluemercury**

**LaserAway**

**the washington ballet**

**barcelona wine bar**

**FOXHALL RD, NW** 10,736 AADT

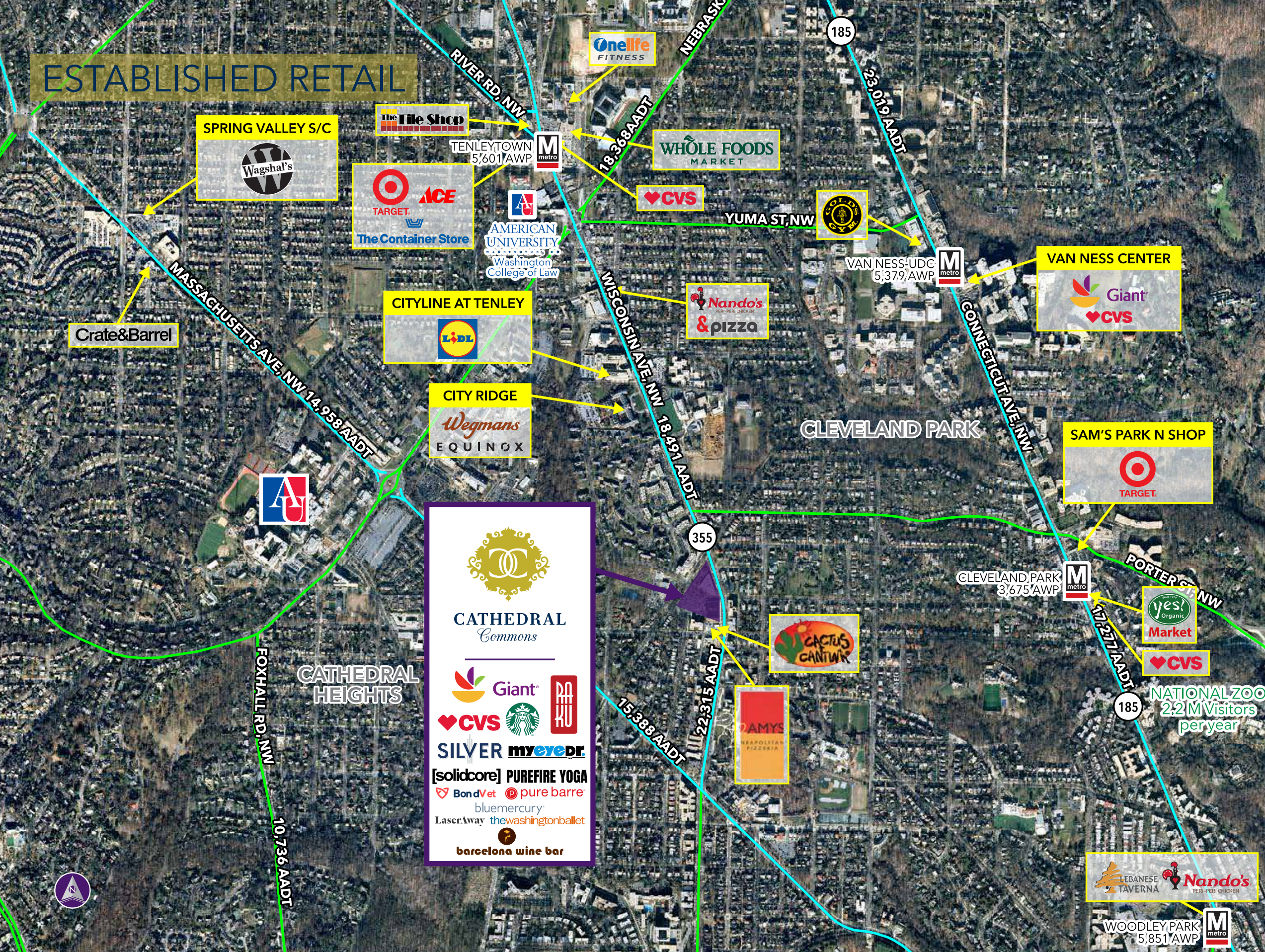
**CONNECTICUT AVE, NW** 23,019 AADT

**185**

**355**

**15,388 AADT**

**22,315 AADT**



MASTER PLAN



4,528 SF of  
Street Front Retail

8 Townhomes

4,169 SF of  
Restaurant

13 Apartments

12,440 SF of  
Street Front Retail

398 Parking Spaces  
with 2 Hours of  
Validated Parking

 **Giant**  
56,000 SF

NORTON PLACE, NW

124 Apartments  
19,373 SF of  
Street Front Retail

NEWARK STREET, NW

13,852 SF of  
Street Front Retail

13,898 SF of  
Second Level  
Retail/Office Space

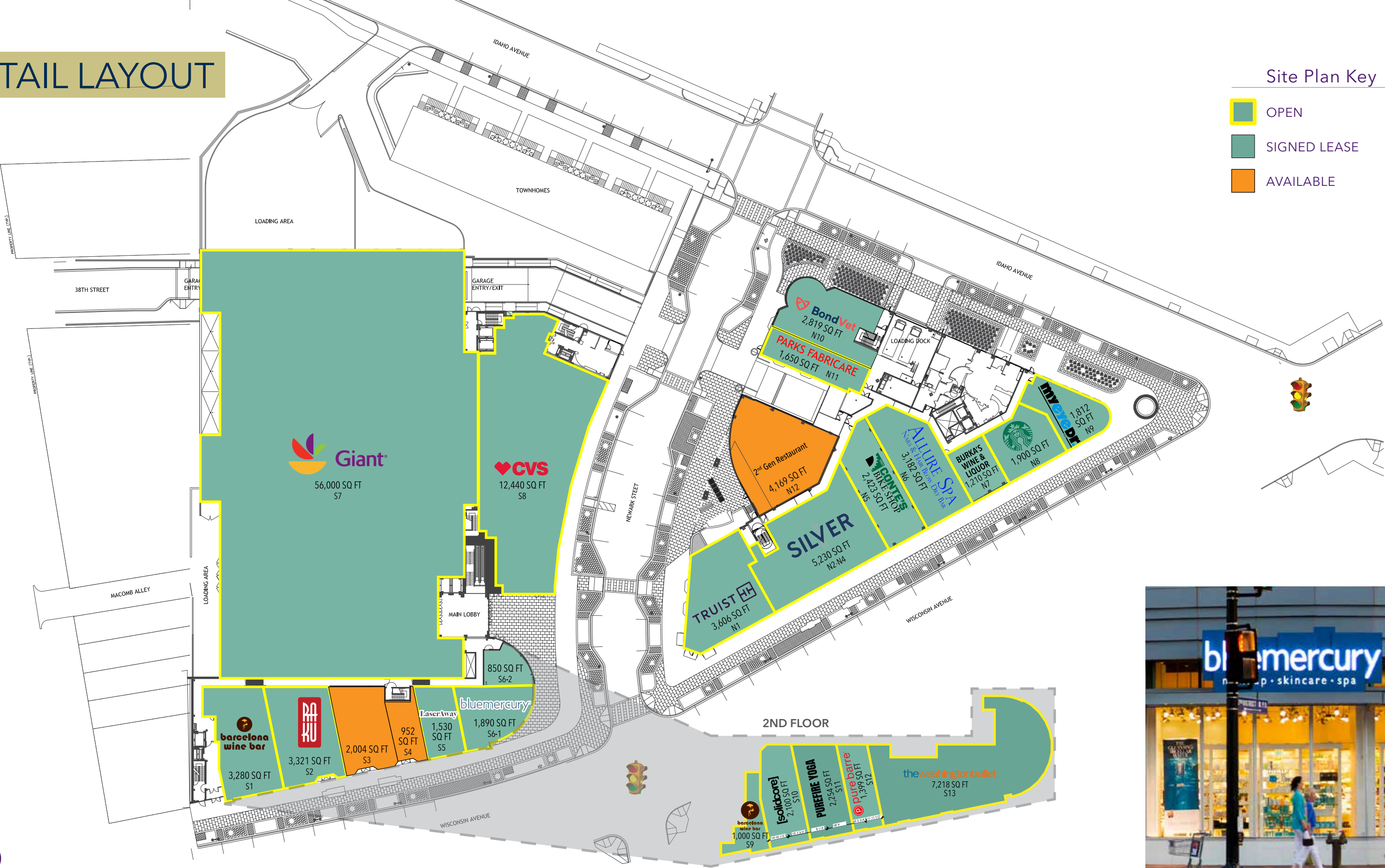
30,569 AADT



# RETAIL LAYOUT

## Site Plan Key

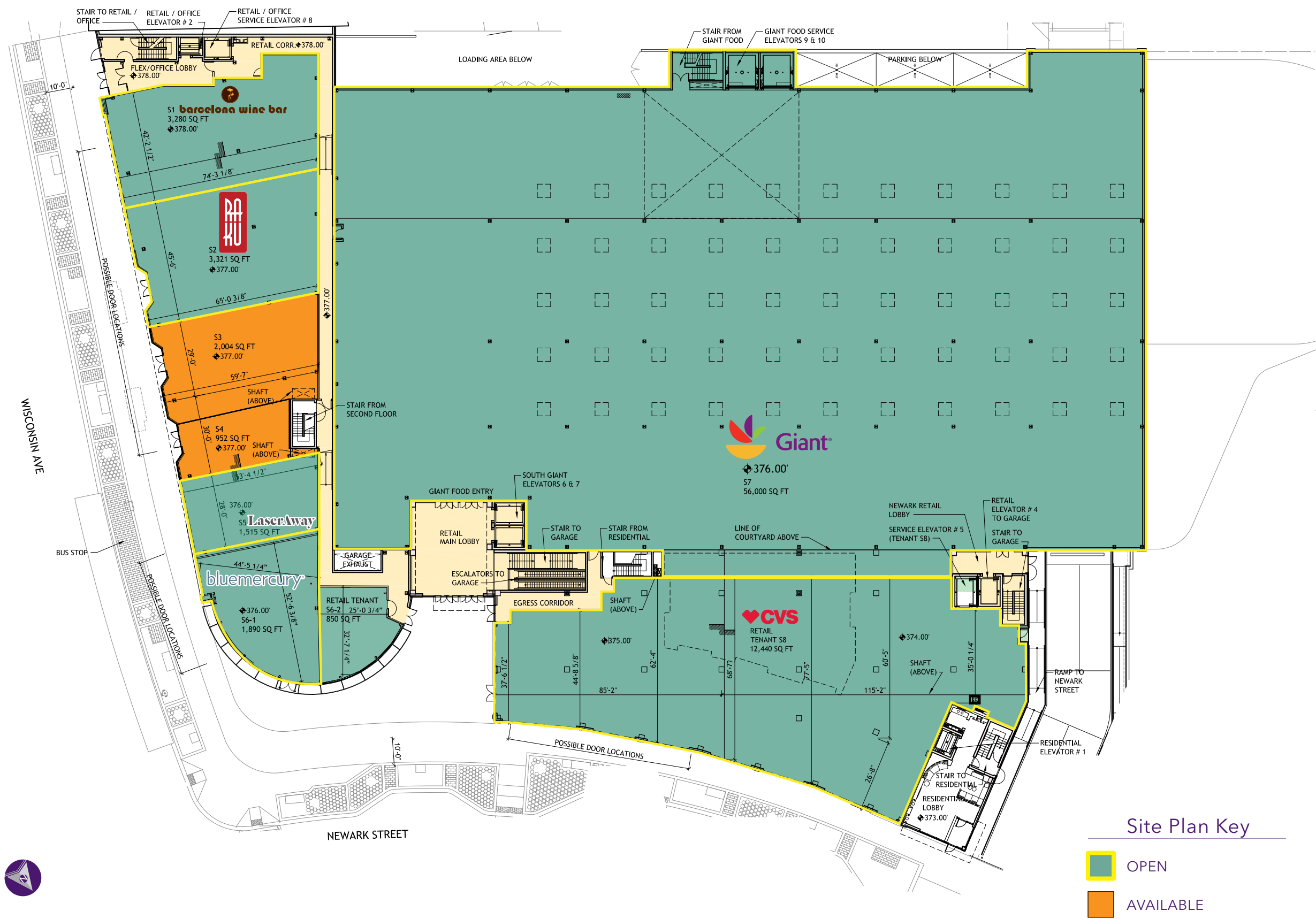
- OPEN
- SIGNED LEASE
- AVAILABLE





# NORTH PARCEL

# SOUTH PARCEL GROUND LEVEL



# SOUTH PARCEL SECOND FLOOR





# WISCONSIN AVENUE, NW

WASHINGTON, D.C.

8

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# WISCONSIN AVENUE, NW

WASHINGTON, D.C.



**RAKU**

WASHINGTON, D.C.

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**BLUEMERCURY**



**SOLIDCORE**

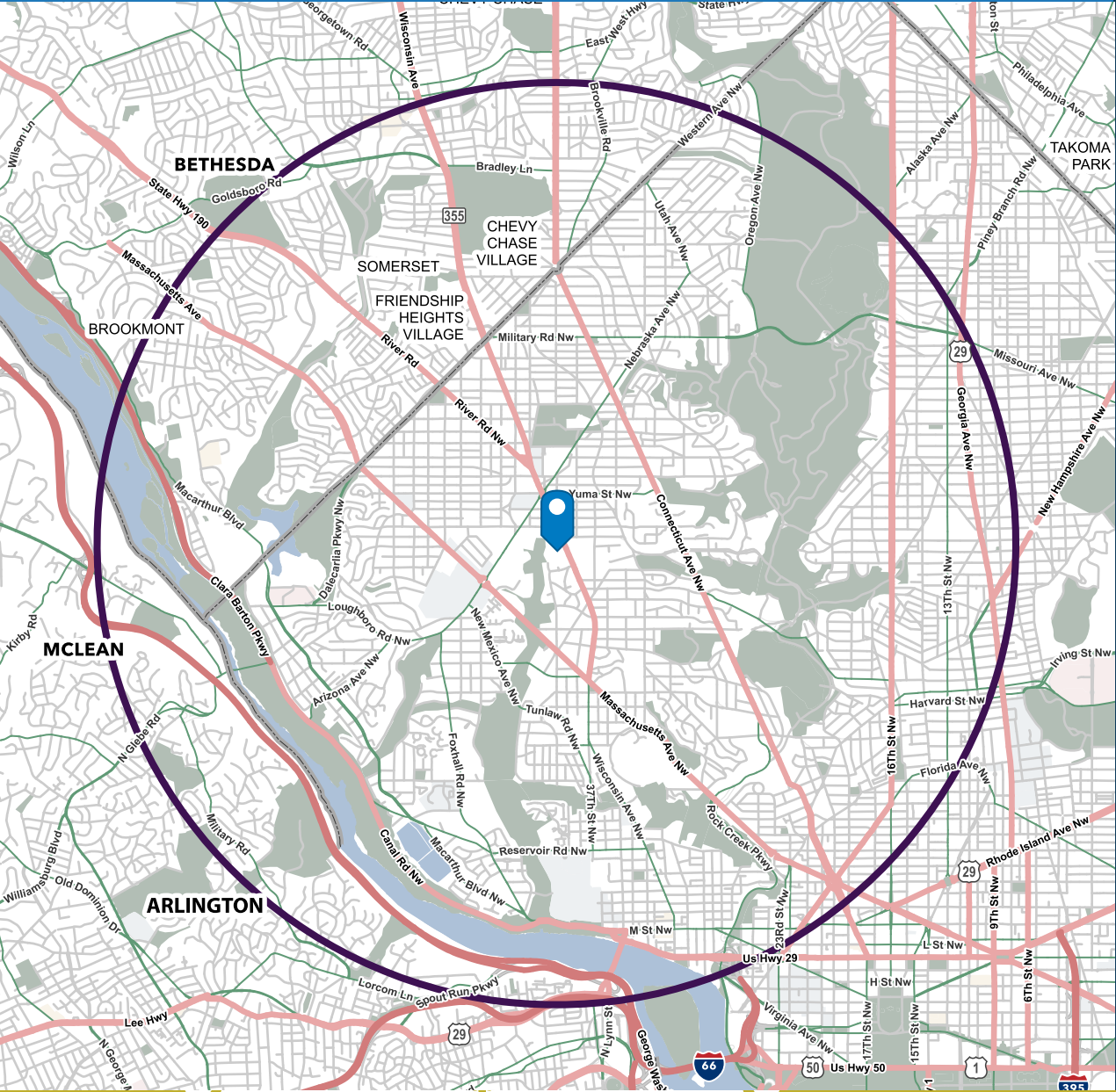


**LASERAWAY**

# MARKET PROFILE (3 MILES)



## WASHINGTON, DC DEMOGRAPHIC PROFILE (2024) Cathedral Commons



### KEY FACTS

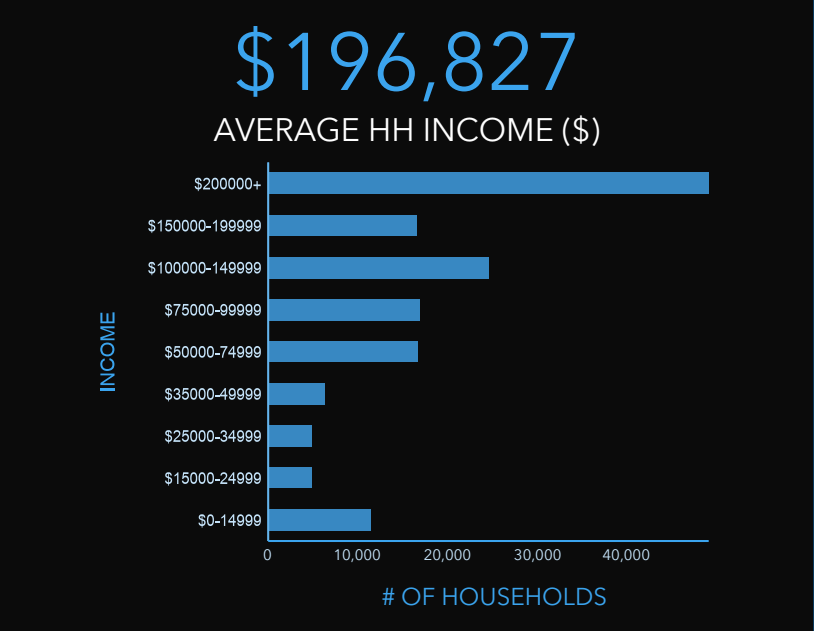
313,115	34.4	150,571
Population	Median Age	Households

### EDUCATION

4%	31%	54%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

### INCOME

	\$134,581
	Median Household Income
	\$94,862
	Per Capita Income



### BUSINESS

22,494	465,499	1,360
Total Businesses	Daytime Population	Food Srv & Drinking Places

### TAPESTRY SEGMENTS

**3A** Laptops and Lattes  
55,212 (36.7%) of households

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

**3B** Metro Renters  
40,184 (26.7%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

**3C** Trendsetters  
20,778 (13.9%) of households

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- These residents are young and well educated; almost half have a bachelor’s degree or more.
- Well paid, with little financial responsibility, these consumers are spenders rather than savers. They seek financial advice and are already building their stock portfolios.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.



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