

JUST SIGNED!

myeyedr.

PEACHY

CROSSING

CAPITOL RIVERFRONT • WASHINGTON, DC



TISHMAN SPEYER





OVERALL PROJECT:
TWO ACRE SITE AT THE NORTHWEST QUADRANT OF FIRST ST, SE AND K ST, SE

818 **29,702 SF**
APARTMENTS OF RETAIL

CAPITOL RIVERFRONT DEVELOPMENT MAP



DEVELOPMENT PROGRESS

	2021 EXISTING	UNDER CONSTRUCTION
OFFICE	6.5M SF	327,500 SF
RETAIL	736,700 SF	90,600 SF
RESIDENTIAL (# of units)	42 Multifamily (11,259)	10 Projects (2,440)
HOTEL ROOMS (# of keys)	646,100 SF (994)	130,000 SF (200)

RESIDENTIAL HIGHLIGHTS

13 BUILDINGS DELIVERED IN 2020	3,615 RENTAL UNITS	408 CONDO UNITS
---------------------------------------	---------------------------	------------------------

OFFICE HIGHLIGHTS

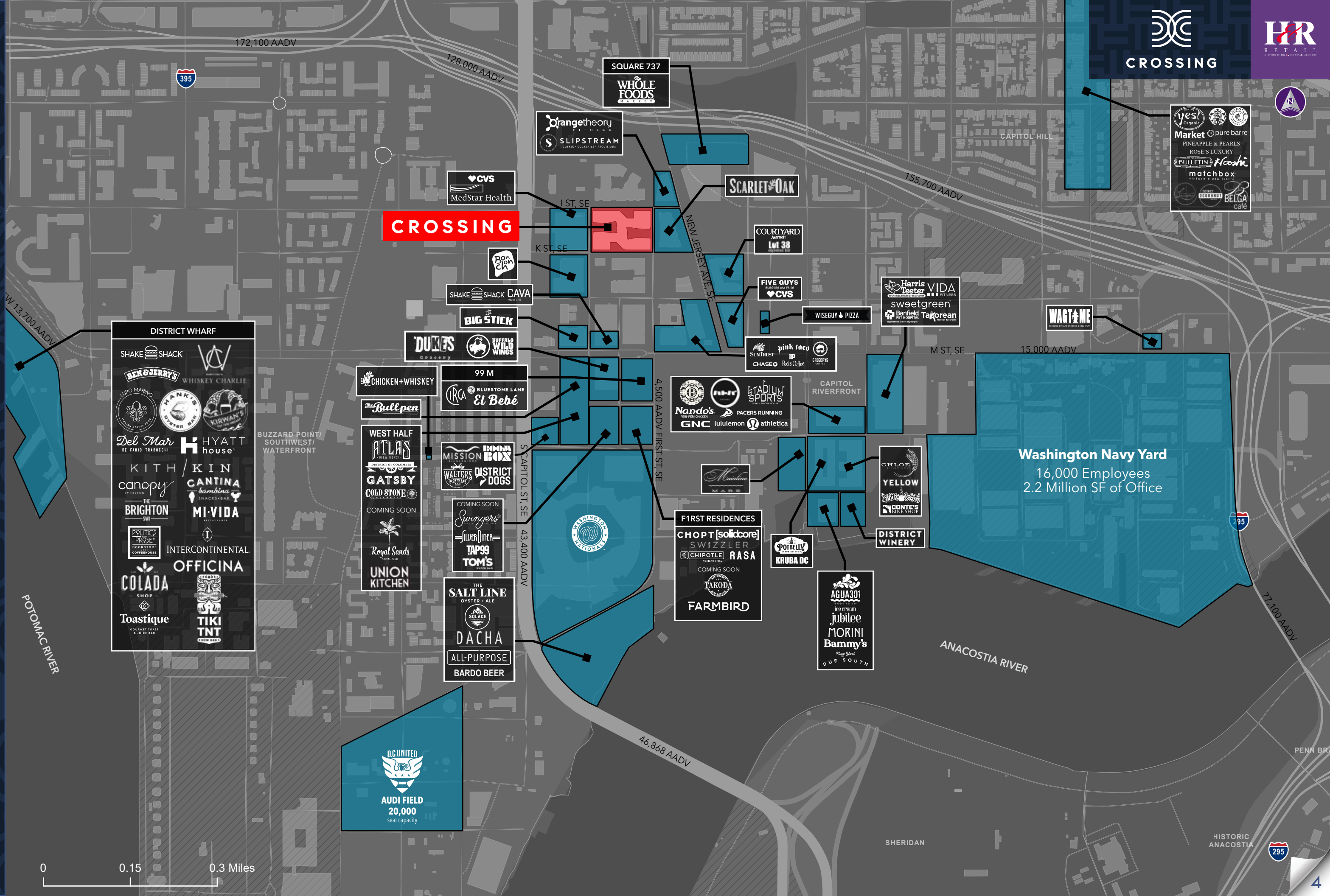
327,500 SF 2 BUILDINGS UNDER CONSTRUCTION	35,000 EMPLOYEES
--	-------------------------



- PLANNED
- UNDER CONSTRUCTION
- COMPLETED

1 Novel South Capitol Cresce... Residential: 539 apt. units Retail: 3,000 SF	16 Arthur Capper Carrollsburg (Senior Housing) DCHA/Urban Atlantic/Brookfield Residential: 162 apt. units	31 20 M Lerner Office: 179,700 SF Retail: 10,140 SF	46 The Europa Murillo Mainati Group Residential: 49 units	61 U.S. Department of Transportation JBG Smith Office: 1.35 million SF Retail: 1,200 SF	76 Arris Brookfield Residential: 327 units Retail: 20,000 SF
2 Illume Phase I and II Residential: 756 units	17 Capitol Quarter I&II DCHA/EYA Residential: 322 townhomes	32 Homewood Suites Englewood LLC/CG Investments Hotel: 195 rooms Retail: 4,800 SF	47 900 M Street Paramount Investments Retail: 7,480 SF	62 Building 170 JBG Smith Retail: 7,000 SF - 11,000 SF	77 District Winery Brookfield Retail: 16,000 SF
3 Greystar Hotel Greystar Hotel: 200 rooms	18 Capper Senior Building Residential: 162 units	33 80 M - Expansion Columbia Property Trust Office: 285,300 SF + 105,000 SF	48 Humane Rescue Alliance Headquarters Humane Rescue Alliance/Akridge Office: 30,398 SF	63 Boilermaker Shops Brookfield Retail: 30,398 SF	78 The Bower PN Hoffman Residential: 137 units Retail: 13,000 SF
4 Seventy JPI Multifamily Partners Residential: 448 apt. units	19 1000 South Capitol Lerner Residential: 244 apt. units Retail 14,000 SF	34 Onyx On First Faison Development Residential: 264 apt. units	49 One M Monument Realty Office: 113,500 SF Retail: 4,492 SF	64 Twelve 12 Brookfield Residential: 218 units Retail: 88,000 SF	79 Guild Brookfield Residential: 191 units Retail: 6,300 SF
5 11 Hundred JPI Multifamily Partners Residential: 246 apt. units	20 1015 Half Opus East/Prudential Real Estate Investors Office: 373,000 SF Retail: 17,334 SF	35 Lionstone/Hermes Real Estate Lerner Office: 243,100 SF Retail: 13,500 SF	50 Avidian Monument Realty Residential: 171 units	65 The Yards - Future Phases Brookfield Mixed-use: 3.2 million SF	80 Dock 79 MRP Realty/Florida Rock Properties Residential: 305 units Retail: 14,600 SF
6 Ore 82 Greystar/RCP Development Residential: 227 apt. units Retail: 5,774 SF	21 Parc Riverside Phase II Toll Brothers Residential: 308 apt. units	36 Insignia on M Donohoe/MetLife Residential: 324 units Retail: 10,780 SF	51 1221 Van JBG Smith Residential: 291 units Retail: 23,693 SF	66 Washington Navy Yard U.S. Department of the Navy Employees: 16,000 Office: 2.2 million SF	81 Maren MRP Realty/Florida Rock Properties Residential: 264 units Retail: 6,909 SF
7 Agora WC Smith Residential: 334 apt. units Retail: Whole Foods Market 35,000 SF	22 Parc Riverside Toll Brothers Residential: 287 apt. units	37 Federal Gateway I WC Smith Office: 279,000 SF Retail: 21,570 SF	52 25 M Brandywine Realty Trust Office: 250,000 SF Retail: 20,000 SF	67 Maritime Plaza I & II COP/TLincoln Property Company Office: 360,600 SF	82 45 O D.B. Lee Development Hotel: 190 rooms Residential: 60 units Retail: 4,000 SF
8 Park Chelsea WC Smith Residential: 429 apt. units	23 Velocity Condominiums Cohen Companies Residential: 200 units Retail: 3,100 SF	38 Harlow DCHA/Urban Atlantic/Brookfield Residential: 179 units Retail: 4,000 SF	53 West Half II/III JBG Smith Residential: 465 units Retail: 42,937 SF	68 1333 M Felice Development Group Residential: 900 units Retail: 44,419 SF	83 5 Capitol Street Properties Stewart Investment Co Land: 1,500,000 SF 550 Units
9 The Garrett WC Smith Residential: 373 apt. units Retail: 12,159 SF	24 Meridian on First Paradigm Development Residential: 275 apt. units	39 250 M Street at Canal Park WC Smith Office: 174,586 SF Retail: 12,200 SF	54 55 M Monument Realty/MacFarlane Partners Office: 267,695 SF Retail: 13,273 SF	69 Nationals Park DC Sports and Entertainment Commission Office: 30,000 SF Retail: 40,000 SF	84 2 S Street SW Florida Rock Properties Land: 91,789 SF
10 200 I DC Gov't/Stonebridge Carras Office: 350,000 SF	25 Capitol Hill Tower Co-op JP Morgan Asset Management Residential: 344 units Retail: 8,900 SF	40 Potomac Investments Office: 276,300 SF Retail: 5,234 SF	55 The Kelvin/eNvy Jair Lynch Residential: 312 units/127 units Retail: 55,300 SF	70 The Yards West (A-I) Brookfield F - Office: 272,000 SF Retail: 16,300 SF G - Office: Chemonics 285,300 SF Retail: 13,677 SF H - Residential: 500 units Retail: 22,000 SF I (Q2 2022) - Residential: 379 units Retail: 16,300 SF	85 Verge Q4 2022 MRP Realty/Florida Rock Properties Residential: 344 units Retail: 10,200 SF
11 10K Hill South Ruben Companies/Related Companies Residential: 305 apt. units	26 Courtyard by Marriott Chesapeake Lodging Trust Hotel: 204 rooms Retail: 4,000 SF	41 400 M DCHA Residential: 138 apt. units	56 99 M Skanska Office: 220,000 SF Retail: 10,688 SF	71 DC Water Headquarters DC Water Office: 151,000 SF	86 Watermark Douglas Development Corp. Residential: 453 units Retail: 15,000 SF
12 One Hill South Ruben Companies/Related Companies Residential: 383 apt. units Retail: 25,000 SF	27 Arthur Capper Carrollsburg Urban Atlantic/Brookfield Residential: 295 units	42 Carroll Apartments (Senior Housing) DCHA Residential: 60 apt. units	57 The Bixby DCHA/Urban Atlantic/Brookfield Residential: 195 units	72 Thompson JW Capital Partners/Geolo Capital Hotel: 225 rooms Retail: 6,500 SF	87 1930 1st Street, SW Pecco Residential: 480 units Retail: 399,125 SF Museum: 99,000 SF
13 CROSSING Tishman Speyer Residential: 818 apt. units Retail: 29,702 SF	28 716 L 2022 Coba Properties Residential: 18 units	43 The Bixby DCHA/Urban Atlantic/Brookfield Residential: 18 units	58 F1RST Residences Grosvenor Americas/McCaffery Interests/CEI Residential: 325 units Retail: 21,456 SF	73 Estate Brookfield Residential: 264 apt. units Retail: 18,000 SF	88 DC UNITED SOCCER STADIUM 20,000 seat capacity 390 units Retail: 72,000 SF
14 909 JP Morgan Asset Management Residential: 237 apt. units Retail: 5,994 SF Scarlet Oak Harry's Reserve	29 Kennedy on L Red Ace/DBT Residential: 74 units	44 810 Potomac 8 Potomac LLC Office: 28,500 SF	59 Hampton Inn & Suites Perseus Realty/Buccini/Pollin Group Hotel: 168 rooms Retail: 5,000 SF	74 Foundry Lofts Brookfield Residential: 170 units Retail: 9,428 SF	89 The Stacks Akridge/NEBF Phase 1 & II 2020-2027 Delivery Hotel: 2 hotels Office: 250,000 SF Residential: 1,750 units Retail: 244,000 SF Parking: 2,400 spaces
15 Multi Family Buildings DCHA/Urban Atlantic/Brookfield Residential: 322 units	30 Coda on Half MRP Realty/May Reigler/Kruger Real Estate Residential: 161 units Retail: 3,500 SF	45 Callisto Murillo Malnati Group Hotel: 32 rooms	60 1299 First MG A Retail: 13,303 SF	75 The Lumber Shed Brookfield Office: 17,350 SF Retail: 14,236 SF	

ESTABLISHED RETAIL



DISTRICT WHARF

- SHAKE SHACK
- BEN & JERRY'S
- WHISKEY CHARLIE
- LUPO MARINO
- HANK'S CATER BAR
- KIRWAN'S
- Del Mar DE FABIO TRABECCHI
- HYATT house
- KITH / KIN
- canopy
- CANTINA bambina
- THE BRIGHTON
- MI-VIDA
- POLITICS PROSE BOOKSTORE COFFEEHOUSE
- INTERCONTINENTAL OFFICINA
- COLADA SHOP
- Toastique GOURMET TOAST & JUICE BAR
- TIKI TNT

D.C. UNITED

AUDI FIELD
20,000 seat capacity

CROSSING

SQUARE 737
WHOLE FOODS MARKET

Orangetheory FITNESS
SLIPSTREAM COFFEE • COCKTAILS • PROVISIONS

CVS MedStar Health

SCARLET & OAK

COURTYARD Lot 38

BOOM CLUB

SHAKE SHACK CAVA

BIG STICK

DULLES BUFFALO WILD WINGS

CHICKEN + WHISKEY

99 M

The Bull pen

WEST HALF ATLAS

GATSBY

COLD STONE

COMING SOON

Royal Sands SOCIAL CLUB

UNION KITCHEN

MISSION ROOM BOX

WALTERS DISTRICT DOGS

COMING SOON

Swingers

SILVER LINER

TAP 99 TOM'S

THE SALT LINE OYSTER + ALE

SOLACE

DACHA

ALL-PURPOSE BARDO BEER

Nando's PER-PEP CHICKEN

GNC lululemon athletica

STADIUM SPORTS

PACERS RUNNING

CHOP [solidcore] SWIZZLER

CHIPOTLE RASA

COMING SOON

TAKODA

FARMBIRD

FIRST RESIDENCES

CHLOE

YELLOW

CONTE'S BIKE SHOP

DISTRICT WINERY

POTBELLY

KRUBA DC

WISEGUY PIZZA

SUNTRUST pink taco

CHASE Peets Coffee

GREGORY'S COFFEE

Harris Teeter

VIDA FITNESS

sweetgreen

Banfield PET HOSPITAL

Talkorean

WAGT & ME

AGUA301

ice cream jubilee

MORINI

Bammy's

Due South

yes! Organic Market @ pure barre

PINEAPPLE & PEARLS ROSE'S LUXURY

BULLETIN KCOOL matchbox

matchbox vintage pizza bistro

BELGA cafe

Washington Navy Yard

16,000 Employees
2.2 Million SF of Office



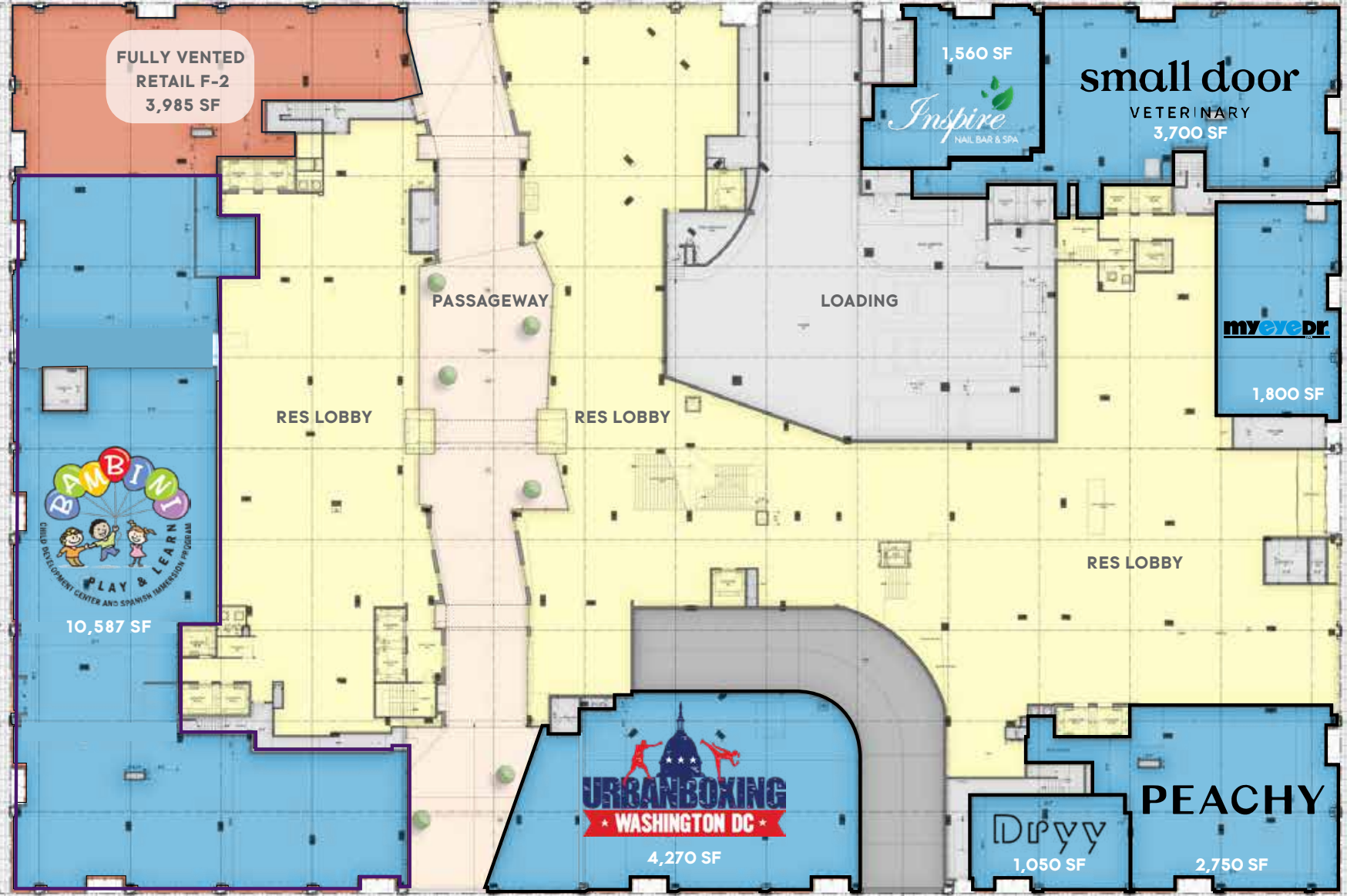
RETAIL PLAN

HALF ST, SE

I ST, SE

FIRST ST, SE

K ST, SE



Legend

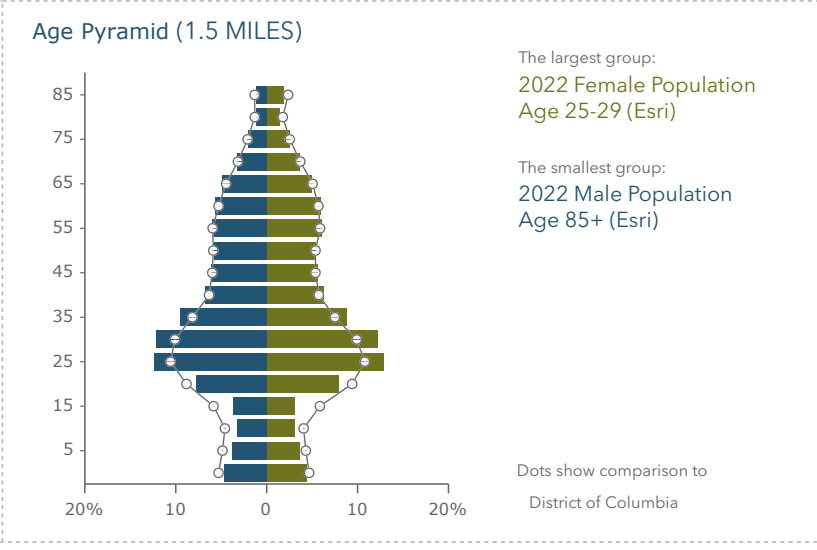
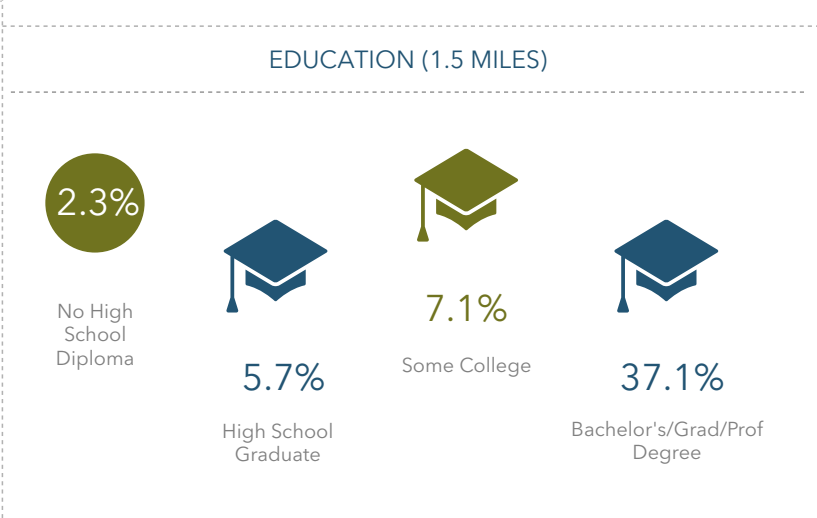
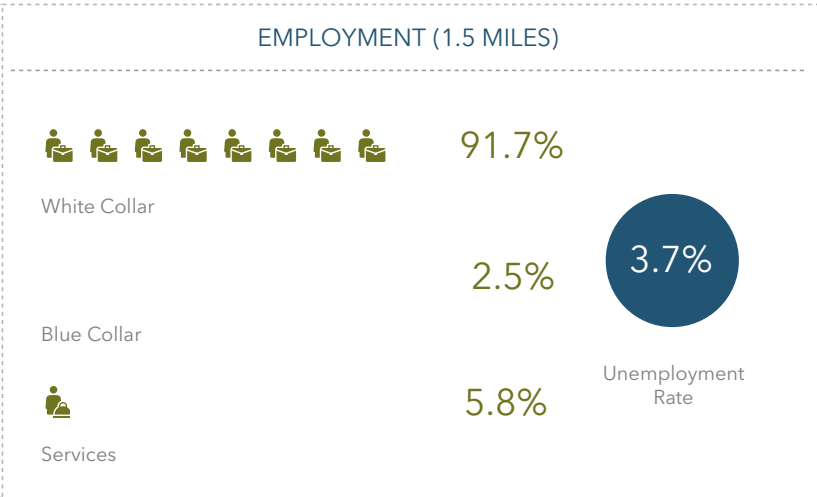
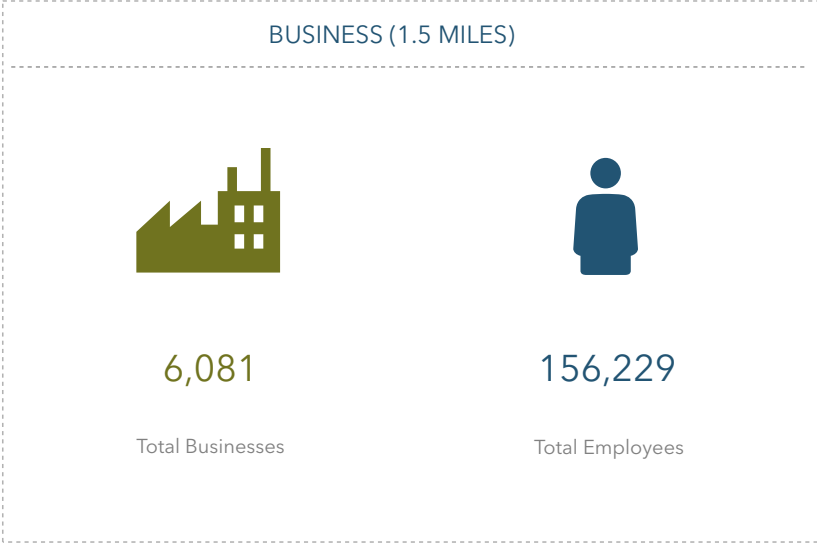
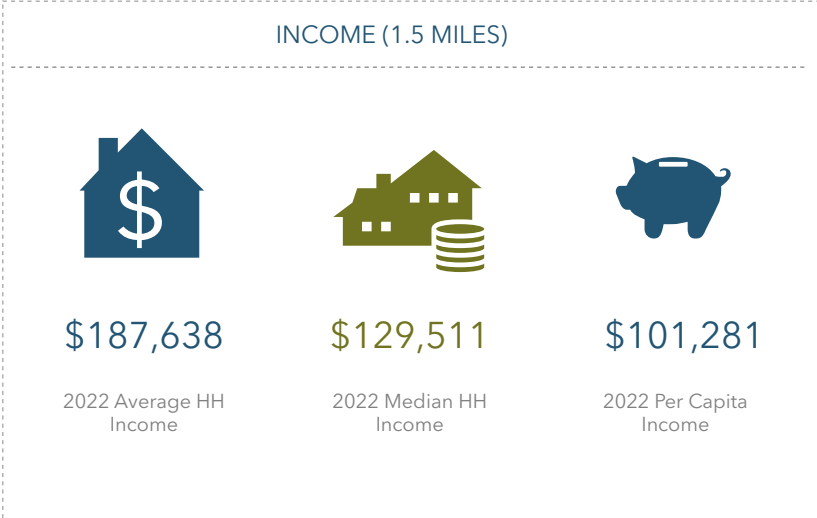
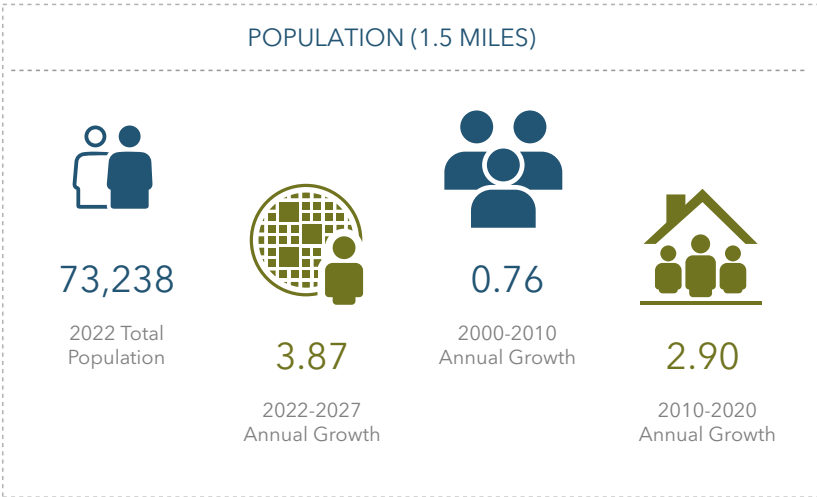
- LEASED
- AT LEASE
- AVAILABLE
- ACTIVE LOI

Summary Demographic Profile

2022 and 2027 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.87883/-77.00673



	.5 MILE	1 MILE	1.5 MILE
POPULATION			
2000 Total Population	7,213	24,899	49,278
2010 Total Population	8,251	26,752	51,962
2022 Total Population	19,460	44,230	73,238
2027 Total Population	21,818	48,627	77,394
2022-2027 Annual Rate	2.31%	1.91%	1.11%
Median Age	34.6	36.7	36.9
HOUSEHOLDS			
2000 Households	3,585	13,729	24,639
2010 Households	4,571	14,632	26,278
2022 Households	11,390	25,625	39,297
2027 Households	13,131	28,671	42,476
2022 Average Household Size	1.69	1.69	1.82
2022 INCOME			
Average Household Income	\$158,553	\$167,934	\$187,638
Median Household Income	\$726,812	\$722,382	\$772,279
Per Capita Income	\$93,569	\$97,566	\$101,281
2022 POPULATION BY RACE/ETHNICITY			
White Alone	62.1%	60.1%	60.7%
Black Alone	23.2%	24.0%	23.5%
American Indian/Alaskan Native Alone	0.3%	0.3%	0.3%
Asian Alone	4.9%	5.2%	5.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.7%	2.0%	1.9%
Two or More Races	7.7%	8.2%	8.4%
Hispanic Origin (Any Race)	6.5%	7.1%	6.8%
2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	15,563	35,487	57,613
Less than 9th Grade	2.0%	1.3%	1.4%
9th - 12th Grade, No Diploma	3.6%	2.6%	2.3%
High School Graduate	3.9%	4.7%	5.7%
GED/Alternative Credential	1.1%	0.7%	0.8%
Some College, No Degree	6.4%	7.1%	7.1%
Associate Degree	3.4%	3.3%	2.9%
Bachelor's Degree	41.4%	39.3%	37.1%
Graduate/Professional Degree	38.3%	40.9%	42.6%
BUSINESS			
Total Business	1,120	2,842	6,081
Total Employees	31,168	71,822	169,743
Employee/Residential Population Ratio	1.600:1	1.620:1	2.320:1



Tapestry Segments (1.5 MILES)

	3A Laptops and Lattes 15,660 households	39.9% of Households
	3B Metro Renters 13,900 households	35.4% of Households
	3C Trendsetters 3,210 households	8.2% of Households

Laptops and Lattes

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.

Metro Renters

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.

Trendsetters

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.



CROSSING

OVERALL PROJECT:

TWO ACRE SITE AT THE NORTHWEST QUADRANT OF FIRST ST, SE AND K ST, SE

818 29,702 SF
APARTMENTS OF RETAIL

PLEASE CONTACT:

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Harper Sigman
240.442.2367
hsigman@hrretail.com

Edward Crilley
240.482.3608
ecrilley@hrretail.com

BETHESDA, MD
3 Bethesda Metro Center
Suite 620
Bethesda, MD 20814
Telephone: 301.656.3030

BALTIMORE, MD
1 W Pennsylvania Avenue
Suite 320
Baltimore, MD 21204
Telephone: 410.308.0800

HR
RETAIL
A MEMBER OF CHARLINGS RETAIL ADVISORS
WWW.HRRETAIL.COM