



# 2121 M STREET, NW

WASHINGTON, DC 20037

 **HYATT PLACE**



**930 SF  
SPACE AVAILABLE**

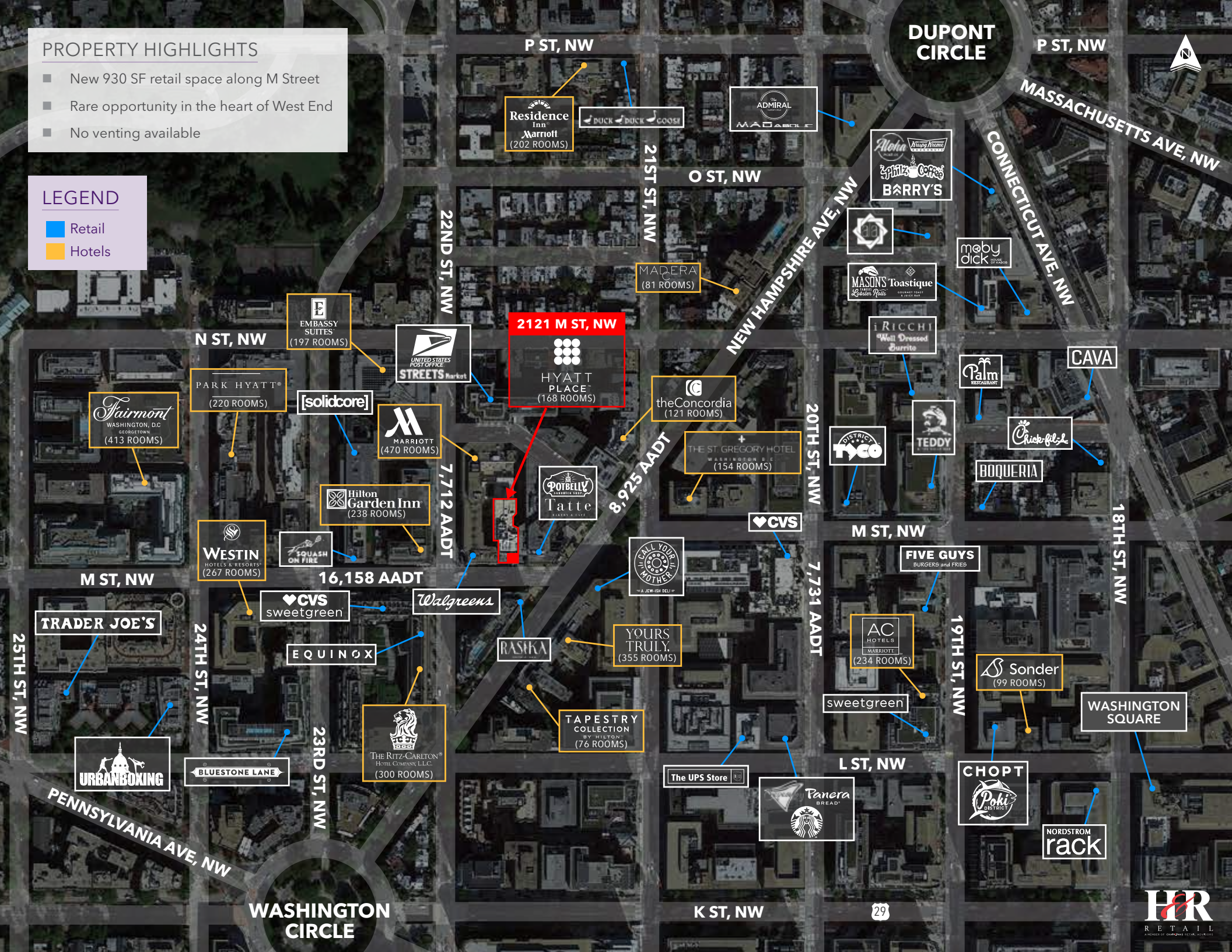
**WHEELCHAIR  
LOADING**

## PROPERTY HIGHLIGHTS

- New 930 SF retail space along M Street
- Rare opportunity in the heart of West End
- No venting available

## LEGEND

- Retail
- Hotels



2121 M ST, NW

HYATT PLACE  
(168 ROOMS)

N ST, NW

PARK HYATT®  
(220 ROOMS)

M ST, NW

WESTIN  
HOTELS & RESORTS®  
(267 ROOMS)

24TH ST, NW

BLUESTONE LANE

23RD ST, NW

THE RITZ-CARLTON®  
HOTEL COMPANY, L.L.C.  
(300 ROOMS)

EMBASSY SUITES  
(197 ROOMS)

[solidcore]

Hilton Garden Inn  
(238 ROOMS)

CVS  
sweetgreen

EQUINOX

WALGREENS

RASIKA

YOURS TRULY  
(355 ROOMS)

TAPESTRY COLLECTION  
BY HILTON  
(76 ROOMS)

UNITED STATES  
POST OFFICE  
STREETS Market

MARRIOTT  
(470 ROOMS)

POIBELLY  
Tatte

CVS

CVS

CVS

CVS

CVS

2121 M ST, NW

HYATT PLACE  
(168 ROOMS)

POIBELLY  
Tatte

CVS

CVS

CVS

CVS

CVS

CVS

theConcordia  
(121 ROOMS)

THE ST. GREGORY HOTEL  
(154 ROOMS)

CVS

CVS

CVS

CVS

CVS

CVS

CVS

MADERA  
(81 ROOMS)

theConcordia  
(121 ROOMS)

THE ST. GREGORY HOTEL  
(154 ROOMS)

CVS

CVS

CVS

CVS

CVS

CVS

CVS

MASON'S Toastique  
Lobster Rolls  
CROISSANT SANDWICHES

RICCHI  
Well Dressed  
Burrito

TYCO

TEDDY

CVS

CVS

CVS

CVS

CVS

CVS

CVS

Alona  
BARRY'S

MASON'S Toastique  
Lobster Rolls  
CROISSANT SANDWICHES

RICCHI  
Well Dressed  
Burrito

TYCO

TEDDY

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

moby dick

RICCHI  
Well Dressed  
Burrito

TYCO

TEDDY

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CAVA

Chick-fil-e

BOQUERIA

CVS

CVS

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CVS

CVS

Sonder  
(99 ROOMS)

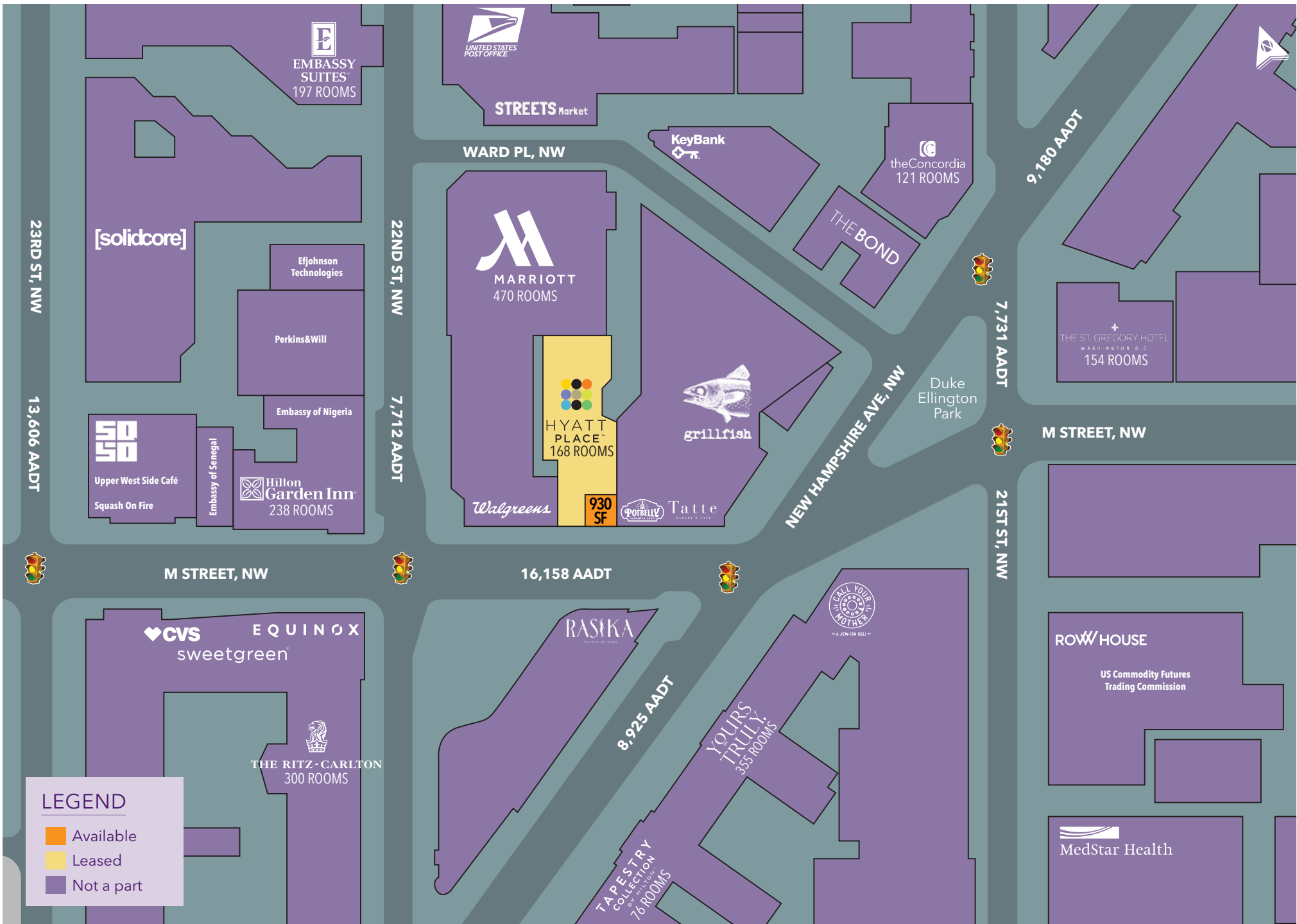
WASHINGTON SQUARE

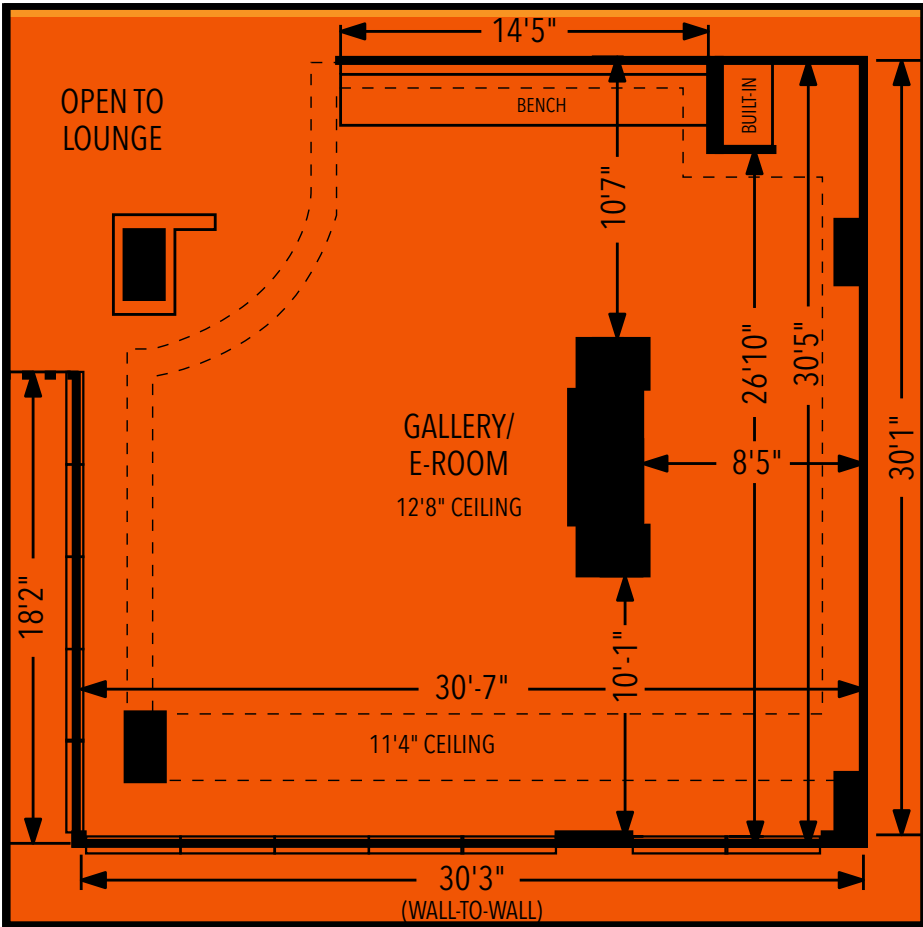
CHOPT

NORDSTROM  
rack

CVS

CVS



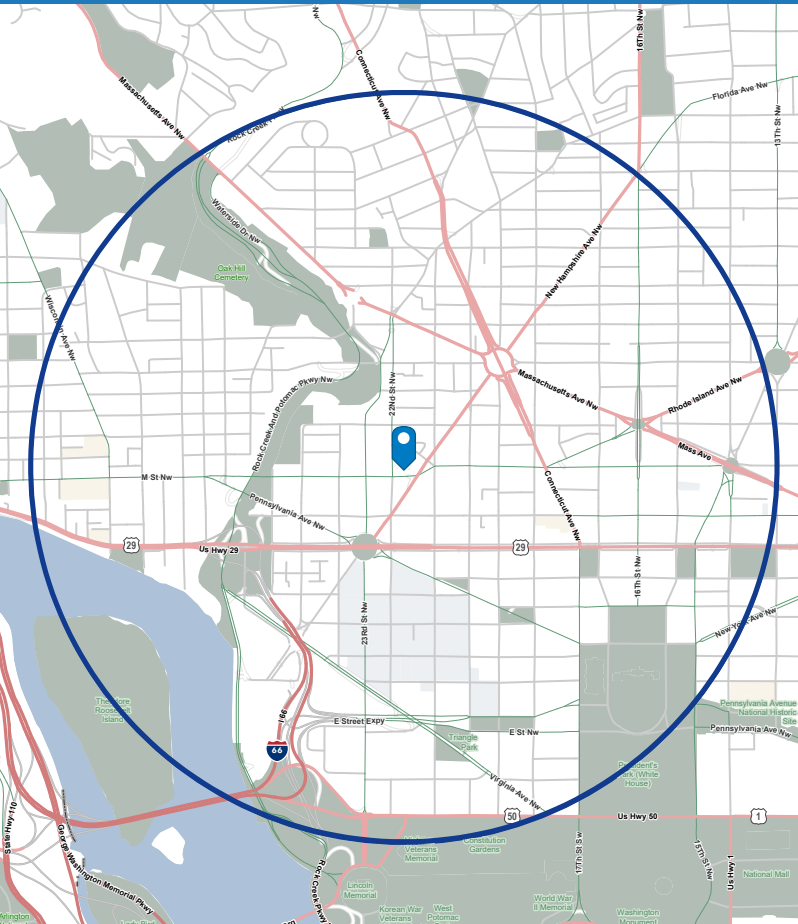




# WASHINGTON, DC

## DEMOGRAPHIC PROFILE (2021)

2121 M St, NW  
1 mile ring

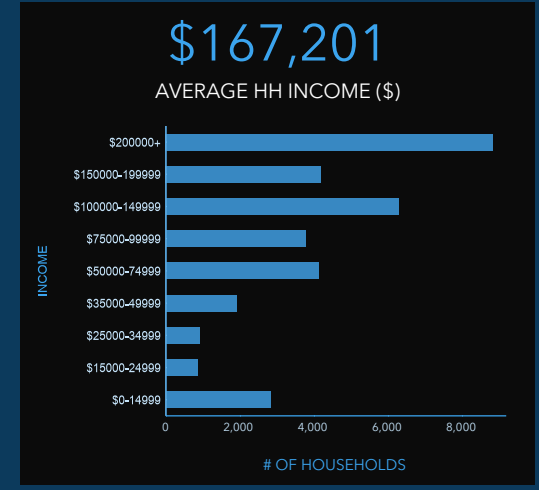


### KEY FACTS

<b>60,056</b> Population	<b>33.5</b> Median Age	<b>33,723</b> Households
EDUCATION		
<b>3%</b> High School Diploma	<b>34%</b> Bachelor's Degree	<b>56%</b> Graduate/Professional Degree

### INCOME

	<b>\$115,095</b> Median Household Income
	<b>\$93,229</b> Per Capita Income



### BUSINESS

	<b>12,769</b> Total Businesses
	<b>176,195</b> Daytime Population
	<b>725</b> Food Srv & Drinking Places

### TAPESTRY SEGMENTS

**3B** Metro Renters  
17,005 (50.4%) 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.

**3A** Laptops and Lattes  
14,260 (42.3%) 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.

**14C** Dorms to Diplomas  
1,340 (4.0%) of households

On their own for the first time, Dorms to Diplomas residents are just learning about finance and cooking. Frozen dinners and fast food are common options. Shopping trips are sporadic, and preferences for products are still being established. Many carry a balance on their credit card so they can buy what they want now. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. They are looking to learn life lessons inside and outside of the classroom. This is the first online generation, having had lifelong use of computers, the Internet, cell phones, and MP3 players.

- They buy trendy clothes on a budget.
- They value socializing, having fun, and learning new things.
- They're always connected; their cell phone is never out of reach.



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