



1063 WISCONSIN AVE, NW

WASHINGTON, DC 20007

1,572 SF
SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- 2-minute walk to Georgetown Waterfront
- 250' from busy Wisconsin & M Street intersection
- Open, high ceilings
- 1,443 spaces in parking garage across the street

SPACE AVAILABLE

- 1063 A: First floor: 1,572 SF



Wisconsin Ave

29th St

COMPASS COFFEE

&pizza

PAPYRUS

THE FRENCH MATERNAL SCHOOL
64 STUDENTS

GAP

RALPH LAUREN

CAFFE MILANO



vineyard vines

USPS.COM

sweetgreen



Peet's Coffee



VANS "OFF THE WALL"

COS

PNC

URBAN OUTFITTERS

bluemercury

free people

BIBIBOP
asian grill

M St

relish

J.McLaughlin

J.CREW

H&M

ARITZIA

Capital One

francesca's

LADUREE

INTERMIX



CADY'S ALLEY



BANANA REPUBLIC
GEORGETOWN PARK

south moon under

patagonia

LUSH FRESH HANDMADE COSMETICS



FOUR SEASONS
Hotel and Resorts
300 ROOMS

C&O CANAL

BLUE BOTTLE COFFEE



TJ-maxx
ANTHROPOLOGIE



Kiehl's

Canale

h-k
Chai

1063 WISCONSIN AVE

Bluefin Sushi

INTERNATIONAL LIPID SCHOOL



sweetgreen
SOULCYCLE

TUCKERNUCK

GEORGETOWN MONTESSORI SCHOOL
39 STUDENTS



THE RITZ-CARLTON
86 ROOMS
36 CONDOS

29

POTOMAC RIVER



WASHINGTON HARBOUR

FARMERS FISHERS BAKERS

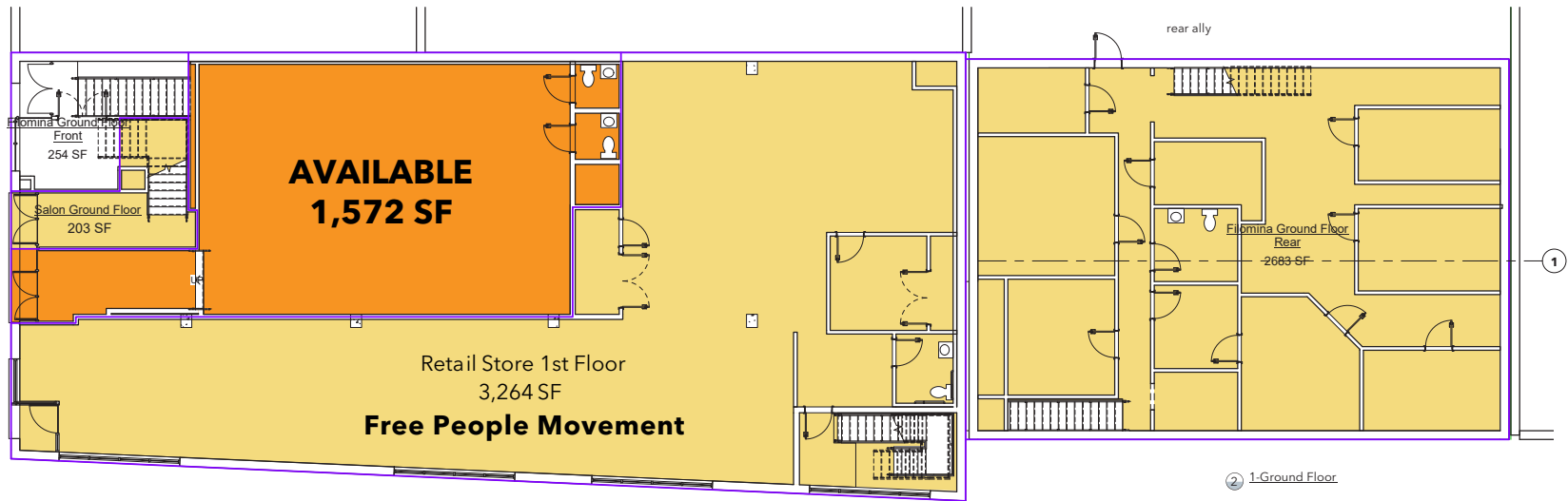
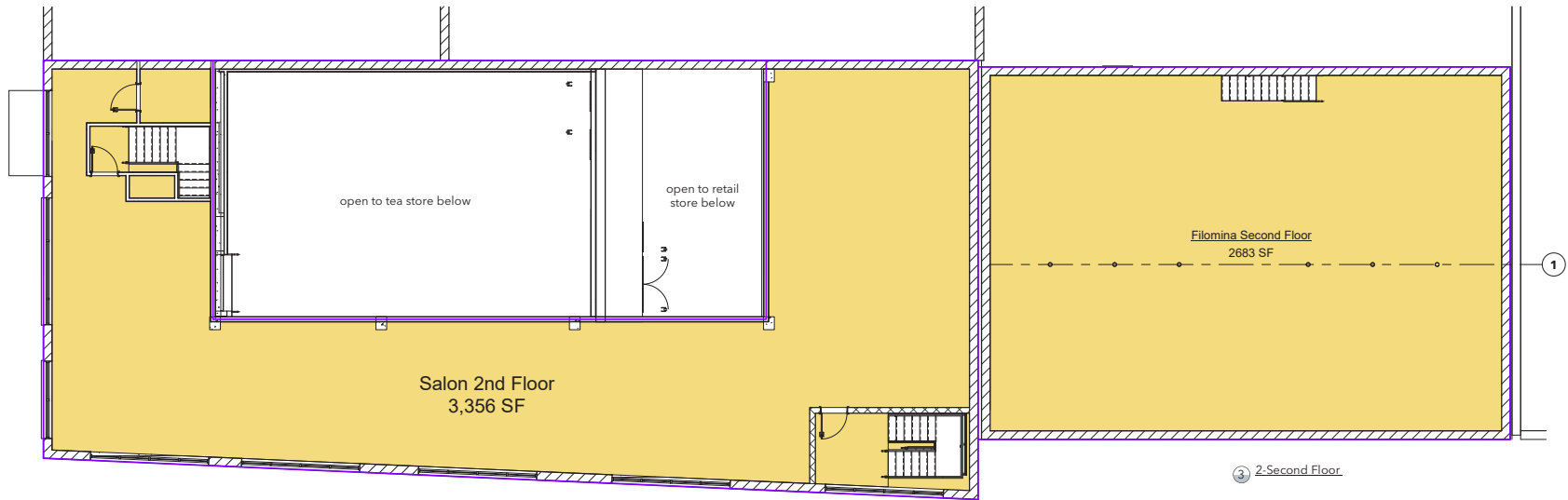
THE GEORGE WASHINGTON UNIVERSITY
27,017 STUDENTS



FIOLA MARE



WISCONSIN AVENUE NW



C&O CANAL

Site Plan Key

- Available
- Leased

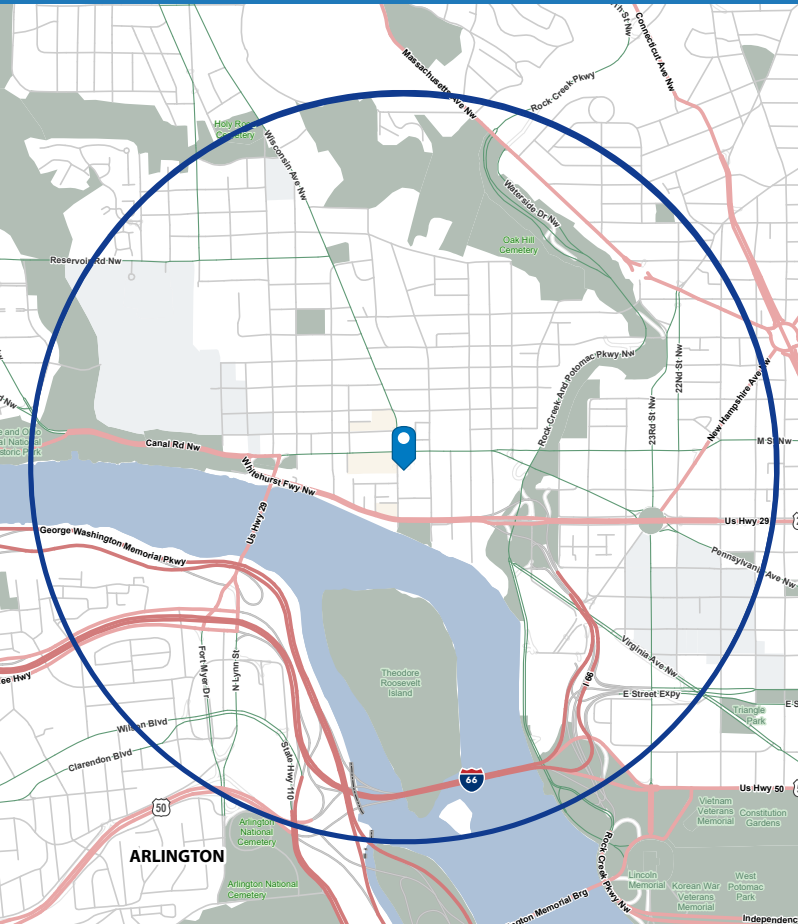




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2021)

1063 Wisconsin Ave, NW
1 mile ring

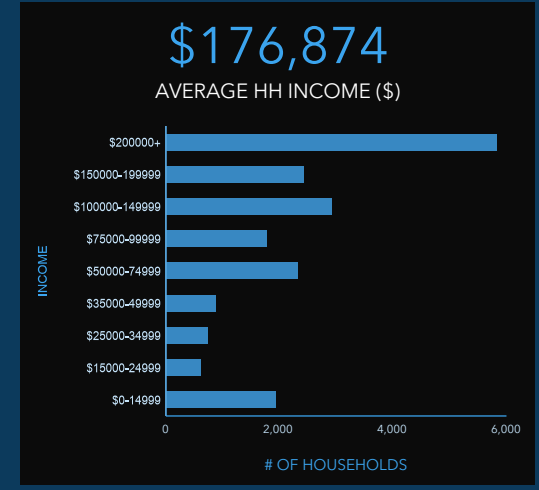


KEY FACTS

43,388 Population	29.1 Median Age	19,408 Households
EDUCATION		
2% High School Diploma	32% Bachelor's Degree	57% Graduate/Professional Degree

INCOME

	\$120,784 Median Household Income
	\$79,653 Per Capita Income



BUSINESS

	5,004 Total Businesses
	99,061 Daytime Population
	326 Food Srv & Drinking Places

TAPESTRY SEGMENTS

3B Metro Renters
9,112 (46.9%) 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
8,470 (43.6%) 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.

9B Golden Years
1,112 (5.7%) of households

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience.



Please Contact

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