

822

E STREET NW
WASHINGTON, DC

2ND GENERATION RESTAURANT
SPACE AVAILABLE

HR

RETAIL

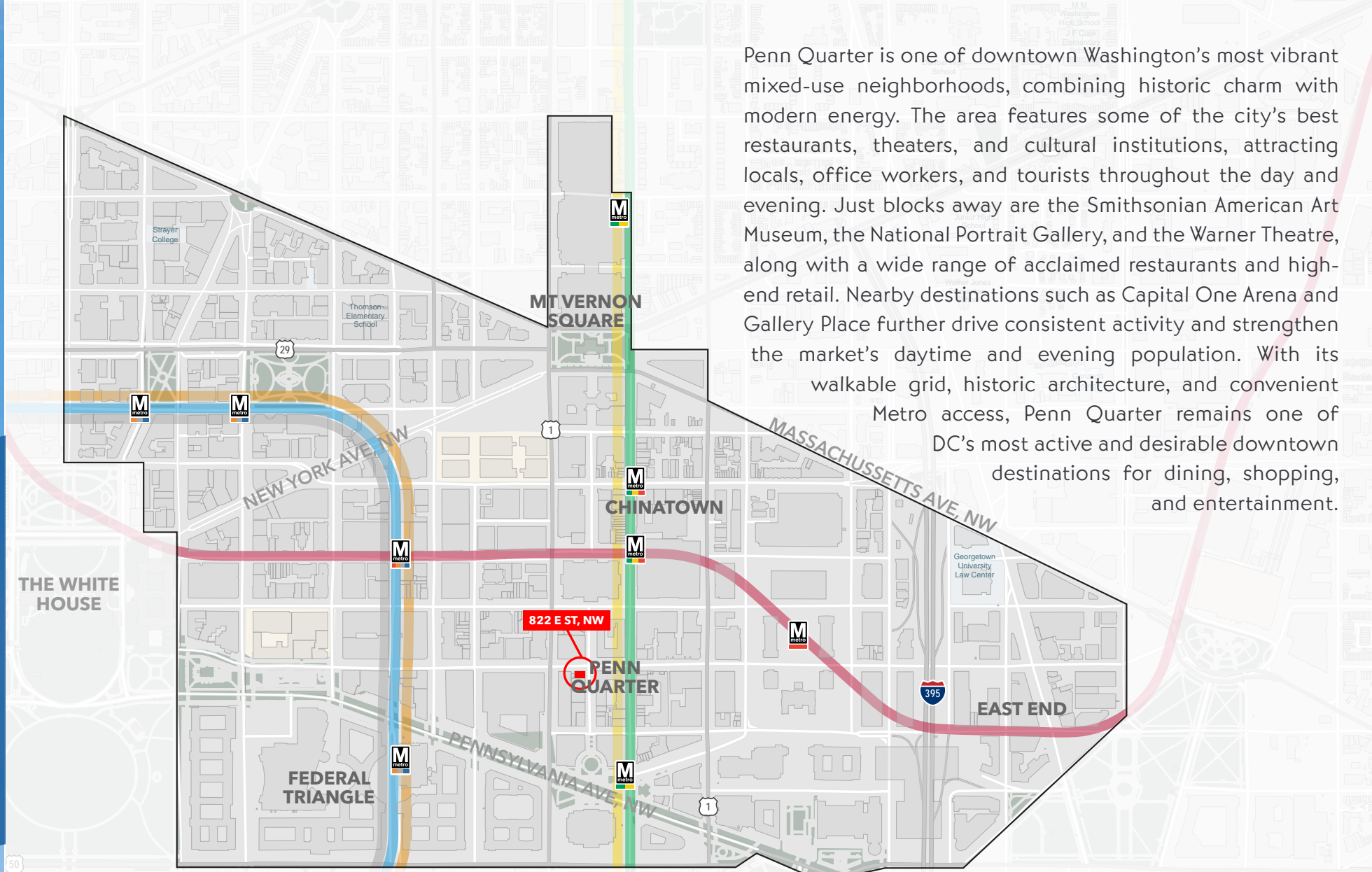
MEMBER OF SMALL BUSINESS RETAIL ADVISORS

822

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WASHINGTON, DC

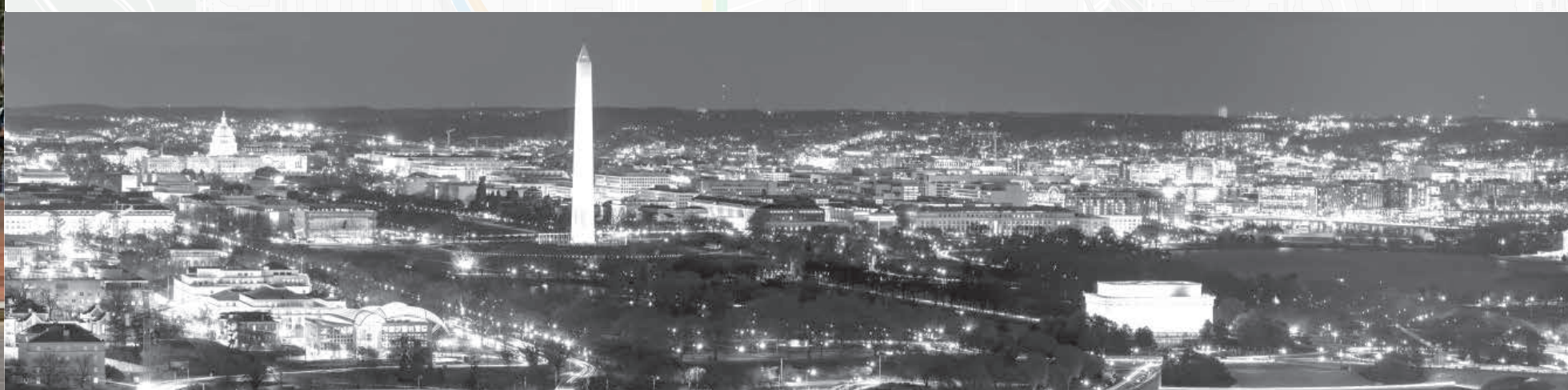
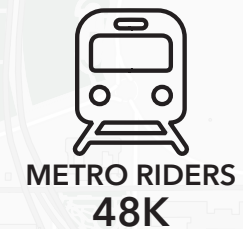
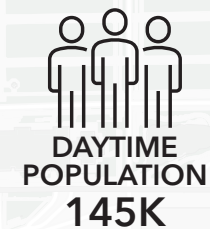
HIGHLIGHTS

- 4,081 SF second generation restaurant space available in the heart of Penn Quarter
- Outdoor seating available
- Class A office building



Penn Quarter is one of downtown Washington's most vibrant mixed-use neighborhoods, combining historic charm with modern energy. The area features some of the city's best restaurants, theaters, and cultural institutions, attracting locals, office workers, and tourists throughout the day and evening. Just blocks away are the Smithsonian American Art Museum, the National Portrait Gallery, and the Warner Theatre, along with a wide range of acclaimed restaurants and high-end retail. Nearby destinations such as Capital One Arena and Gallery Place further drive consistent activity and strengthen the market's daytime and evening population. With its walkable grid, historic architecture, and convenient Metro access, Penn Quarter remains one of DC's most active and desirable downtown destinations for dining, shopping, and entertainment.

DOWNTOWN DC STATS



Martin Luther King Jr. Memorial Library

ZAYTINYA

T-Mobile Capital One Cafe
HipCityVeg Chick-fil-A
CHINATOWN ROW

REGAL
GALLERY PLACE

Free STATE
DAIKAYA BANTAM KING

Capital One Arena
20,000 Seats
2.2 Million Visitors (2024)
GALLERY PLACE/CHINATOWN
14,126 AWP JAN 2026
CAESARS SPORTSBOOK

National Building Museum
500,000+ Visitors (2019)

GALLERY PLACE/CHINATOWN
14,126 AWP JAN 2026
National Portrait Gallery
1.3 Million Visitors (2024)

M METRO CENTER
15,261 AWP
JAN 2026

Walgreens

M METRO CENTER
15,261 AWP
JAN 2026
H&M
BARNES & NOBLE
COMING SOON

THE SMITH

M METRO CENTER
15,261 AWP
JAN 2026
Coffee Republic
Panera Bread
DUNKIN' CHOPT
TJ-maxx

COMPASS COFFEE
SUBWAY
WARNER THEATRE
POTBELLY

Tosca
M&T Bank
POTBELLY
NORSTROM
RACK
Lab's Wine Bar
OFF 5TH

SEPHORA
lululemon
QDOBA
Starbucks
BOSS HUGO BOSS
&pizza

PERUVIAN CONNECTION
ESCAPE THE ROOM
FORD'S THEATRE
RIGGS
181 Rooms
SUBWAY
Hard Rock CAFE

SHAKE SHACK
puttery
Penn Special
minibar
barmini

7,294 AADT
MONACO
183 Rooms

MI-VIDA
SHAKESPEARE THEATRE COMPANY
COMPASS COFFEE
FIVE IRON GOLF
GORDON RAMSAY STREET PIZZA
AARP

JUDICIARY SQUARE
4,701 AWP
JAN 2026

822 E ST, NW

DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Washington English Center
BASIS Charter Schools
KinderCare
Teasm

6,023 AADT
matchbox
vintage pizza bistro
JALEO
BY JOSE ANDRES
SHAKESPEARE THEATRE COMPANY
CHINA CHILCANO

LUKE'S
GREGORYS COFFEE
CARMINES
ESCAPE THE ROOM
WOOLLY HOLLOWAY
Oyamel
COCINA MEXICANA
RASIKA

CVS

HOTEL HARRINGTON
242 Rooms
FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

COMPASS COFFEE
drybar
CENTRAL
BANK OF AMERICA

15,856 AADT
rice bar
WELLS FARGO
CHOPT

8,319 AADT
UNITED STATES NAVY MEMORIAL

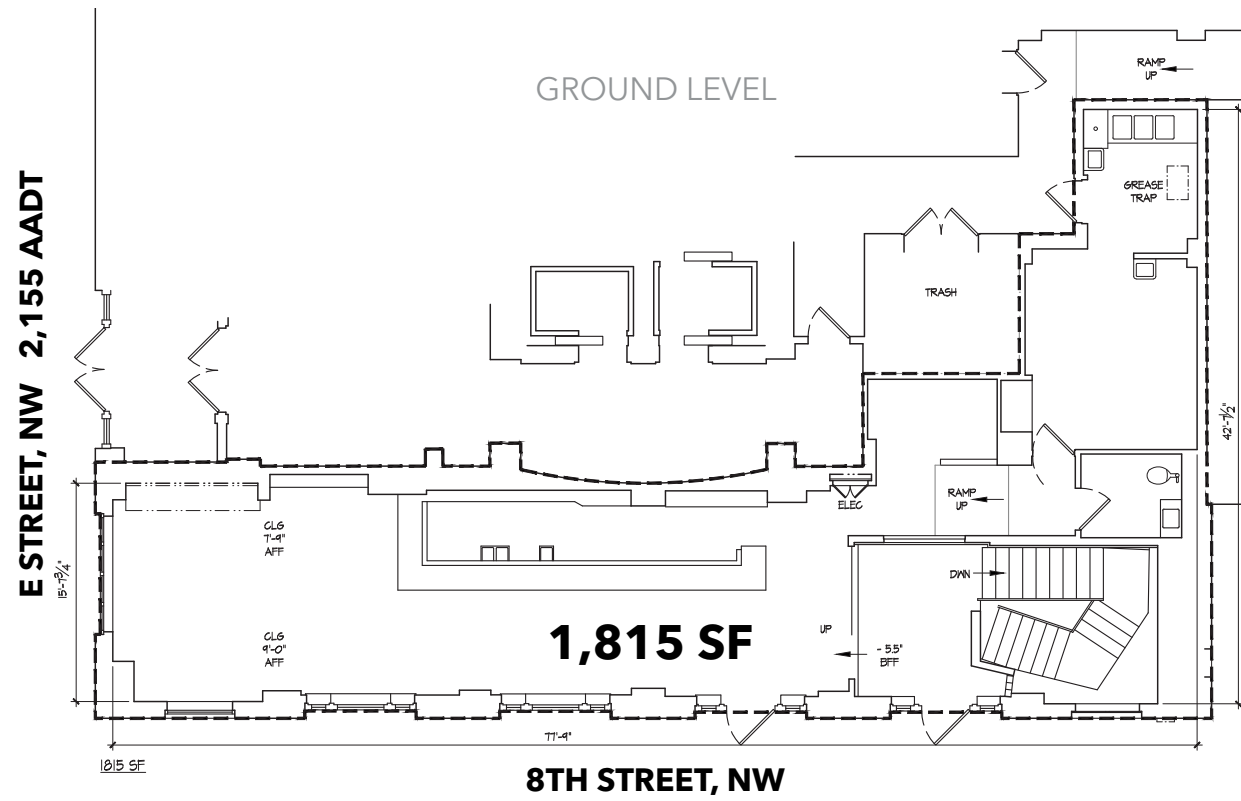
1,871 AADT
Starbucks
POTBELLY

M FEDERAL TRIANGLE
4,958 AWP
JAN 2026

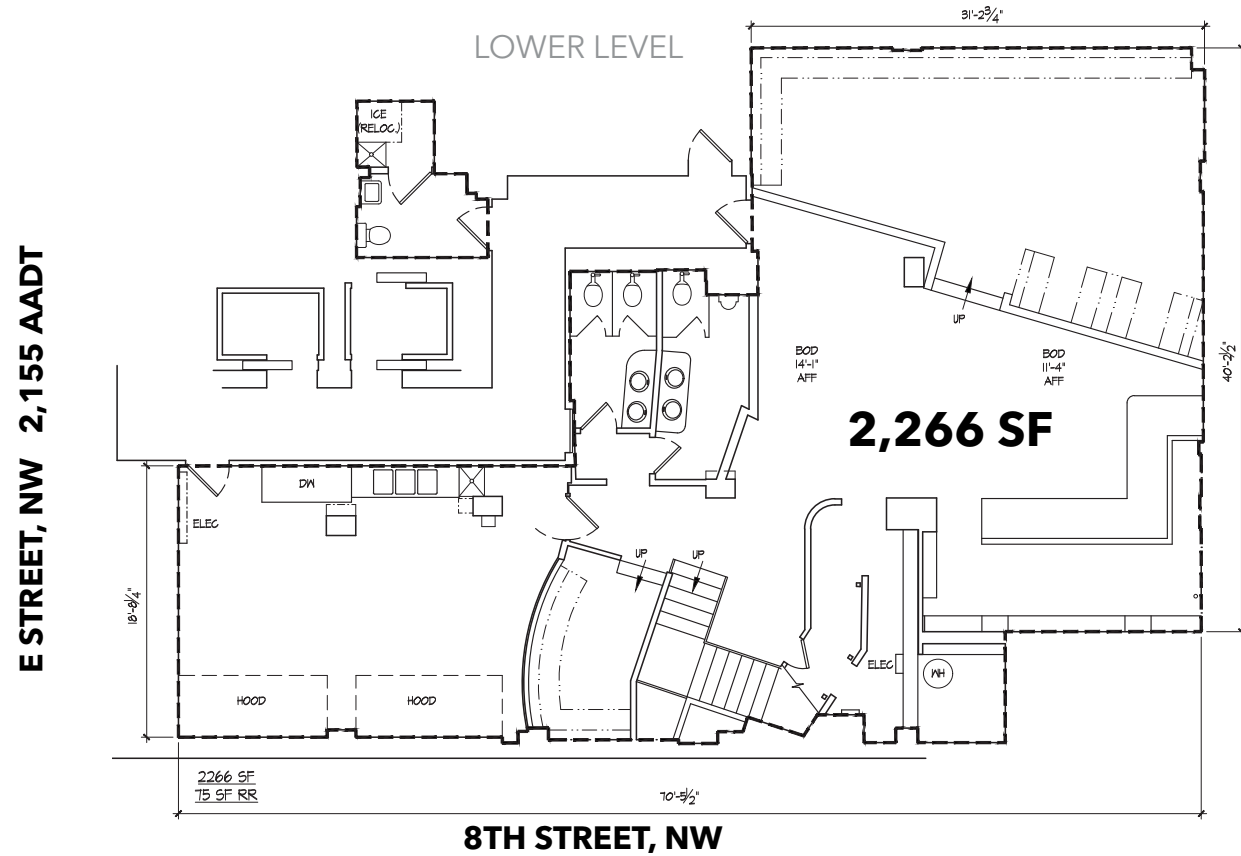
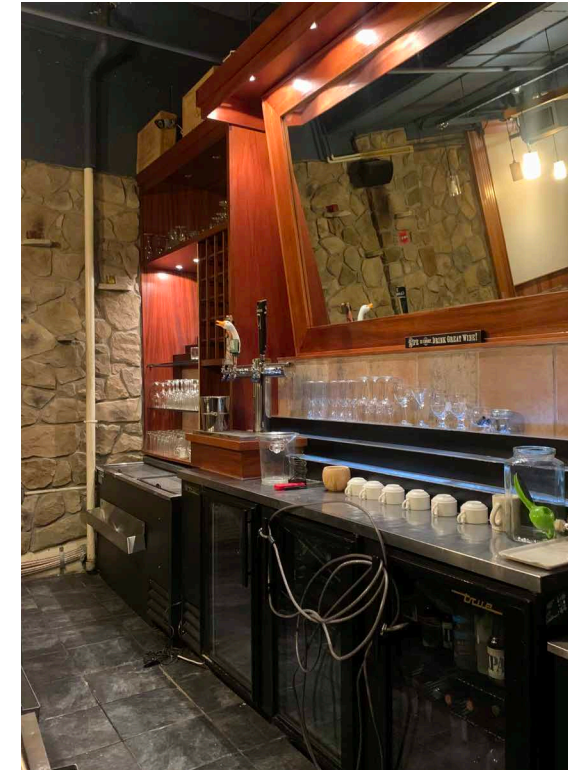
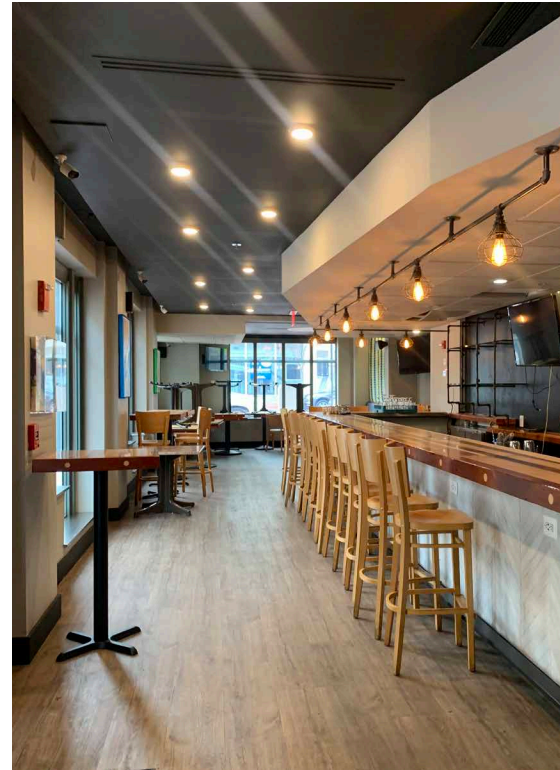
ARCHIVES-NAVY MEMORIAL-PENN QUARTER
5,445 AWP
JAN 2026

H. Carl Moultrie Courthouse
Superior Court of the District of Columbia

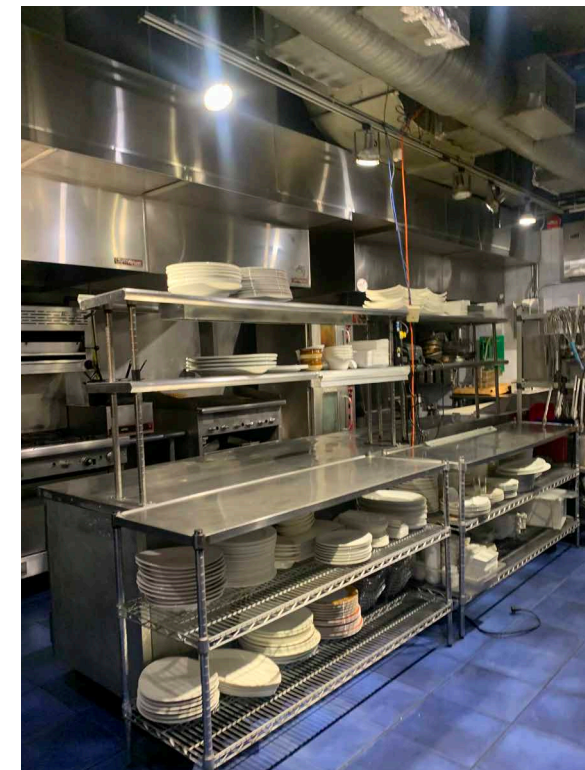
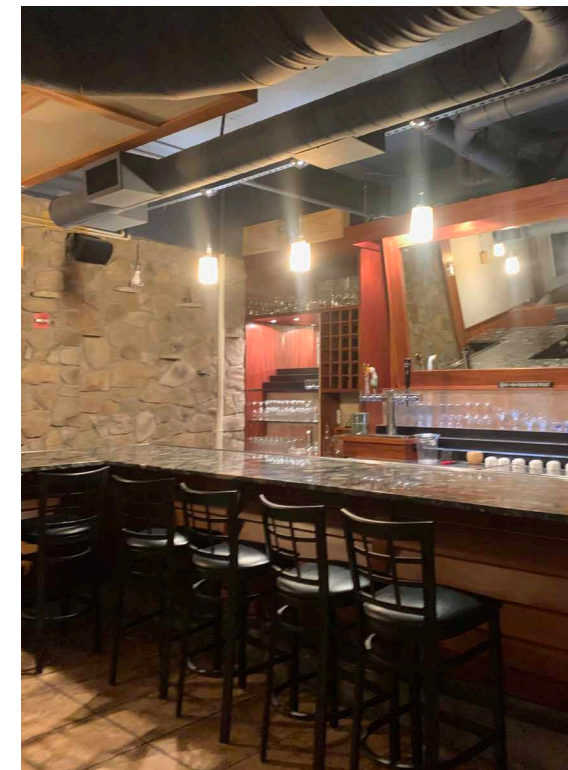
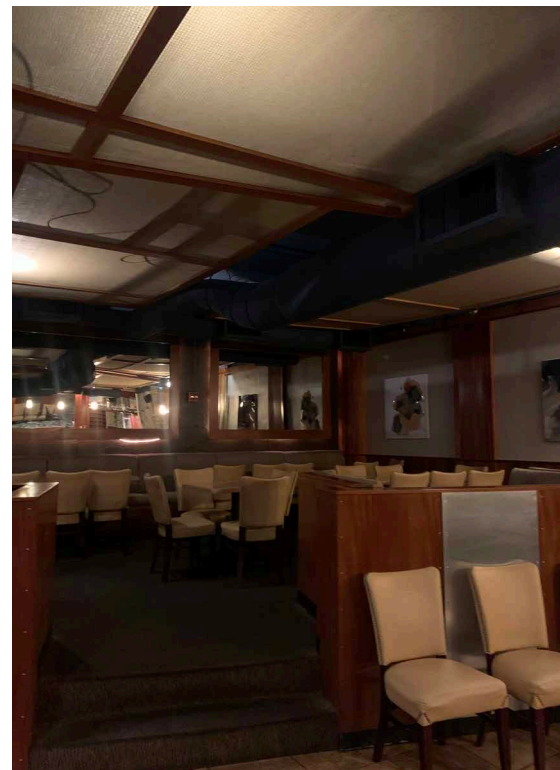
SITE PLAN



GROUND LEVEL - PICTURES



LOWER LEVEL - PICTURES

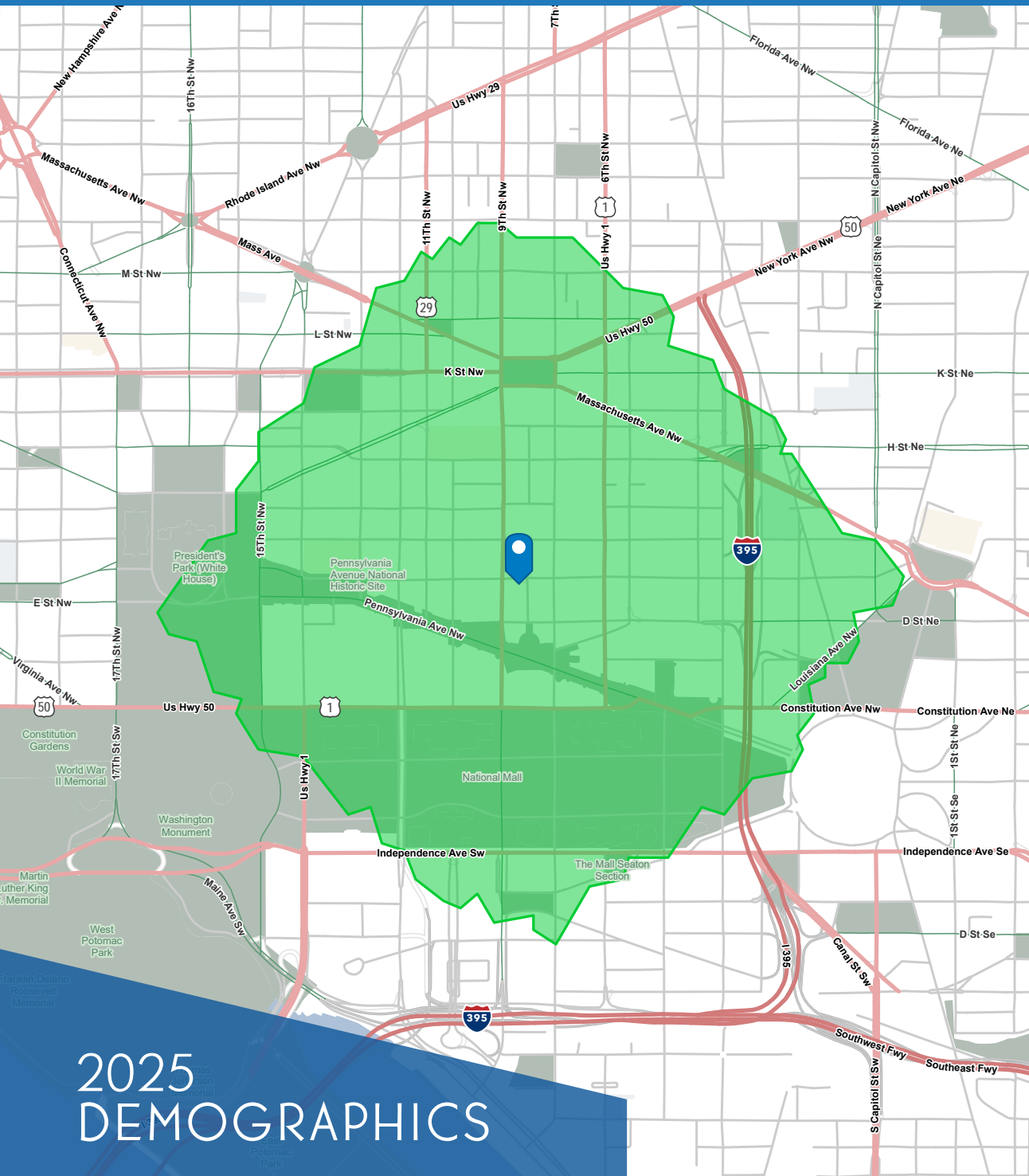




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2025)

822 E Street NW
15 minute walk time



2025
DEMOGRAPHICS

KEY FACTS

18,450

Population

33.2

Median Age

11,796

Households

EDUCATION



3%

High School Diploma



33%

Bachelor's Degree



53%

Graduate/Professional Degree

INCOME



\$143,969

Median Household Income

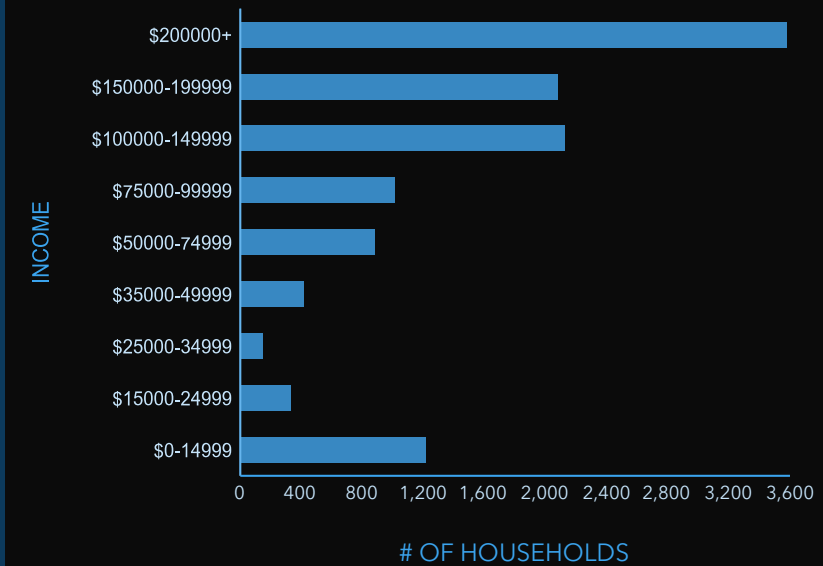


\$112,312

Per Capita Income

\$176,771

AVERAGE HH INCOME (\$)



BUSINESS



5,761

Total Businesses



176,352

Daytime Population



352

Food Srv & Drinking Places

TAPESTRY SEGMENTS

D4

Metro Renters

10.5K (88.7%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.

D5

Lapops and Lattes

793 (6.7%) of households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.

- Consumers tend to shop online for clothing, groceries, household essentials, and other goods.
- Residents spend money on travel, entertainment, fine dining, and fashion.
- They frequently listen to podcasts, buy physical books, and follow news websites, and they tend to own the latest electronics and accessories.

D2

Trendsetters

540 (4.6%) of households

Nearly all residents in this segment reside in or near metropolitan areas with dense urban populations exceeding 2.5 million. Half of the segment is aged 25 to 44 and many are unmarried. Bachelor's and graduate degrees are common, and most have completed at least some college education. More than a quarter of the population was born outside the U.S., with many having immigrated in the last decade. Many are employed in professional jobs in industries like technology, health care, and education. Some work from home. Most homes are rented, many in multiunit structures. Of the homes that are owned, nearly three-quarters are valued over \$500,000. Over half of workers have lengthy commutes of at least 30 minutes, and use of public transportation is common.

- Digital payment services and online transactions, including ride share and food delivery apps, are widely used.
- They tend to purchase imported beer, organic and natural products, and nondairy milk. Many adhere to specific diets, such as vegetarianism.
- Residents tend to incorporate exercise into their daily routine. They often engage with their communities through fundraising, local politics, and other activities.

822

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