

822

E STREET NW
WASHINGTON, DC

2ND GENERATION RESTAURANT
SPACE AVAILABLE

HR

RETAIL

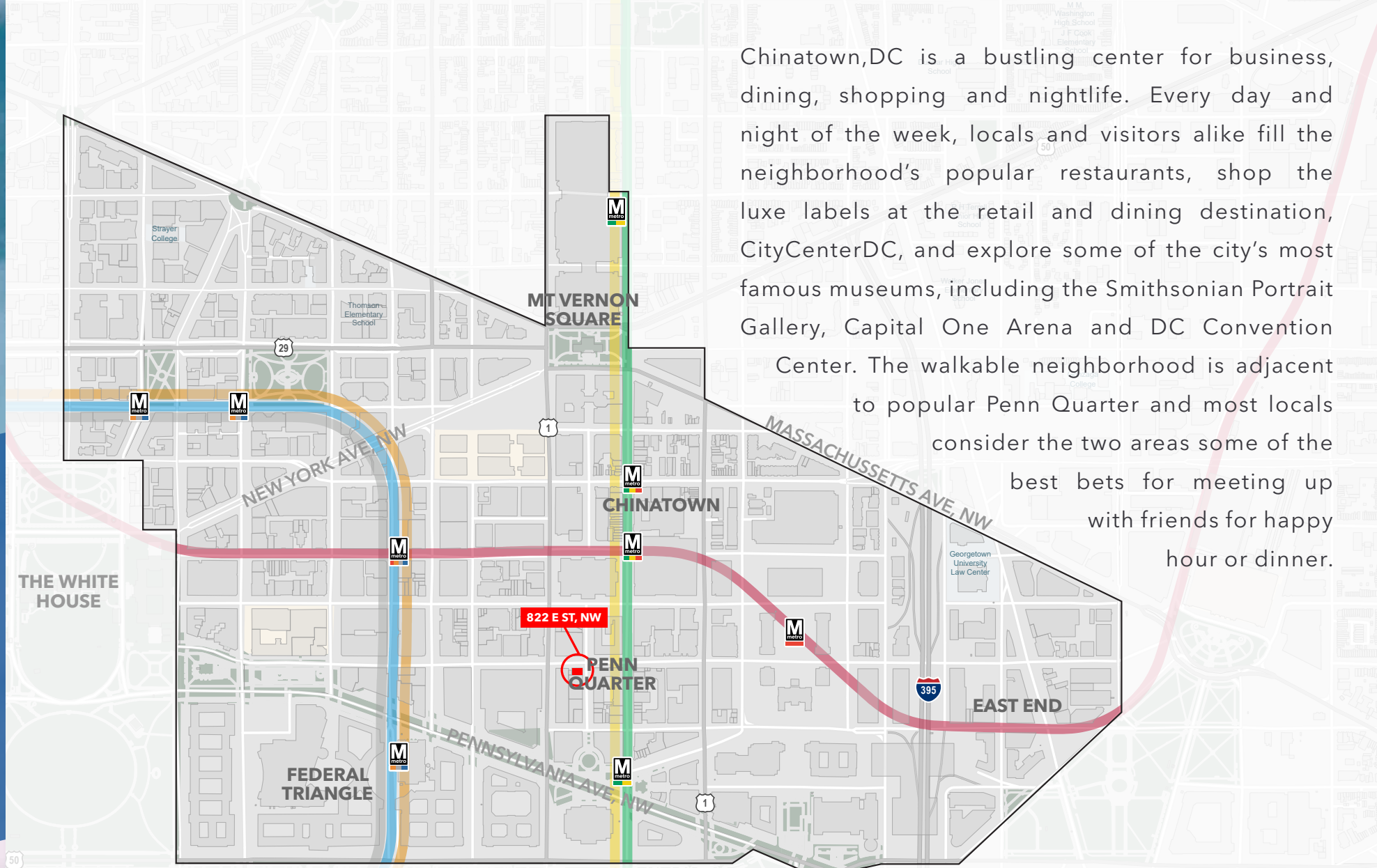
A MEMBER OF CHAIN INKS RETAIL ADVISORS

822

E STREET NW
WASHINGTON, DC

HIGHLIGHTS


- SECOND GENERATION RESTAURANT IN THE HEART OF PENN QUARTER.
- 3,985 SF ACROSS TWO LEVELS.
 - OUTDOOR SEATING
- CLASS A OFFICE BUILDING




Chinatown, DC is a bustling center for business, dining, shopping and nightlife. Every day and night of the week, locals and visitors alike fill the neighborhood's popular restaurants, shop the luxe labels at the retail and dining destination, CityCenterDC, and explore some of the city's most famous museums, including the Smithsonian Portrait Gallery, Capital One Arena and DC Convention Center. The walkable neighborhood is adjacent to popular Penn Quarter and most locals consider the two areas some of the best bets for meeting up with friends for happy hour or dinner.


DOWNTOWN DC | 2020 STATS


OFFICE
74.6M SF


HOTEL
6.1M SF
11,972 KEYS


RETAIL
4M SF


DAYTIME
POPULATION
256K


METRO RIDERS
129K


HOUSING
6.5M



MARTIN LUTHER KING JR. MEMORIAL LIBRARY

ZAYTINYA

Kajiken Ramen
BIBIBOP
CapitalOne HipCityVeg
CHINATOWN ROW

CLYDE'S REGAL
GALLERY PLACE

DAIKAYA BANTAN KING

G ST, NW

M METRO CENTER 25,429 AWP

G ST, NW

G ST, NW

4,743 AADT

7TH ST, NW 14,995 AADT

27,029 AADT

CapitalOne Arena
2.4 MILLION ANNUAL VISITORS (20,000 SEATS)
GALLERY PLACE/CHINATOWN 22,773 AWP
SPORTSBOOK BY William Hill
VIDA FITNESS

6,264 AADT

NATIONAL BUILDING MUSEUM
500K+ VISITORS IN 2019

M METRO CENTER 25,429 AWP
Peets Coffee CHOPT
Panera BREAD T.J. maxx

DUNKIN' Walgreens

M METRO CENTER 25,429 AWP
H&M ZARA

M GALLERY PLACE/CHINATOWN 22,773 AWP
NATIONAL PORTRAIT GALLERY
1.7M VISITORS IN 2019

RIGGS 181 Rooms

F ST, NW

SEPHORA

F ST, NW 8,105 AADT

F ST, NW

JUDICIARY SQUARE 7,230 AWP

SUBWAY
CapitalOne
WARNER THEATRE
POTBELLY

Tosca
M&T Bank
POTBELLY
NORDSTROM
rack
Jale's 5th Avenue OFF 5TH

lululemon athletica
QDOBA
Starbucks
LANDMARK THEATRES
&pizza

EST. 1976
PERUVIAN CONNECTION
PIZZERIA
Poki
FORD'S THEATRE
J.CREW
SUBWAY
SAVE THE PLANET
Hard Rock CAFE

23,751 AADT

SHAKE SHACK

Penn Special
minibar
barmini

MONACO 183 Rooms

COMPASS COFFEE
SHAKESPEARE THEATRE COMPANY
FIVE IRON GOLF
CHOPHOUSE & BREWERY
THE BOARDWALK

6TH ST, NW

5TH ST, NW

822 E ST, NW

E ST, NW 6,995 AADT

E ST, NW

CVS

HOTEL HARRINGTON 242 Rooms
Tadich Grill
FOGO DE CHÃO BRAZILIAN STEAKHOUSE

Peets Coffee
drybar
au bon pain
CENTRAL
Bank of America

DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

Washington English Center
BASIS Charter Schools
KinderCare
Teasm

8TH ST, NW

matchbox vintage pizza bistro
JALEO BY JOSE ANDRES
CHINA CHILCANO
HILL COUNTRY CATERING · EVENTS

D ST, NW

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

SUBWAY

M FEDERAL TRIANGLE 7,150 AWP

PENNSYLVANIA AVE, NW 12,920 AADT

CHOPT WELLS FARGO

UNITED STATES NAVY MEMORIAL
CapitalOne

POTBELLY
Starbucks

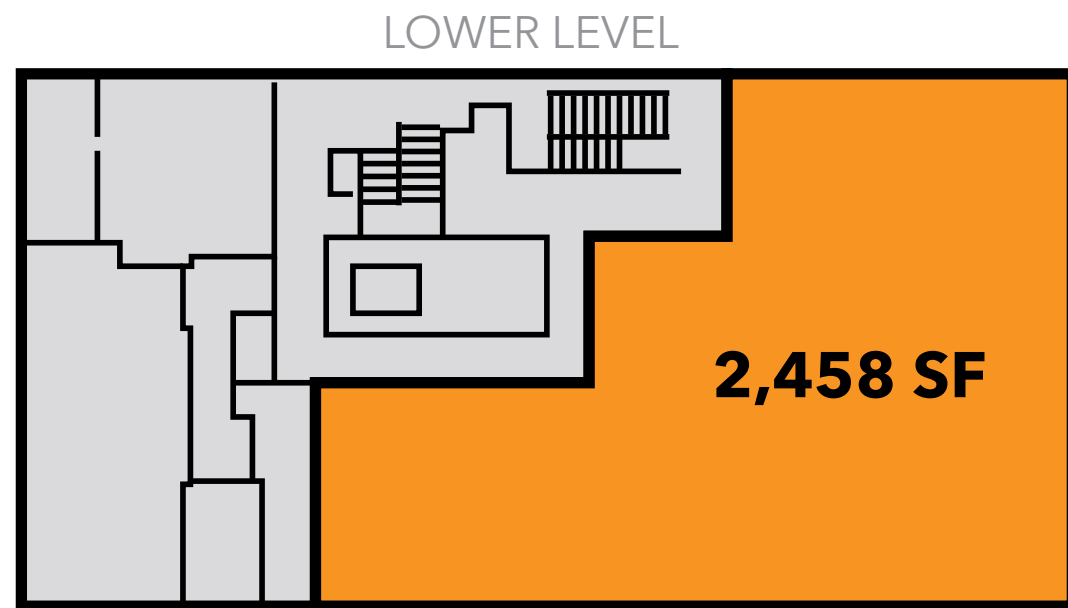
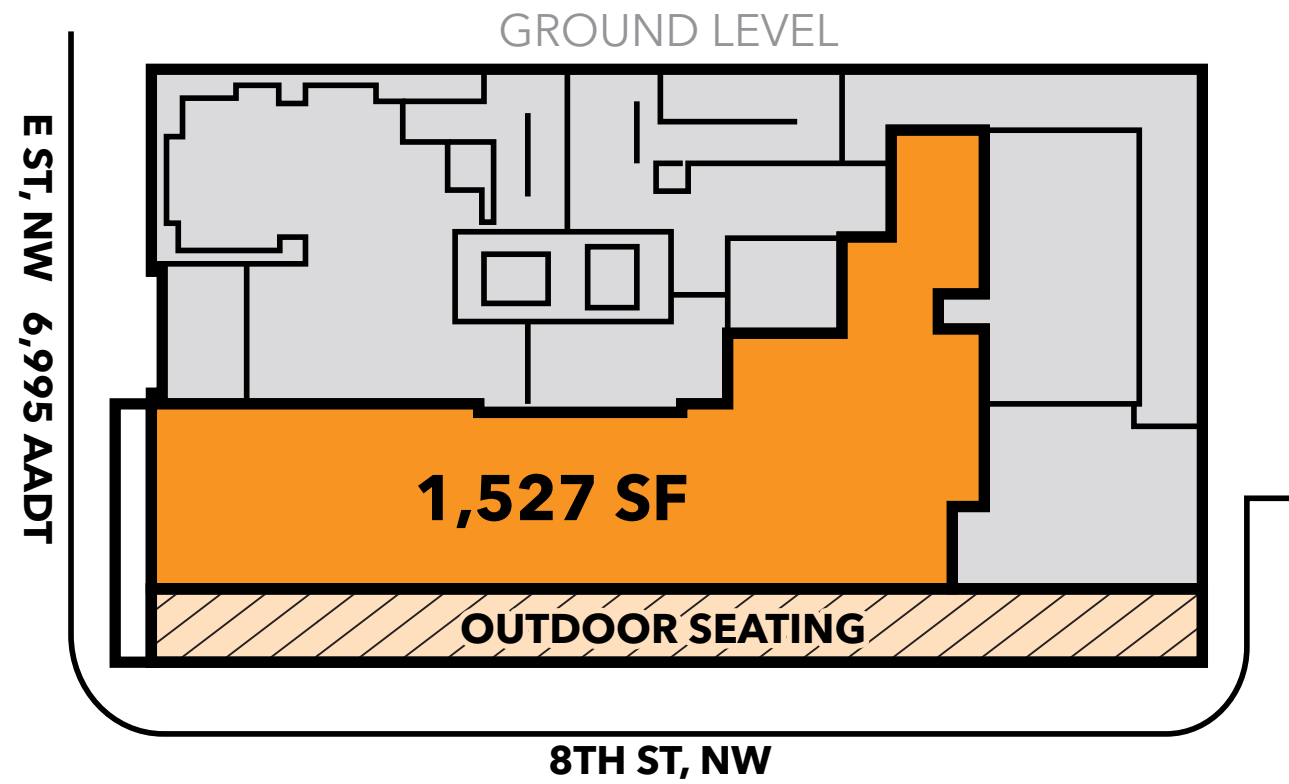
INDIANA AVE, NW

ARCHIVES-NAVY MEMORIAL-PENN QUARTER 7,394 AWP

DISTRICT OF COLUMBIA COURTS
MOULTRIE COURTHOUSE

C ST, NW

SITE PLAN



Available



PHOTOS INTERIOR



FIRST LEVEL



LOWER LEVEL

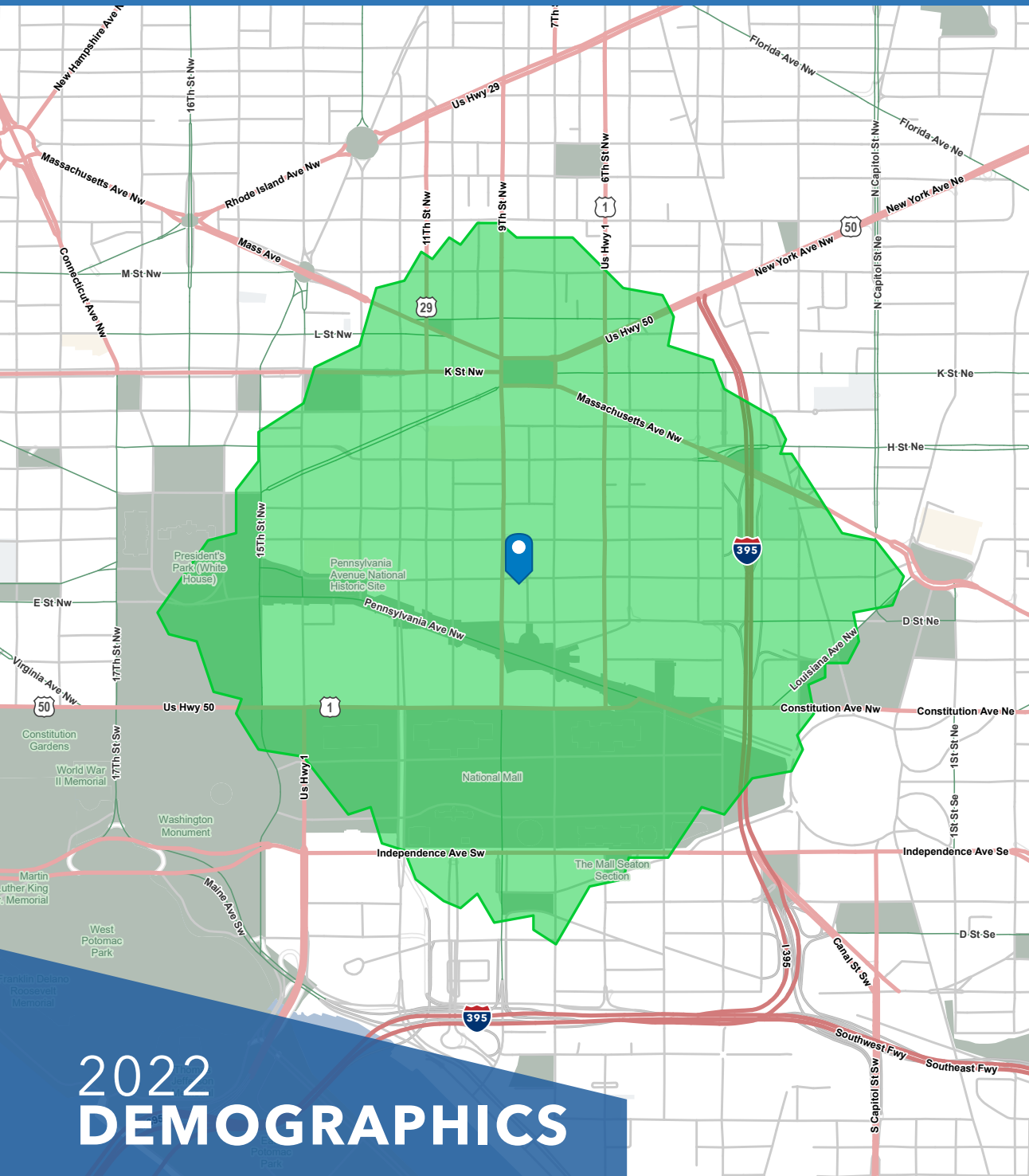




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2022)

822 E Street NW
15 minutes walk time



2022
DEMOGRAPHICS

KEY FACTS

18,069

Population

34.2

Median Age

11,098

Households

EDUCATION



9%

High School Diploma



30%

Bachelor's Degree



43%

Graduate/Professional Degree

INCOME



\$116,538

Median Household Income

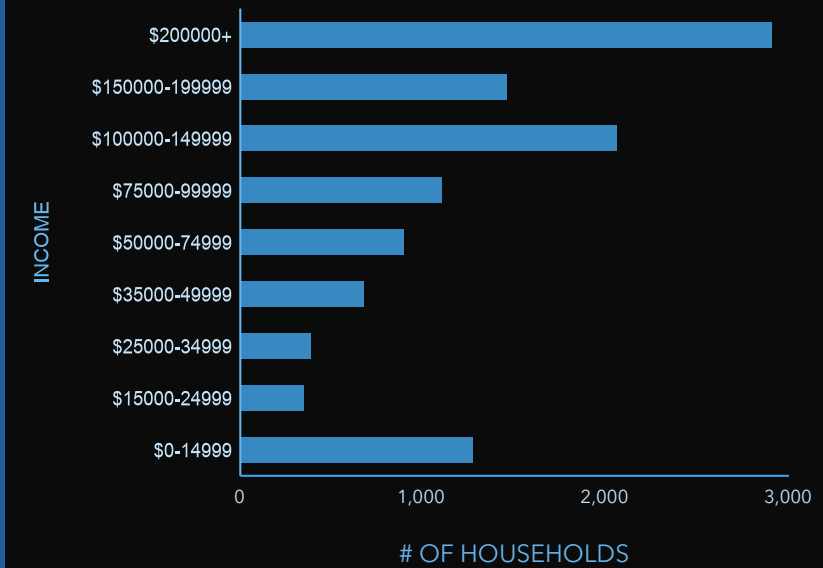


\$103,993

Per Capita Income

\$168,318

AVERAGE HH INCOME (\$)



BUSINESS



5,539

Total Businesses



147,885

Daytime Population



353

Food Srv & Drinking Places

TAPESTRY SEGMENTS



3B

Metro Renters

8,135 (73.3%) 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

2,411 (21.7%) 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.



11B

Young and Restless

551 (5.0%) of households

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.

- They like to be the first to try new products, but prefer to do research before buying the latest electronics.
- Most of their information comes from the Internet and TV, rather than traditional media.
- Carry their cell phone everywhere they go.

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