



822
E STREET NW
WASHINGTON, DC

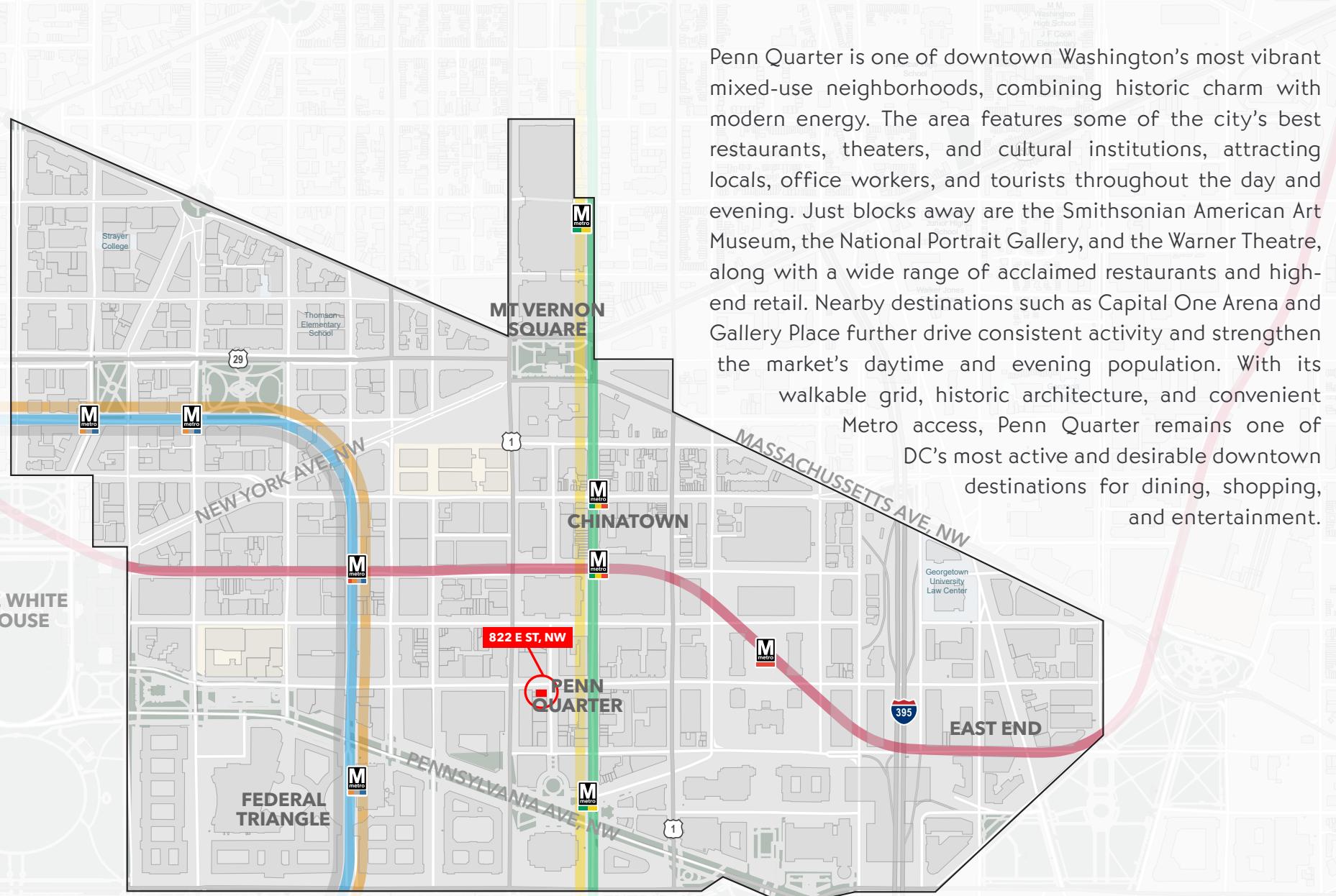
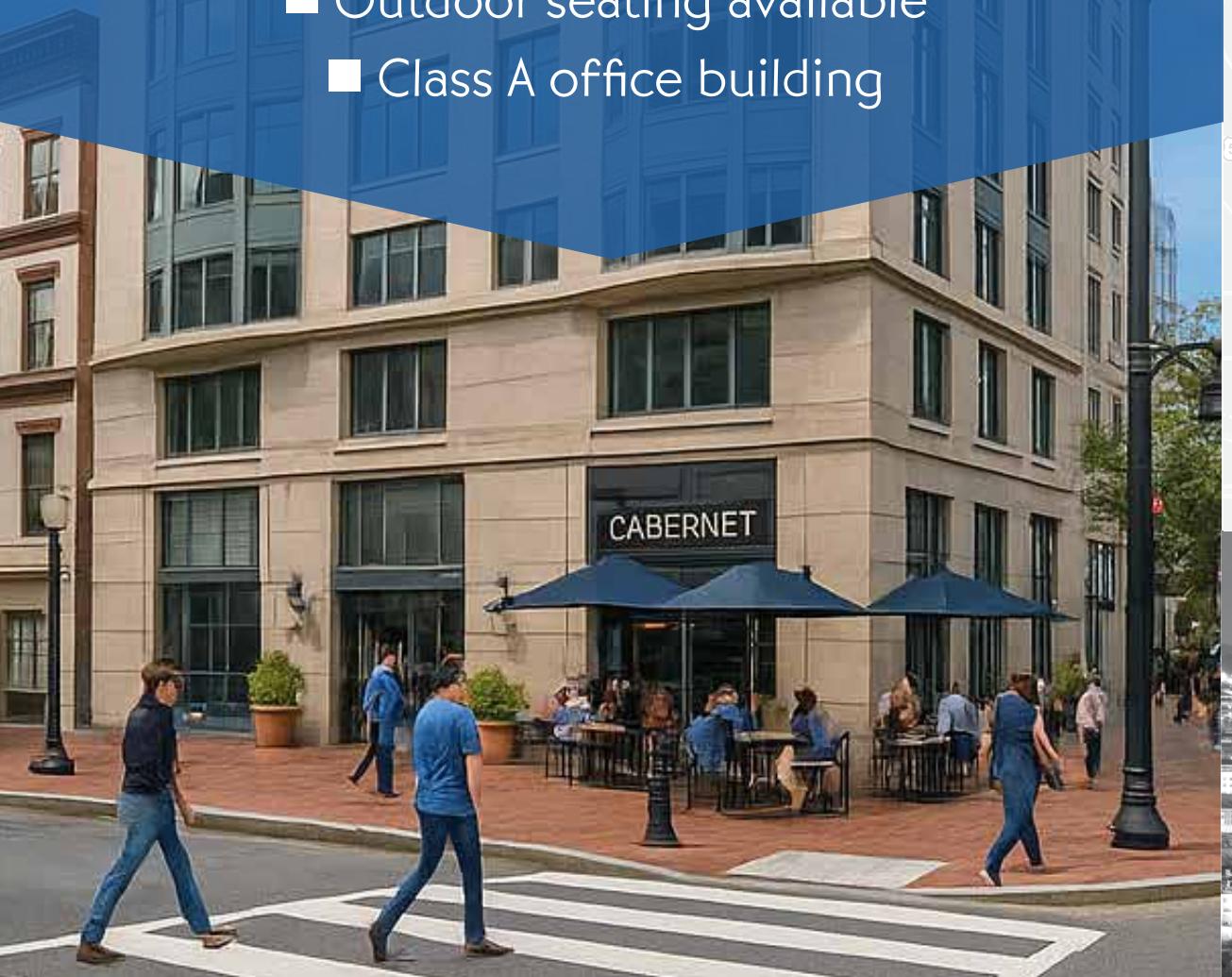
2ND GENERATION RESTAURANT
SPACE AVAILABLE

H&R
RETAIL
A MEMBER OF CHAIN-INKS RETAIL ADVISORS

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HIGHLIGHTS

- 3,925 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



OFFICE
54.1M SF



HOTEL
11K KEYS



RETAIL
717K SF



DAYTIME
POPULATION
145K



METRO RIDERS
48K



HOUSING
7K



★macys

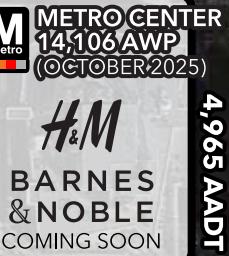
M METRO CENTER
14,106 AWP
(OCTOBER 2025)

G ST, NW



22,167 AADT

4,362 AADT



9,378 AADT

Martin Luther King Jr.
Memorial Library

G ST, NW



4,965 AADT

ZAYTINYA

4,362 AADT



9TH ST, NW

7TH ST, NW



CapitalOne Arena
20,000 Seats



8,319 AADT

F ST, NW



6TH ST, NW



G ST, NW

National Building
Museum
500,000+ Visitors
(2019)

JUDICIARY SQUARE
4,032 AWP
(OCTOBER 2025)



M METRO CENTER
14,106 AWP
(OCTOBER 2025)



Coffee Republic
Panera Bread
T.J.maxx

DUNKIN' CHOPT

PRET a Manger
Walgreens



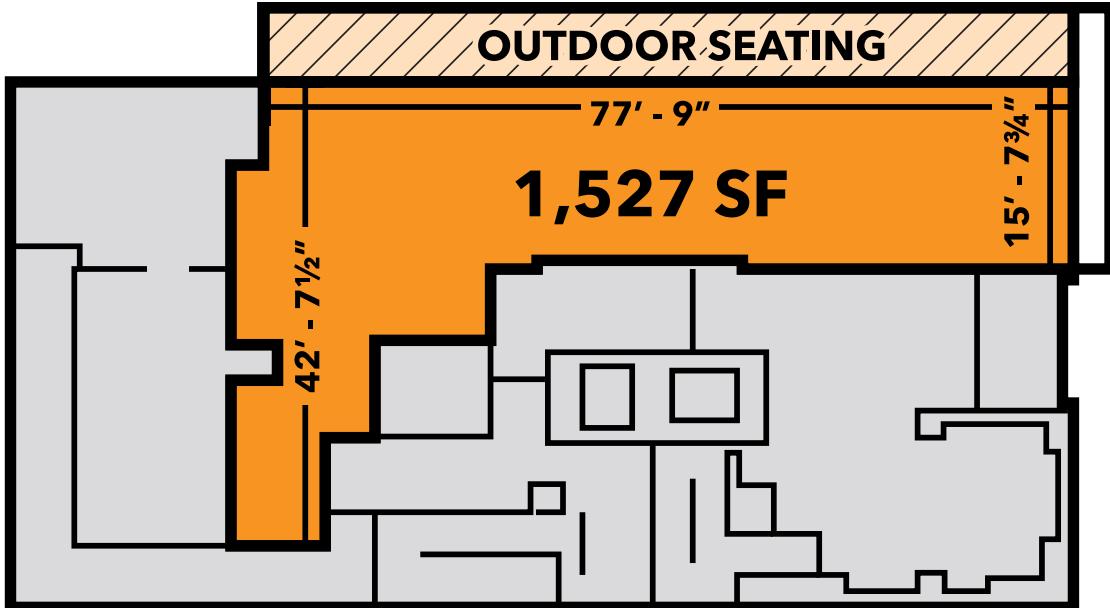
12TH ST, NW

SITE PLAN

AVAILABLE

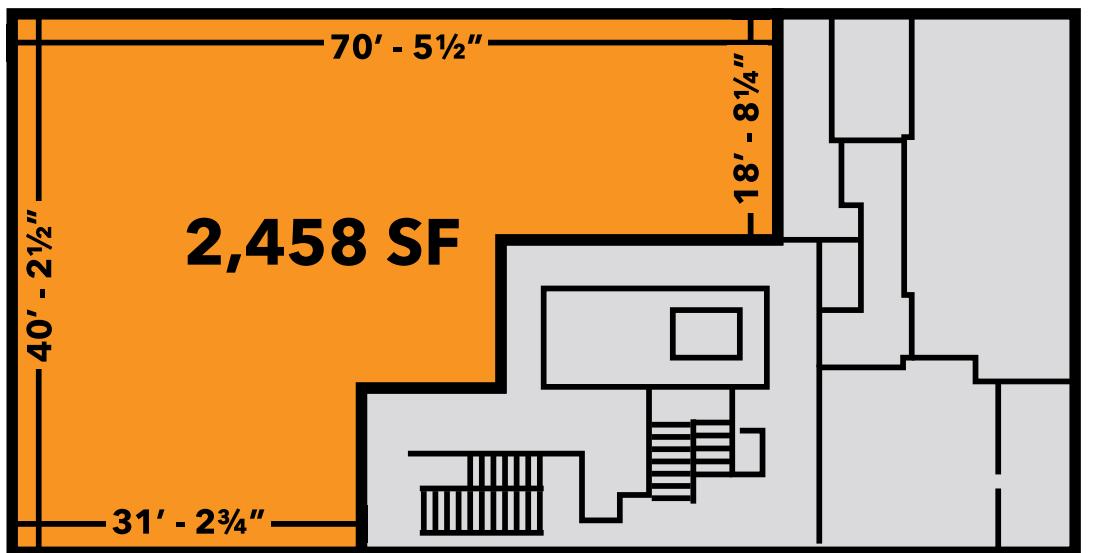


8TH STREET, NW



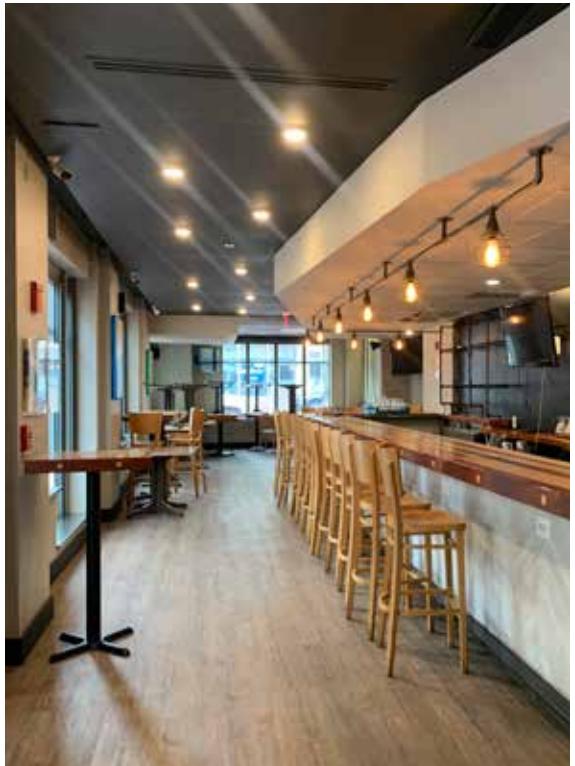
GROUND LEVEL

8TH STREET, NW



LOWER LEVEL

GROUND LEVEL - PICTURES



LOWER LEVEL - PICTURES

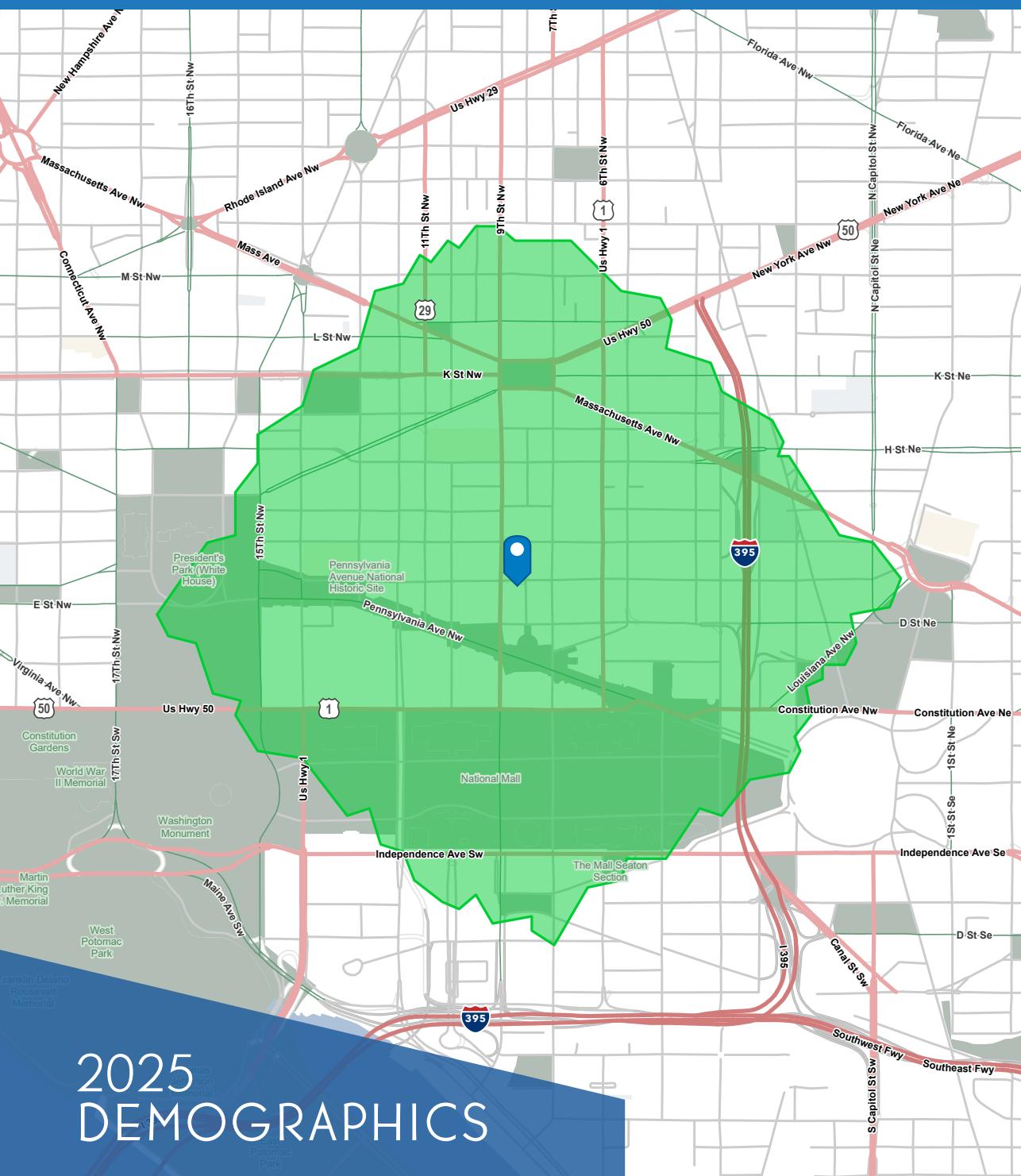




WASHINGTON, DC

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



\$143,969

Median Household Income



\$112,312

Per Capita Income

EDUCATION



3%

High School Diploma



33%

Bachelor's Degree



53%

Graduate/Professional Degree

BUSINESS



5,761

Total Businesses



176,352

Daytime Population

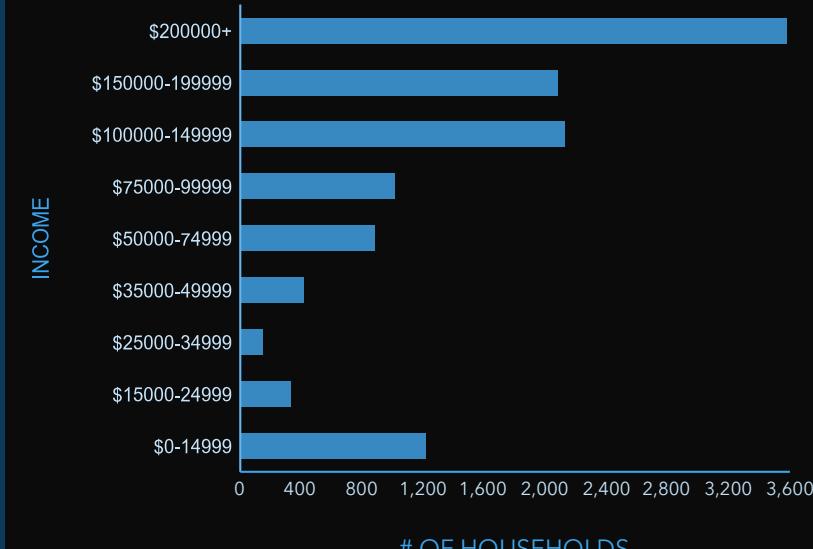


352

Food Srv & Drinking Places

\$176,771

AVERAGE HH INCOME (\$)



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, cohabit 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

Laptops 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.

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