

# 822

E STREET NW  
WASHINGTON, DC

2ND GENERATION RESTAURANT  
SPACE AVAILABLE

**HR**

RETAIL

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

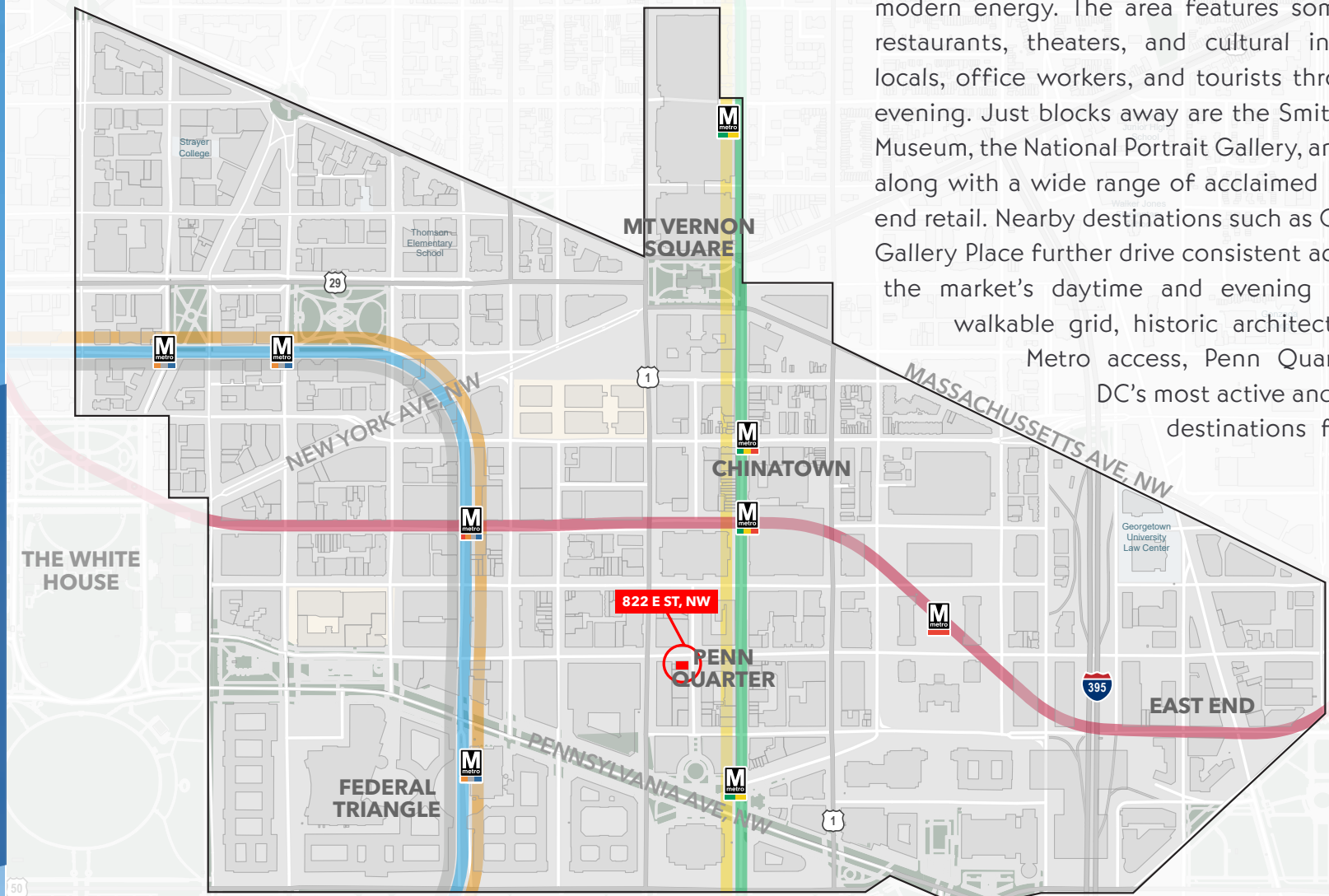


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E STREET NW  
WASHINGTON, DC

## 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

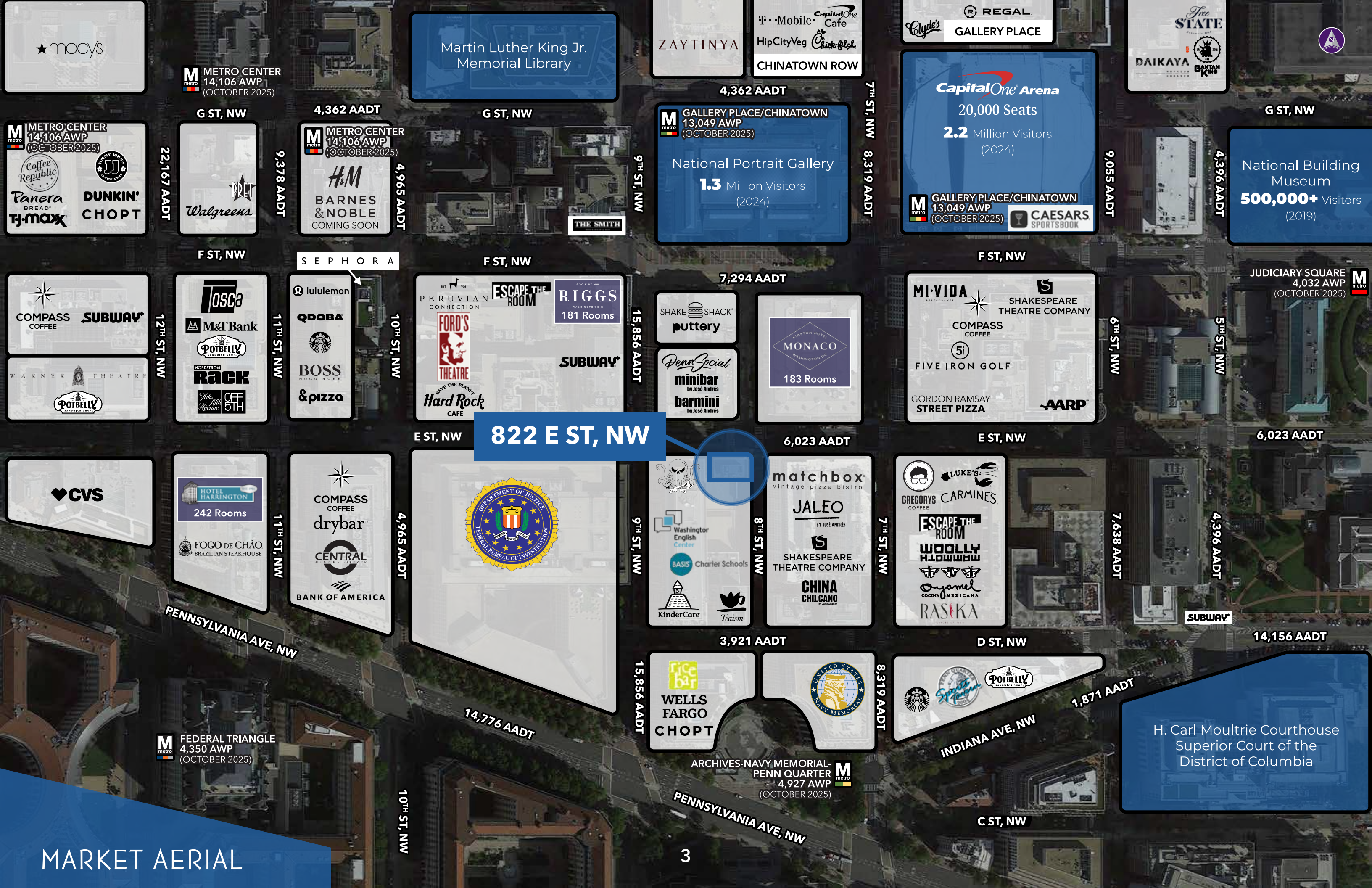
DAYTIME  
POPULATION  
145K

METRO RIDERS  
48K

HOUSING  
7K







Martin Luther King Jr. Memorial Library

ZAYTINYA

T-Mobile  
Capital One Cafe  
HipCityVeg  
CHINATOWN ROW

CLYDE'S  
REGAL  
GALLERY PLACE

THE STATE  
DAIKAYA  
BANTAN KING



METRO CENTER  
14,106 AWP  
(OCTOBER 2025)  
Coffee Republic  
Panera Bread  
TJ-maxx  
DUNKIN' CHOPT

G ST, NW  
Walgreens

4,362 AADT  
METRO CENTER  
14,106 AWP  
(OCTOBER 2025)  
H&M  
BARNES & NOBLE  
COMING SOON

G ST, NW  
THE SMITH

4,362 AADT  
GALLERY PLACE/CHINATOWN  
13,049 AWP  
(OCTOBER 2025)  
National Portrait Gallery  
1.3 Million Visitors  
(2024)

Capital One Arena  
20,000 Seats  
2.2 Million Visitors  
(2024)  
GALLERY PLACE/CHINATOWN  
13,049 AWP  
(OCTOBER 2025)  
CAESARS SPORTSBOOK

9,055 AADT

4,396 AADT  
National Building Museum  
500,000+ Visitors  
(2019)

COMPASS COFFEE  
SUBWAY  
WARNER THEATRE  
POTBELLY SANDWICH SHOP

F ST, NW  
Tosca  
M&T Bank  
POTBELLY SANDWICH SHOP  
NORDSTROM  
Rack  
Jale's  
OFF 5TH

9,378 AADT  
SEPHORA  
lululemon  
QDOBA  
Starbucks  
BOSS HUGO BOSS  
&pizza

F ST, NW  
EST. 1976  
PERUVIAN CONNECTION  
ESCAPE THE ROOM  
FORD'S THEATRE  
SAVE THE PLANET  
Hard Rock CAFE  
RIGGS  
WASHINGTON D.C.  
181 Rooms  
SUBWAY

7,294 AADT  
SHAKE SHACK  
puttery  
Penn Special  
minibar  
by Jose Andres  
barmini  
by Jose Andres

MONACO  
WASHINGTON D.C.  
183 Rooms

F ST, NW  
MI-VIDA  
RESTAURANTE  
SHAKESPEARE THEATRE COMPANY  
COMPASS COFFEE  
5i  
FIVE IRON GOLF  
GORDON RAMSAY STREET PIZZA  
AARP

6th ST, NW

5th ST, NW  
JUDICIARY SQUARE  
4,032 AWP  
(OCTOBER 2025)

CVS

HOTEL HARRINGTON  
242 Rooms  
FOGO DE CHÃO  
BRAZILIAN STEAKHOUSE

11th ST, NW  
COMPASS COFFEE  
drybar  
CENTRAL  
BANK OF AMERICA

E ST, NW  
822 E ST, NW  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

9th ST, NW  
Washington English Center  
BASIS Charter Schools  
KinderCare  
Teaism

8th ST, NW  
matchbox  
vintage pizza bistro  
JALEO  
BY JOSE ANDRES  
SHAKESPEARE THEATRE COMPANY  
CHINA CHILCANO

7th ST, NW  
LUKE'S  
GREGORYS COFFEE  
CARMINE'S  
ESCAPE THE ROOM  
WOOLLY HOLLOWAY  
Oyamel  
COCINA MEXICANA  
RASIKA

7,638 AADT

4,396 AADT  
SUBWAY

6,023 AADT

PENNSYLVANIA AVE, NW

FEDERAL TRIANGLE  
4,350 AWP  
(OCTOBER 2025)

10th ST, NW

14,776 AADT

15,856 AADT  
rice bar  
WELLS FARGO  
CHOPT

8,319 AADT  
UNITED STATES  
NAVY MEMORIAL

ARCHIVES-NAVY MEMORIAL-PENN QUARTER  
4,927 AWP  
(OCTOBER 2025)

D ST, NW  
Starbucks  
Sports Team  
POTBELLY SANDWICH SHOP

INDIANA AVE, NW

1,871 AADT

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

C ST, NW

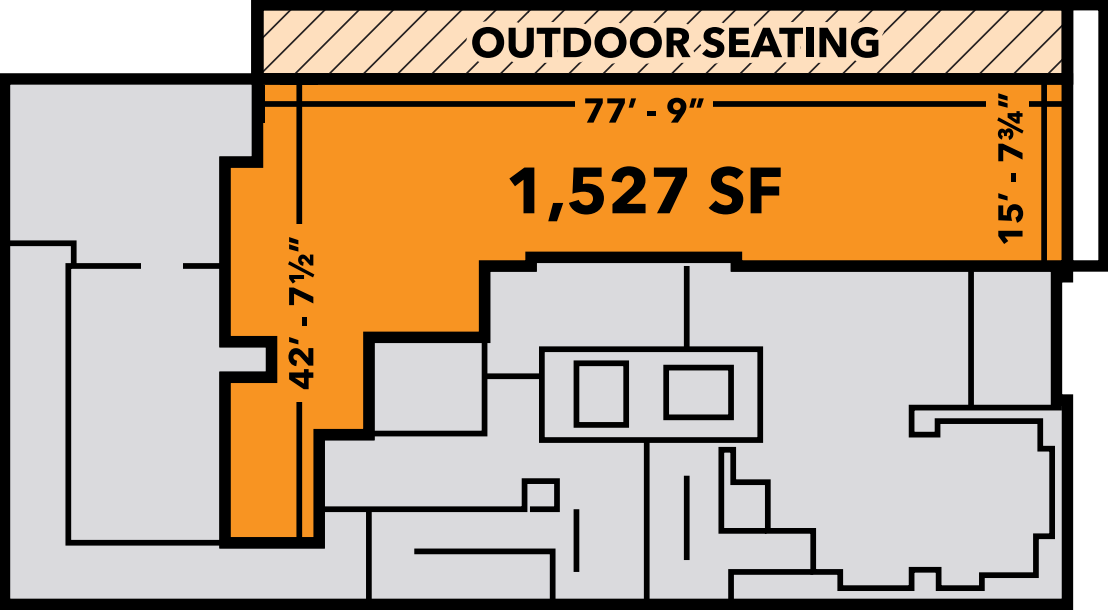


SITE PLAN

AVAILABLE



8TH STREET, NW

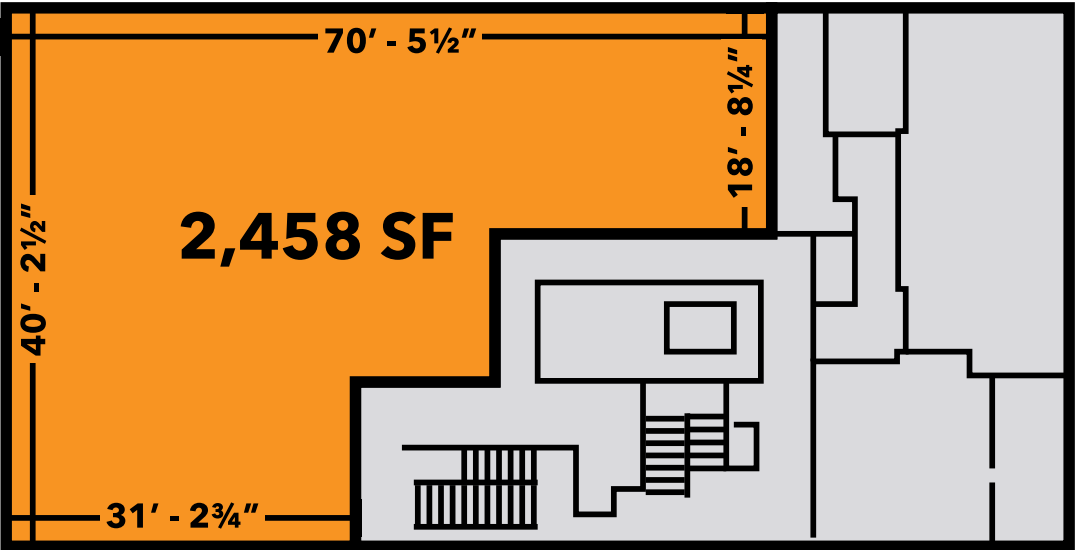


E STREET, NW 6,023 AADT

GROUND LEVEL



8TH STREET, NW



E STREET, NW 6,023 AADT

LOWER LEVEL

GROUND LEVEL - PICTURES



LOWER LEVEL - PICTURES



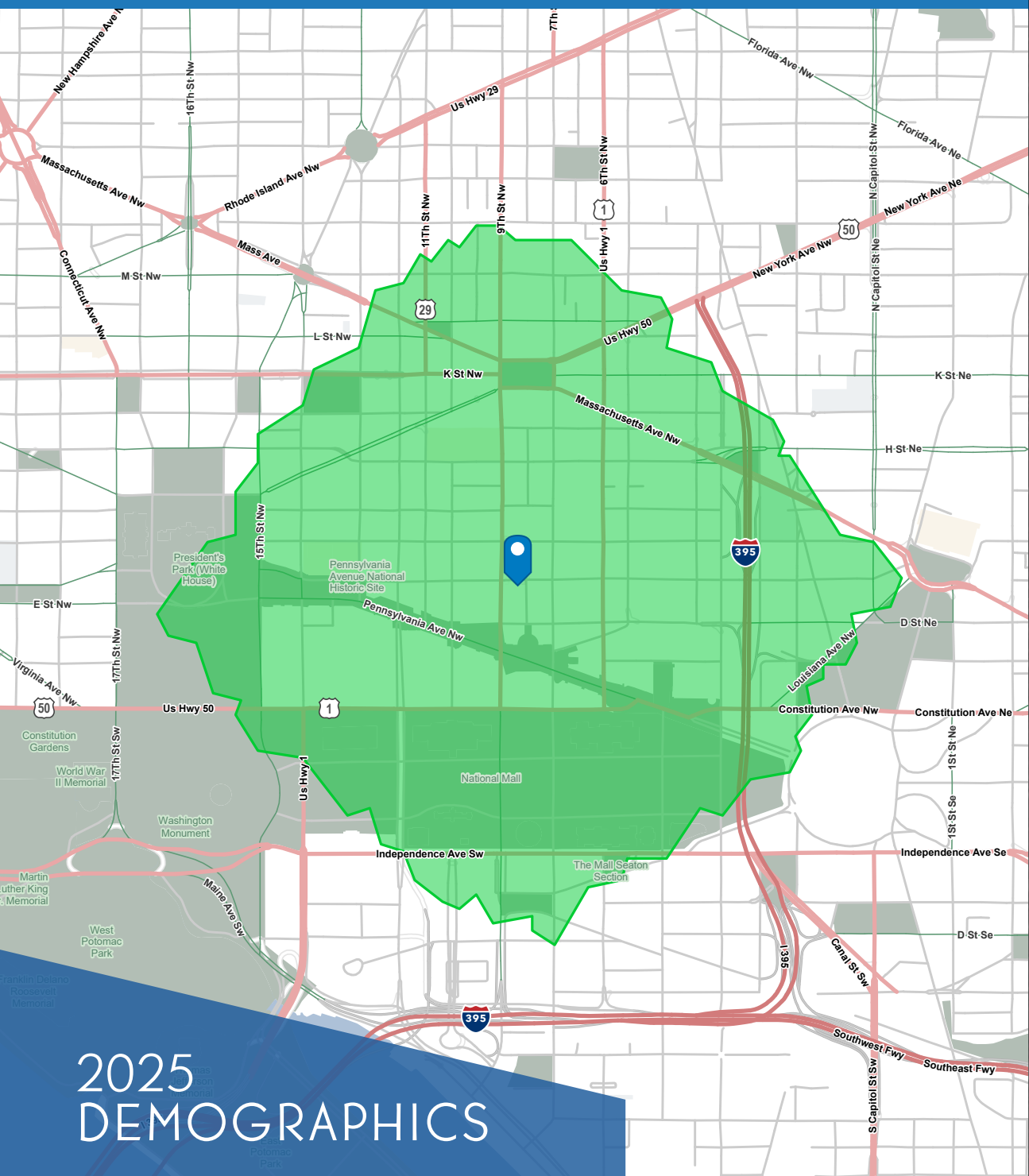




# WASHINGTON, DC

## DEMOGRAPHIC PROFILE (2025)

822 E Street NW  
15 minute walk time



2025  
DEMOGRAPHICS

### KEY FACTS

18,450	33.2	11,796
Population	Median Age	Households

### EDUCATION

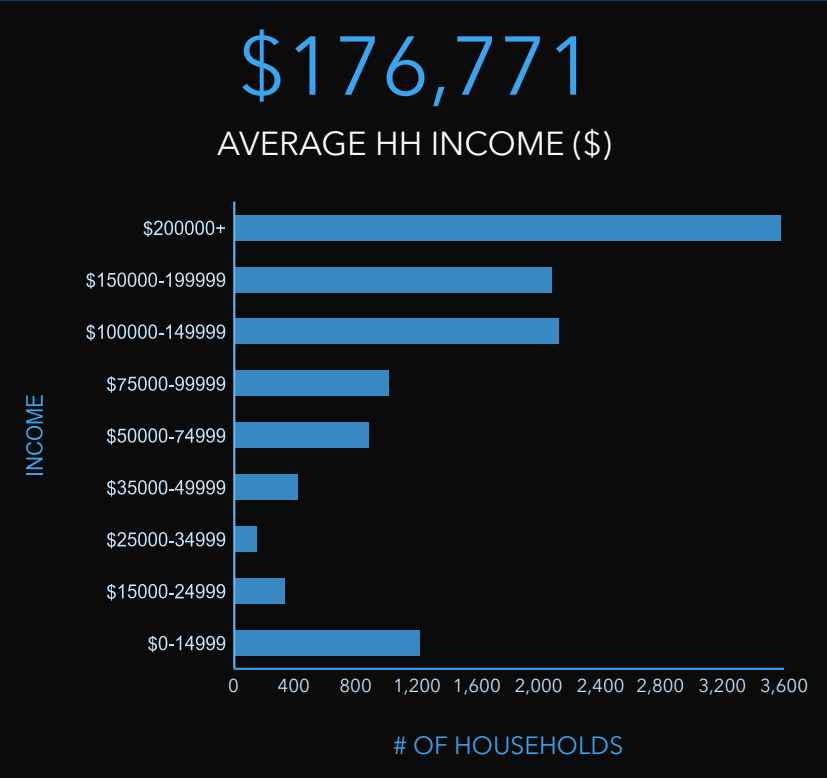
3%	33%	53%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

### BUSINESS

5,761	176,352	352
Total Businesses	Daytime Population	Food Srv & Drinking Places

### INCOME

	\$143,969
	Median Household Income
	\$112,312
	Per Capita 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, 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

E STREET NW  
WASHINGTON, DC



## RETAIL LEASING

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