



**HR**  
RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS



**603A**  
STREET  
NORTHWEST  
WASHINGTON, DC



華盛頓福建同鄉會  
FUJIAN RESIDENT ASSOCIATION



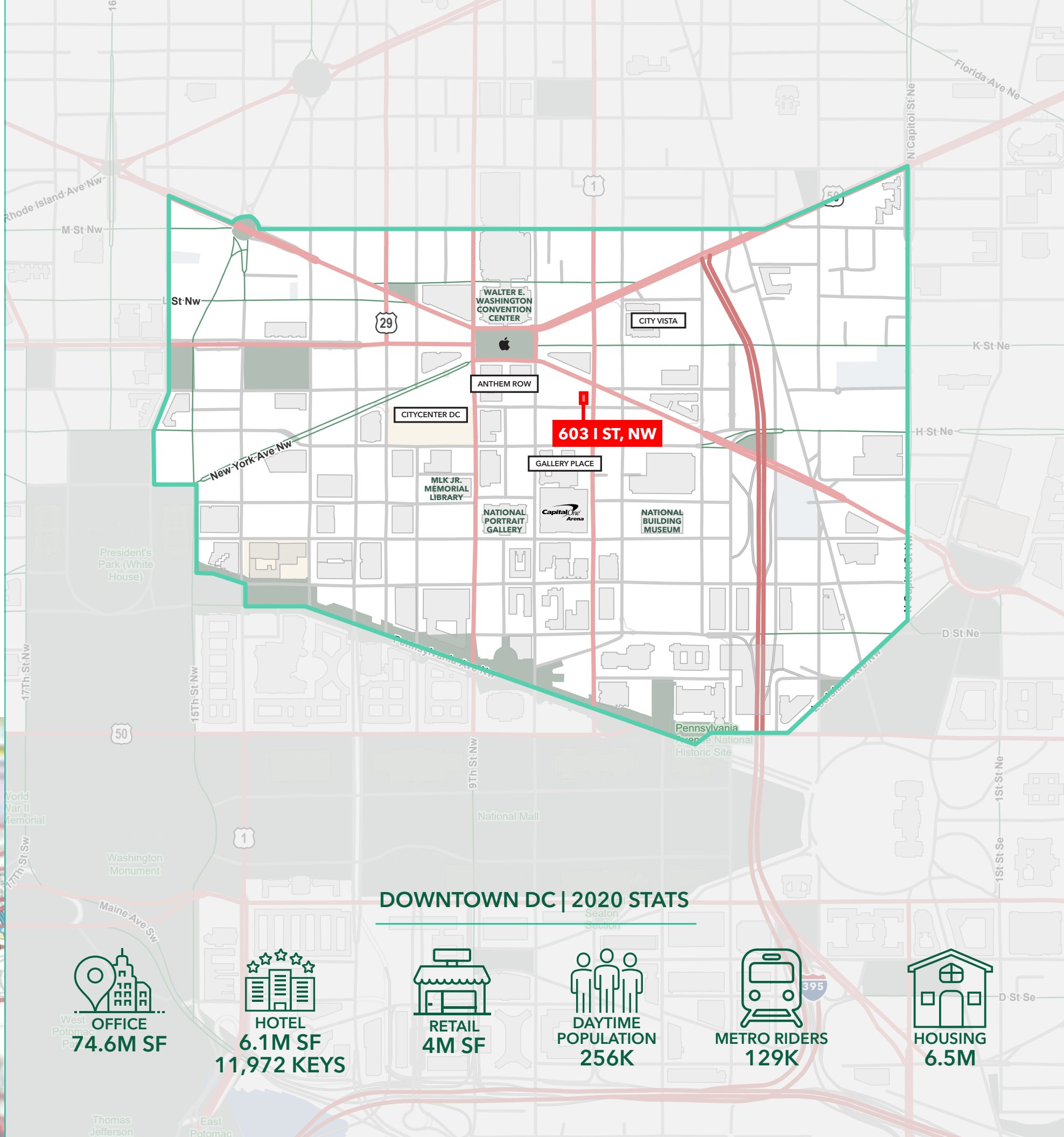
FOR SALE  
CALL GILL  
703-444-1111

# 603<sup>rd</sup>

STREET  
NORTHWEST  
WASHINGTON, DC


## HIGHLIGHTS

- 4,940 sf of retail
- Nestled conveniently between the vibrant districts of City Center DC and Mount Vernon, this prime location offers a unique and advantageous position in the heart of the city
- Full multi-level historic townhome renovation opportunity
- One block away from the Chinatown/Gallery Place Metro





## DOWNTOWN DC | 2020 STATS

  
OFFICE  
74.6M SF

  
HOTEL  
6.1M SF  
11,972 KEYS

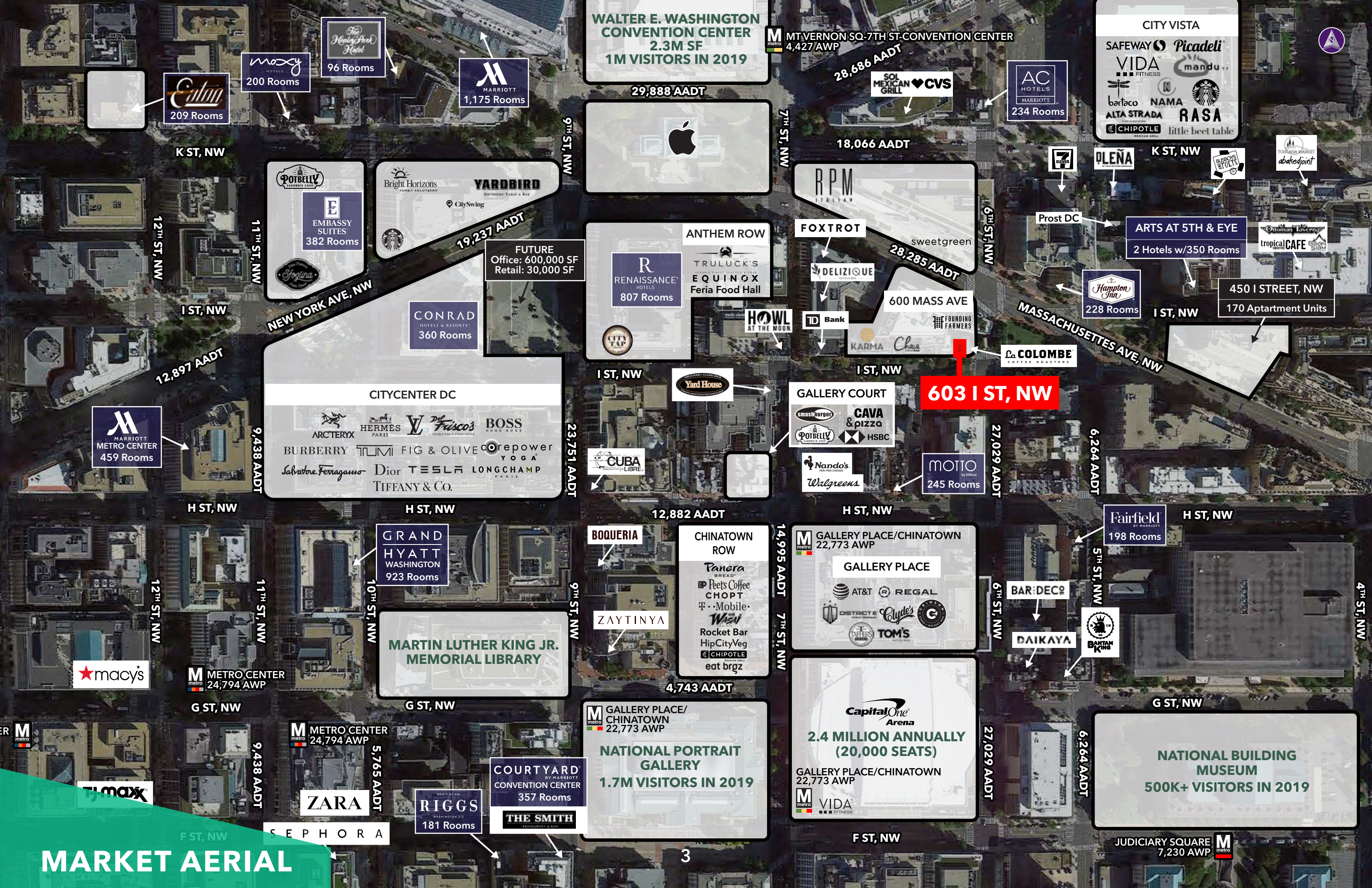
  
RETAIL  
4M SF

  
DAYTIME  
POPULATION  
256K

  
METRO RIDERS  
129K

  
HOUSING  
6.5M





WALTER E. WASHINGTON CONVENTION CENTER  
2.3M SF  
1M VISITORS IN 2019

MT VERNON SQ-7TH ST-CONVENTION CENTER  
4,427 AWP

CITY VISTA  
SAFEWAY Picadeli  
VIDA mandu...  
barfaco NAMA Starbucks  
ALTA STRADA RASA  
CHIPOTLE little beet table

Estimote  
209 Rooms

moxy  
HOTELS  
200 Rooms

The Hendon Park Hotel  
96 Rooms

MARRIOTT  
1,175 Rooms

29,888 AADT

Apple

18,066 AADT

AC  
HOTELS  
MARRIOTT  
234 Rooms

K ST, NW

POTBELLY  
EMBASSY SUITES  
382 Rooms

Bright Horizons  
YARDBIRD  
CitySwing

19,237 AADT

ANthem ROW  
TRULUCK'S  
EQUINOX  
Feria Food Hall

FOXTROT

28,285 AADT

Prost DC

ARTS AT 5TH & EYE  
2 Hotels w/350 Rooms

12TH ST, NW

11TH ST, NW

I ST, NW

NEW YORK AVE, NW

CONRAD  
HOTELS & RESORTS  
360 Rooms

FUTURE  
Office: 600,000 SF  
Retail: 30,000 SF

RENAISSANCE  
HOTELS  
807 Rooms

HOWL  
AT THE MOON

DELIZIQUE

600 MASS AVE

La COLOMBE  
COFFEE ROASTERS

450 I STREET, NW  
170 Apartment Units

12,897 AADT

MARRIOTT  
METRO CENTER  
459 Rooms

9,438 AADT

CITYCENTER DC  
ARC'TERYX HERMÈS PARIS LV De FUSCO'S BOSS  
BURBERRY TUMI FIG & OLIVE corepower  
Salvatore Ferragamo Dior TESLA LONGCHAMP  
TIFFANY & CO.

I ST, NW

Yard House

GALLERY COURT  
smashburger CAVA & pizza  
POTBELLY HSBC

603 I ST, NW

MOTTO  
by Hilton  
245 Rooms

H ST, NW

H ST, NW

12,882 AADT

H ST, NW

GALLERY PLACE/CHINATOWN  
22,773 AWP  
GALLERY PLACE  
AT&T REGAL  
DISTRICTS Clyde's  
TOM'S

BAR:DECO

DAIKAYA

Fairfield  
BY MARRIOTT  
198 Rooms

H ST, NW

12TH ST, NW

11TH ST, NW

GRAND  
HYATT  
WASHINGTON  
923 Rooms

MARTIN LUTHER KING JR.  
MEMORIAL LIBRARY

BOQUERIA

CHINATOWN  
ROW  
Panera BREAD  
Peet's Coffee  
CHOPT  
Mobile  
Wazai  
Rocket Bar  
HipCityVeg  
CHIPOTLE  
eat brgz

14,995 AADT

ZAYTINYA

4,743 AADT

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

Capital One  
Arena  
2.4 MILLION ANNUALLY  
(20,000 SEATS)  
GALLERY PLACE/CHINATOWN  
22,773 AWP

27,029 AADT

6,264 AADT

NATIONAL BUILDING  
MUSEUM  
500K+ VISITORS IN 2019

G ST, NW

G ST, NW

M metro

M metro  
METRO CENTER  
24,794 AWP

5,765 AADT

COURTYARD  
BY MARRIOTT  
CONVENTION CENTER  
357 Rooms

RIGGS  
WASHINGTON D.C.  
181 Rooms

THE SMITH

ZARA

SEPHORA

F ST, NW

F ST, NW

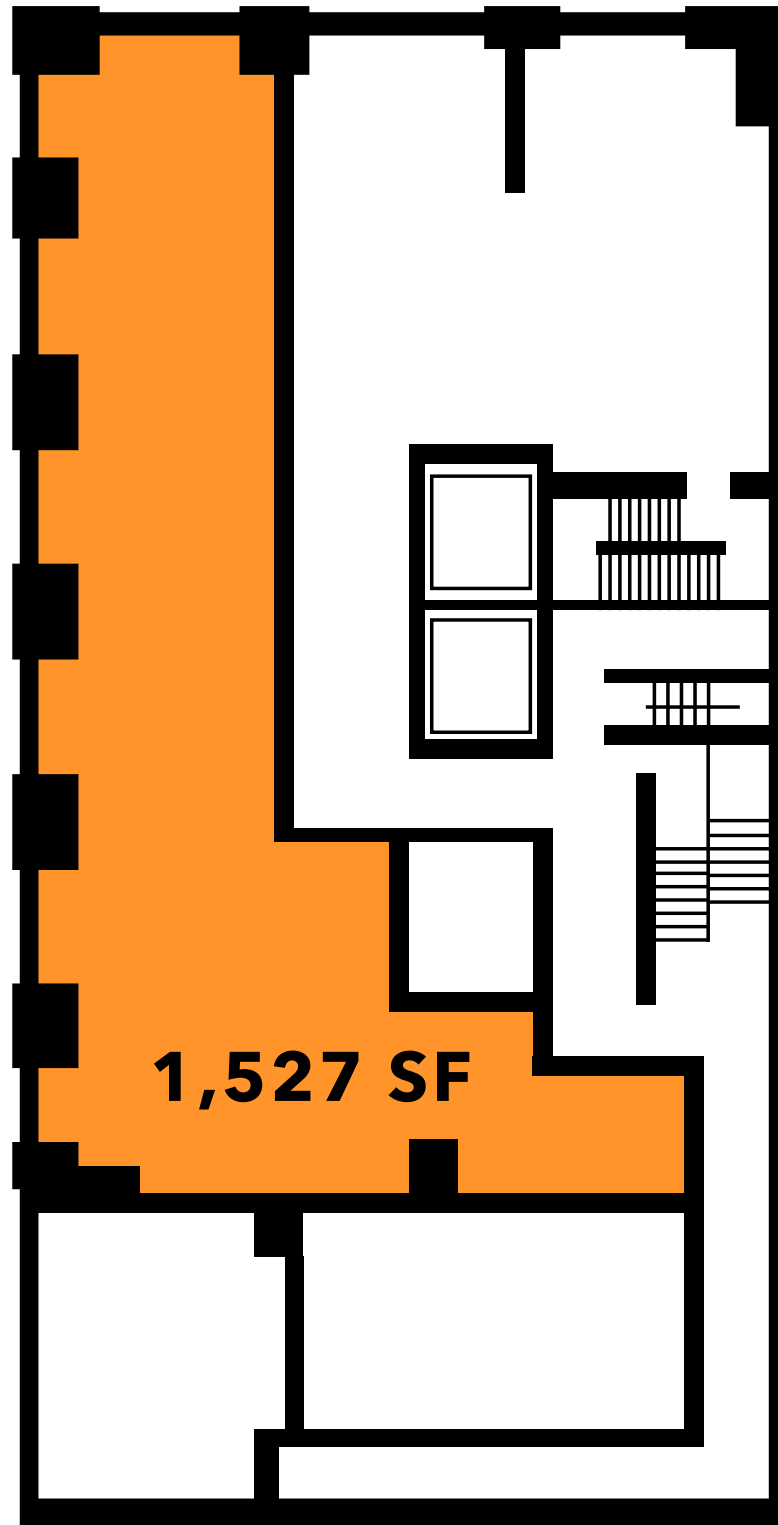
JUDICIARY SQUARE  
7,230 AWP

# MARKET AERIAL

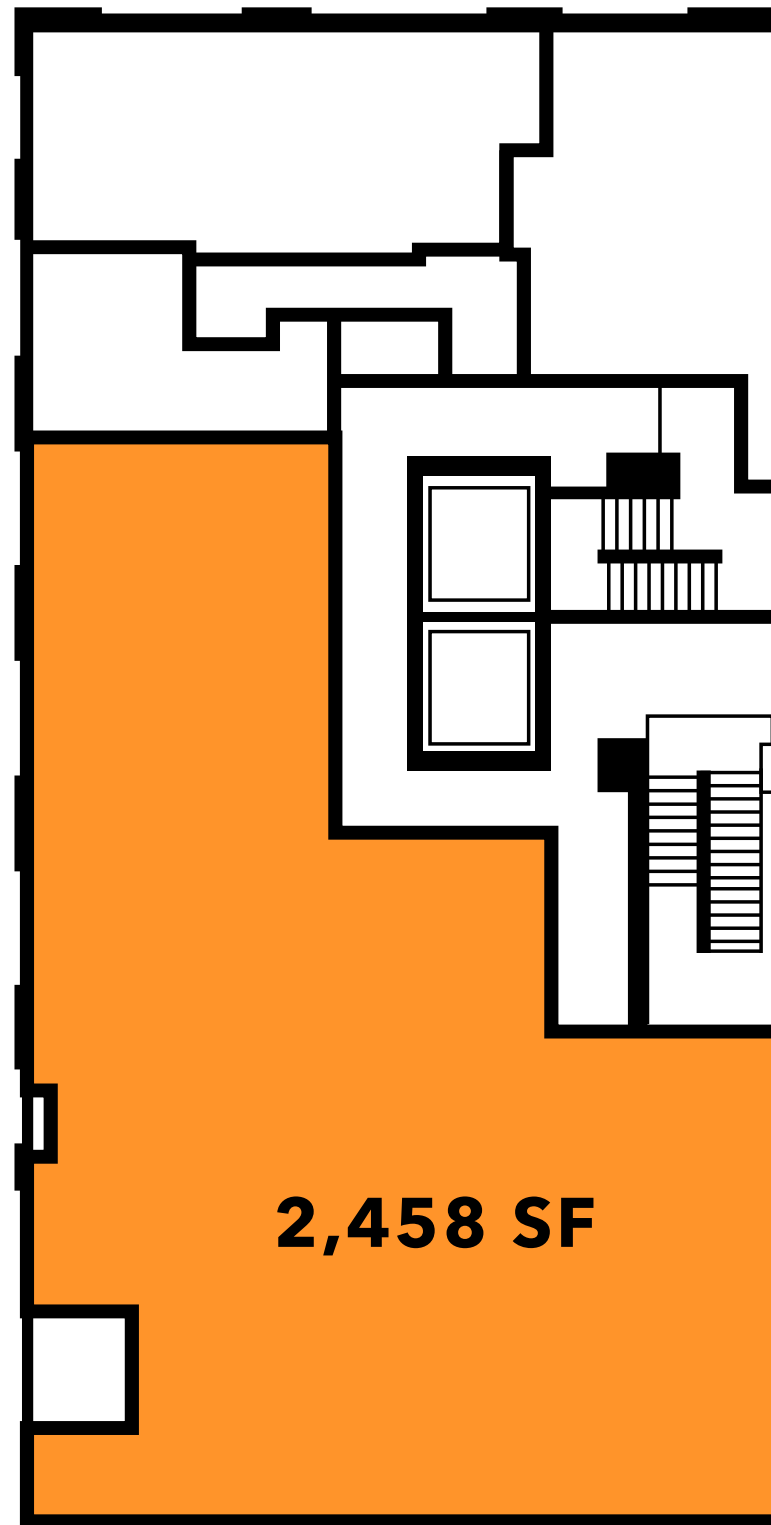


# EXAMPLE SITE PLAN

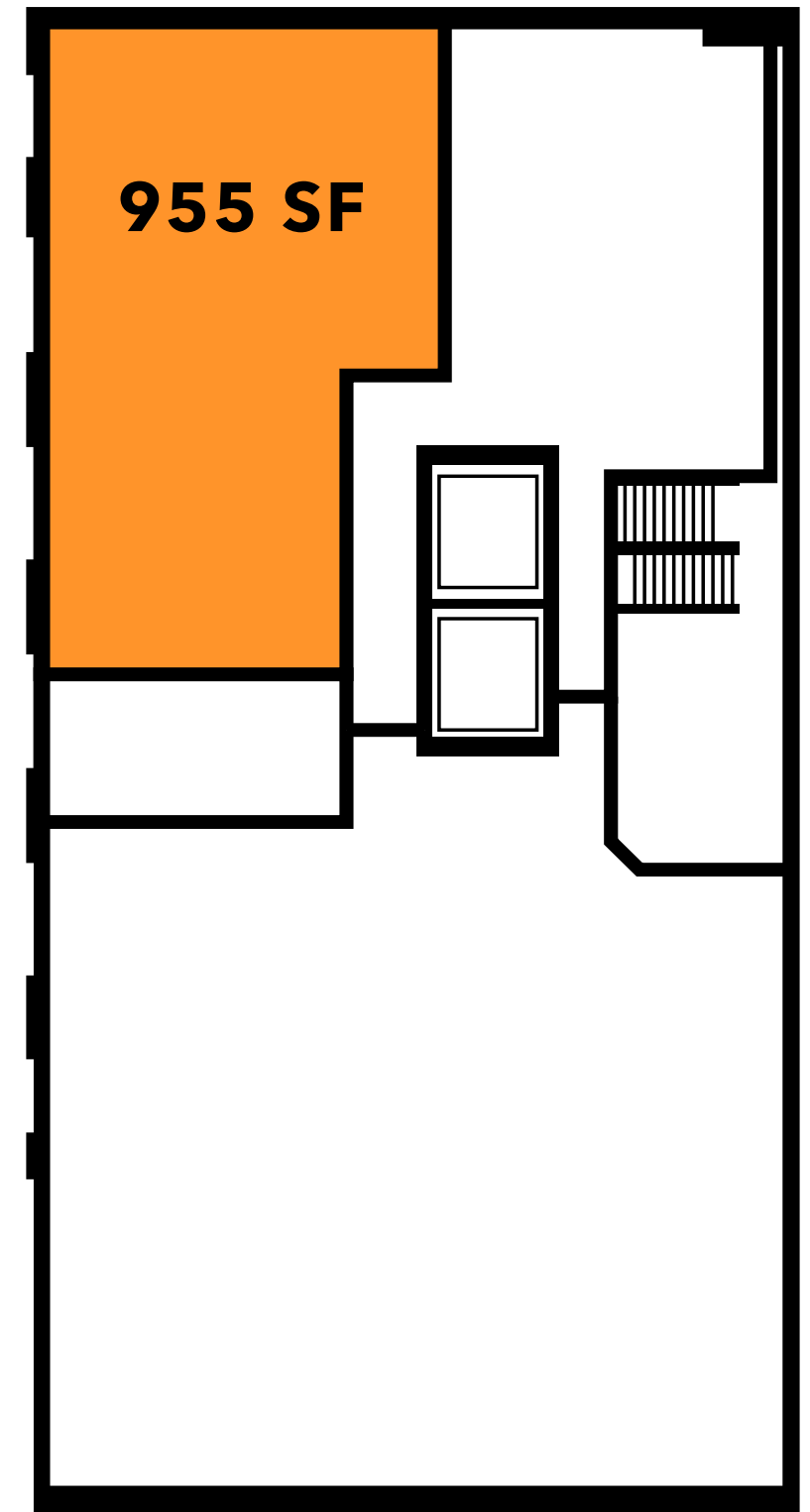
## GROUND LEVEL



## LOWER LEVEL



## P-1 LEVEL



# PHOTOS

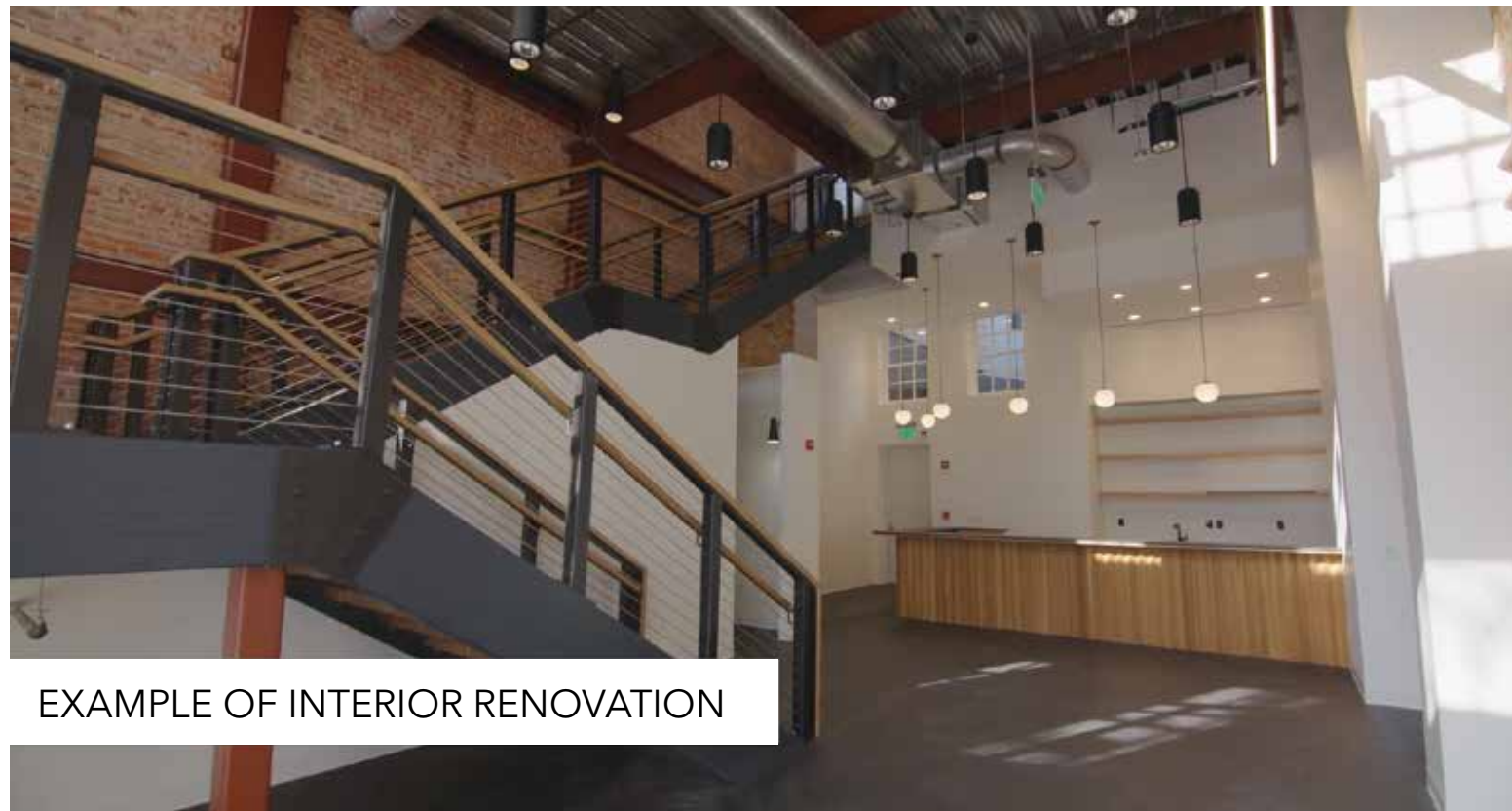
POTENTIAL RENOVATION OPPORTUNITIES



EXAMPLE OF EXTERIOR FACADE RENOVATION



EXAMPLE OF INTERIOR RENOVATION



EXAMPLE OF INTERIOR RENOVATION



EXAMPLE OF 2ND LEVEL RENOVATION



# NEIGHBORHOOD



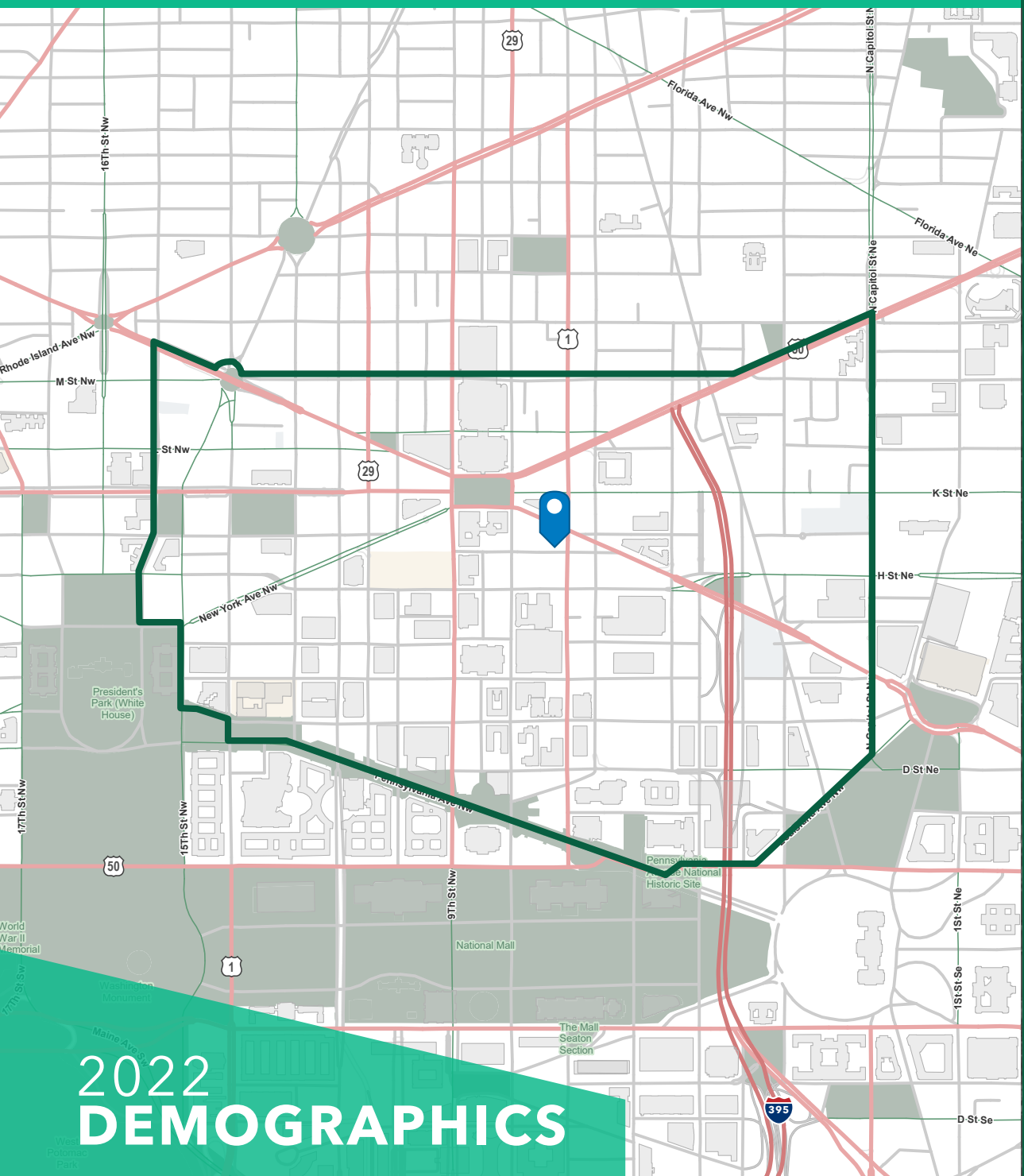




# WASHINGTON, DC

## DEMOGRAPHIC PROFILE (2022)

East End/Chinatown/Mt. Vernon  
Area: 1.13 square miles



2022  
DEMOGRAPHICS

### KEY FACTS

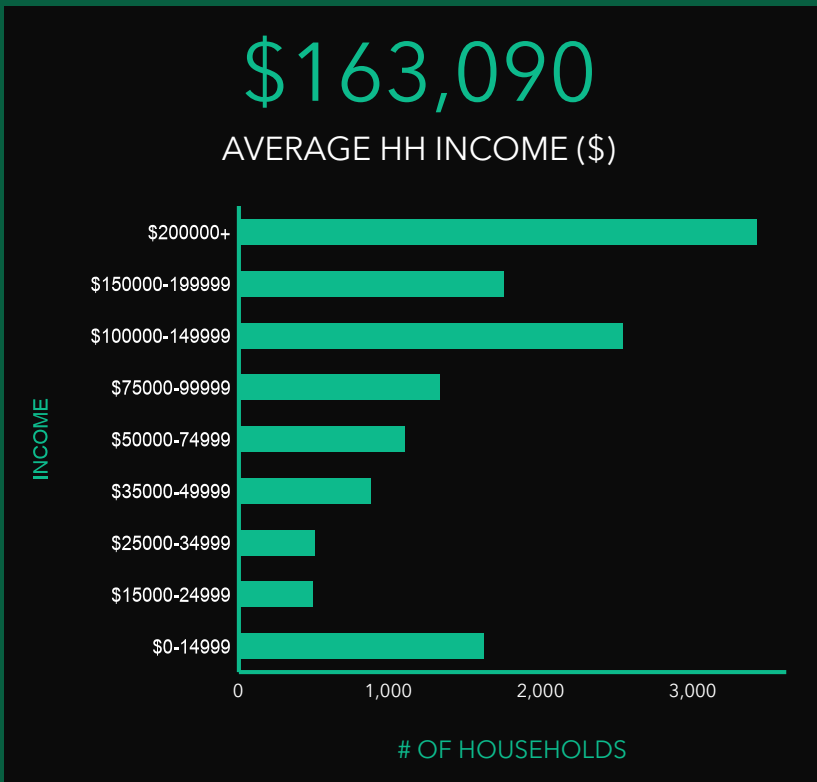
22,585	34.4	13,547
Population	Median Age	Households

### EDUCATION

9%	29%	43%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

### INCOME

	\$113,491
	Median Household Income
	\$97,362
	Per Capita Income



### BUSINESS

6,610	140,380	375
Total Businesses	Daytime Population	Food Srv & Drinking Places

### TAPESTRY SEGMENTS

**3B** Metro Renters  
9,855 (72.7%) 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 (17.8%) 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.

**3C** Trendsetters  
521 (3.8%) of households

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.

# 603A

STREET  
NORTHWEST  
WASHINGTON, DC



## RETAIL LEASING

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