



1355-1359 H STREET, NE

WASHINGTON, DC 20002



1359A H ST
2,521 SF

1355 H ST
10,639 SF

1359 H ST
1,400 SF

Up to 14,723 SF Available



M ST, NE

GALLAUDET UNIVERSITY
1,451 STUDENTS

PROPERTY HIGHLIGHTS

- Two second generation restaurants which can be leased separately or together
- Abundant outdoor seating and roof top seating
- Great frontage along H Street
- Rear access to loading & deliveries

L ST, NE

360° H STREET RESIDENTIAL
215 Units
72,000 SF Retail

Giant

THE APOLLO

WHOLE FOODS MARKET

RESIDENTIAL
432 Units
70,000 SF Retail

K ST, NE 12,329 AADT

BAR ELENA

FARE WELL
BAKERY • DINER • BAR

regardless
YOGA DISTRICT

FATTYS

7/H STREET RESIDENTIAL
23 Condos
14,368 SF Retail

NIKE

BANK OF AMERICA

T-Mobile

PNC

MILK & pizza
CAFE • CUPCAKE

Little Miss Whiskey's Jerk At Nite

BANK OF AMERICA

TIKI GARDEN

the Queen Vic

NOMAD

STICKY & RICE

DUMPLING HOT POT

OCEAN LOUNGE

MOZZERIA

TIGO'S

STABLE

ELEVATE

SOSPESO

FOCUS

atlasvet

GALLERY O

Turning Naturals

DTLR

boost

H ST, NE 22,081 AADT

Nando's
PERI-PERI CHICKEN

c|a|n|e

DC Harvest
CAVA

301 H STREET RESIDENTIAL
25 Units
6,000 SF Retail

corepower
YOGA

CHASE

ANTHOLOGY

FARMBIRD

petco

CVS

buredo

Orangetheory
FITNESS

RESIDENTIAL
307 Units
10,000 SF Retail

Po Boy Jim
BAR & GRILL

CAPITOL HILL TOWERS RESIDENTIAL
204 Units

AVEC ON H STREET

[solidcore]

ups THE UPS STORE

RESIDENTIAL
420 Units
44,000 SF Retail

Ben's
Chili Bowl

THE HAYMAKER BAR

FAMILY \$ DOLLAR

1115 H STREET RESIDENTIAL
16 Units

RECYCLE
BOOKIES

ATLAS
POLYMER AND ARTS CENTER

PIE POP

CROSSFIT DC

1355-1359 H ST, NE

4TH ST, NE

5TH ST, NE

6TH ST, NE

7TH ST, NE

8TH ST, NE

9TH ST, NE

10TH ST, NE

11TH ST, NE

12TH ST, NE

13TH ST, NE

MARYLAND AVE, NE 17,632 AADT

FLORIDA AVE, NE 17,407 AADT



BATAX



ATLAS
PERFORMING ARTS CENTER

HILL PRINCE



BULLFROG
Bagels

COOL KIDS
VINYL

H ST, NE 22,081 AADT

CROSSFIT
DC



PHYSICALITY

honestsoulyoga



13TH ST, NE

REAR ACCESS

REAR ACCESS

1355-1359 H ST, NE

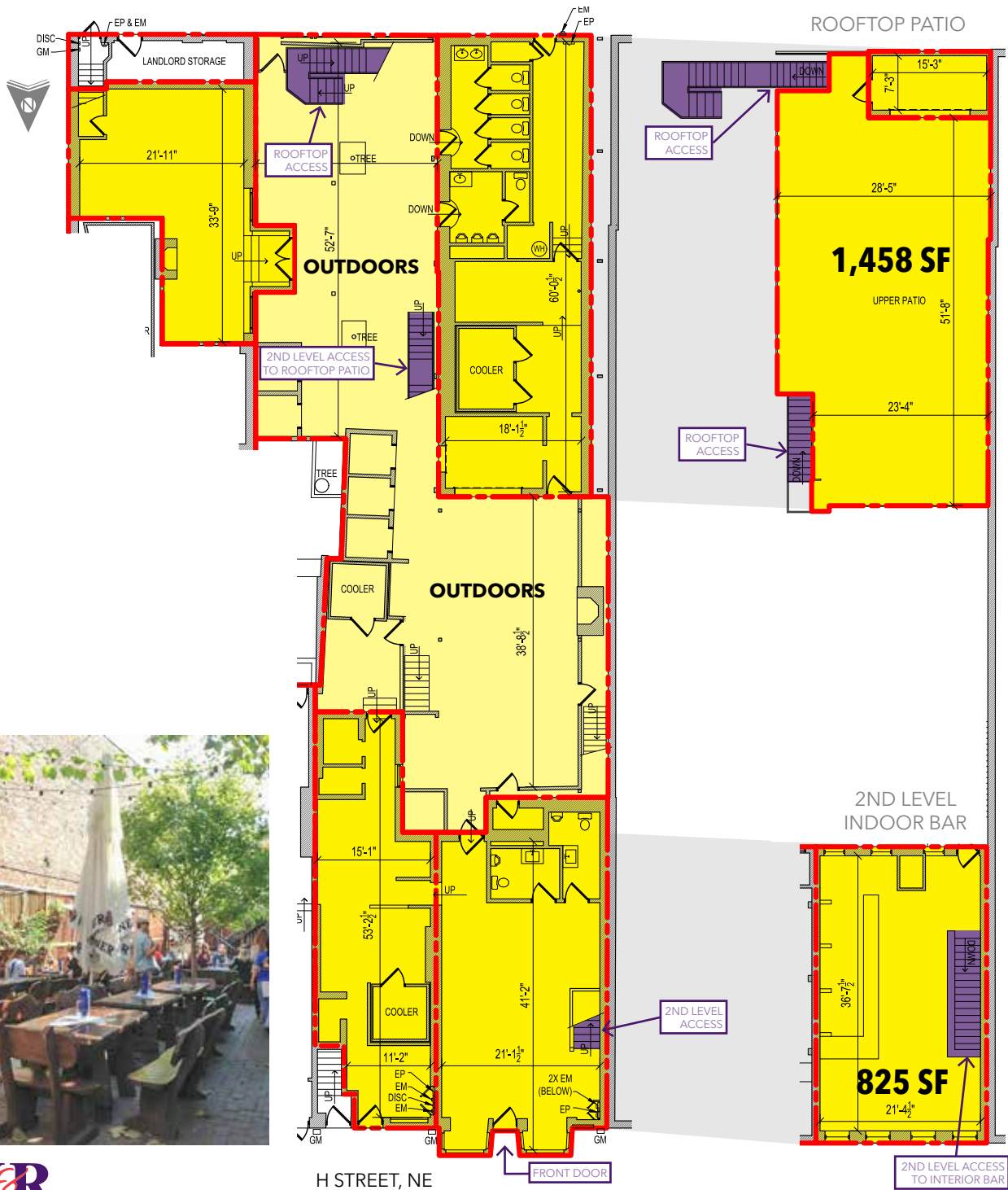
The Maryland

14TH ST, NE

G ST, NE

MARYLAND AVE, NE 17,632 AADT

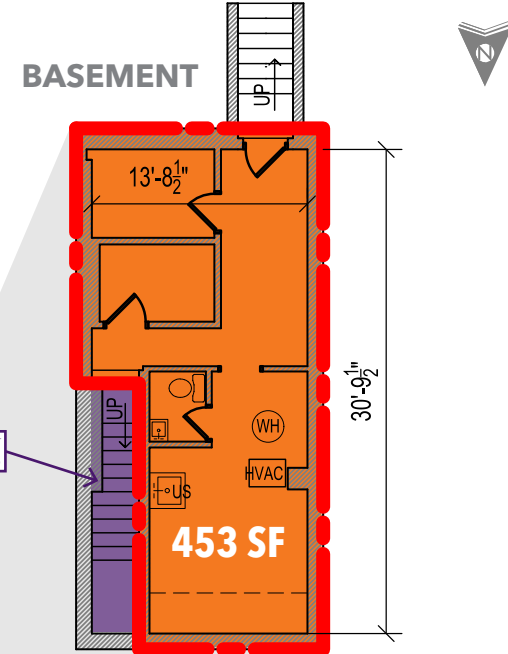
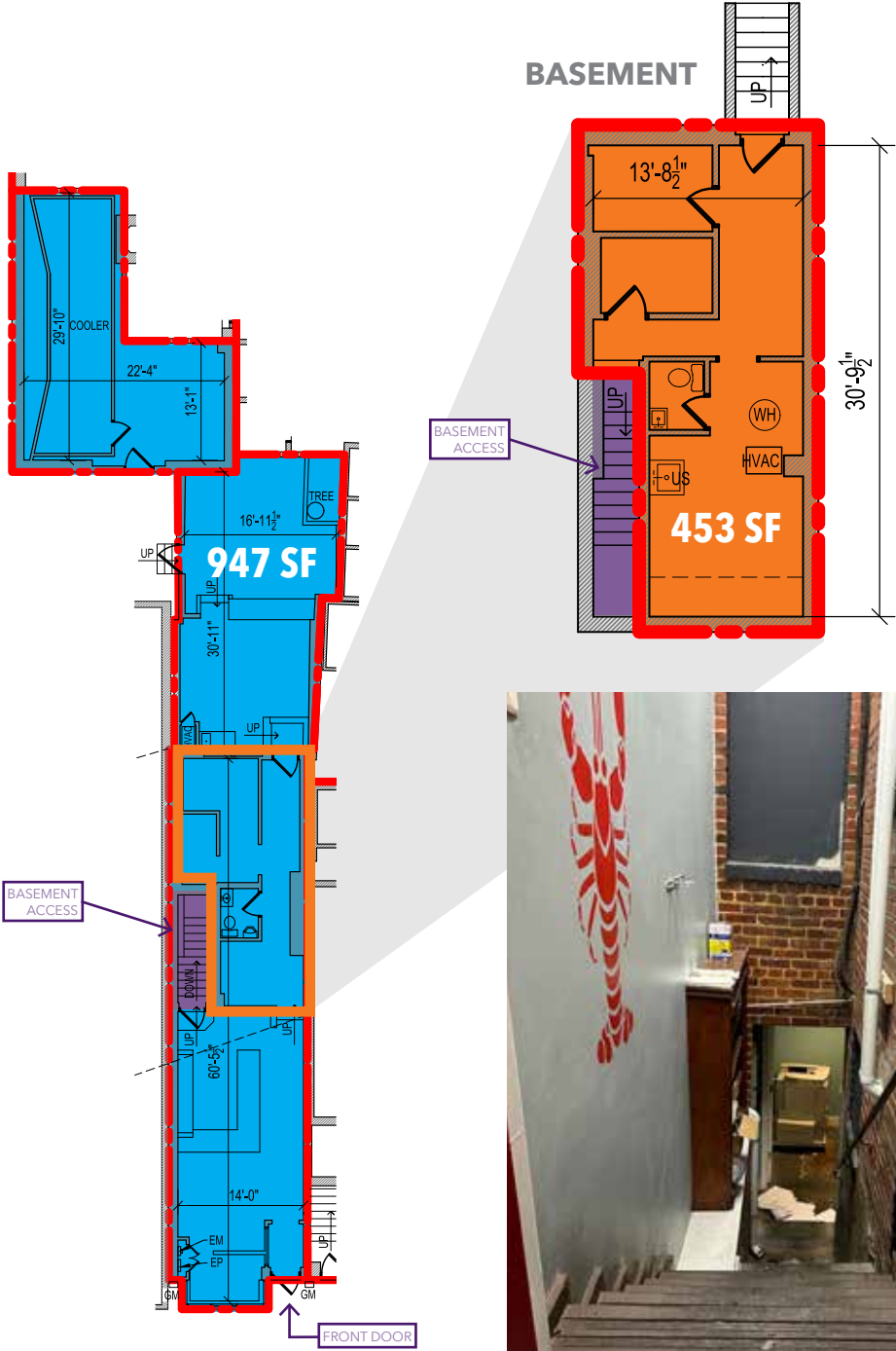
1355 H ST - BIERGARTEN 10,639 SF



1355 H ST - BIERGARTEN 10,639SF

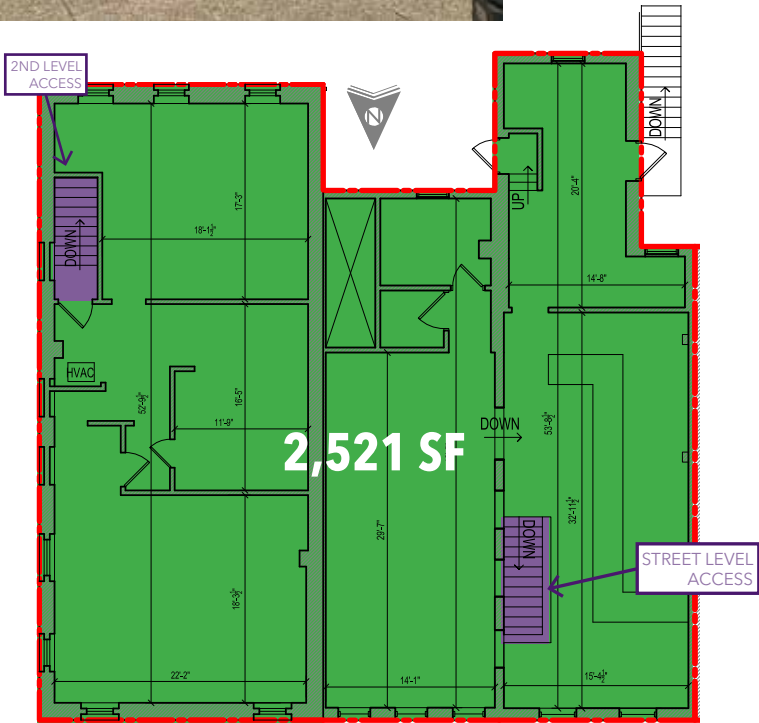
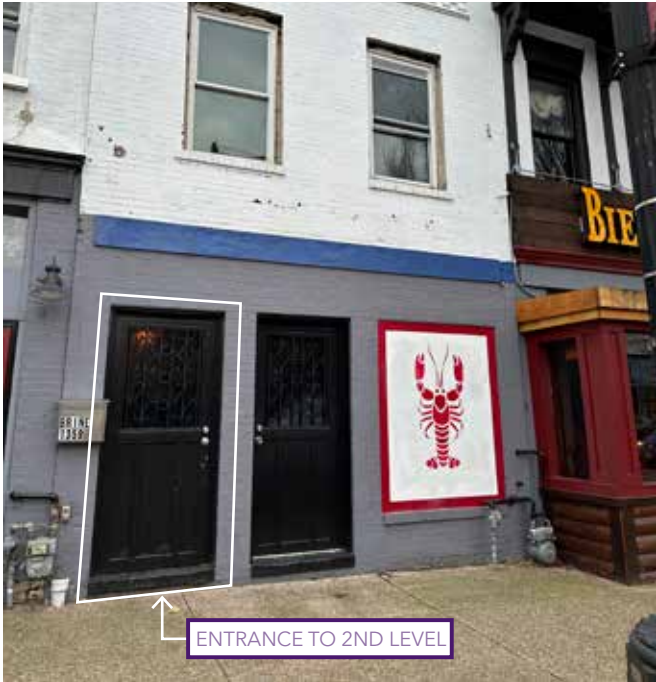


1359 H ST - BRINE 1,400 SF



H STREET, NE

1359A H ST - 2,521 SF 2ND LEVEL SPACE



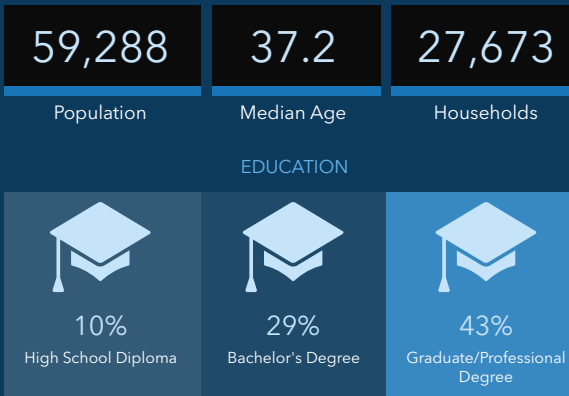


WASHINGTON, DC

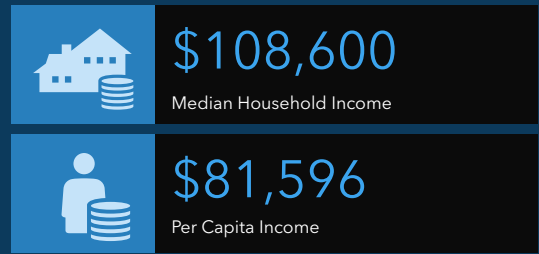
DEMOGRAPHIC PROFILE (2023)

1355-1359 H Street, NE
1 mile ring

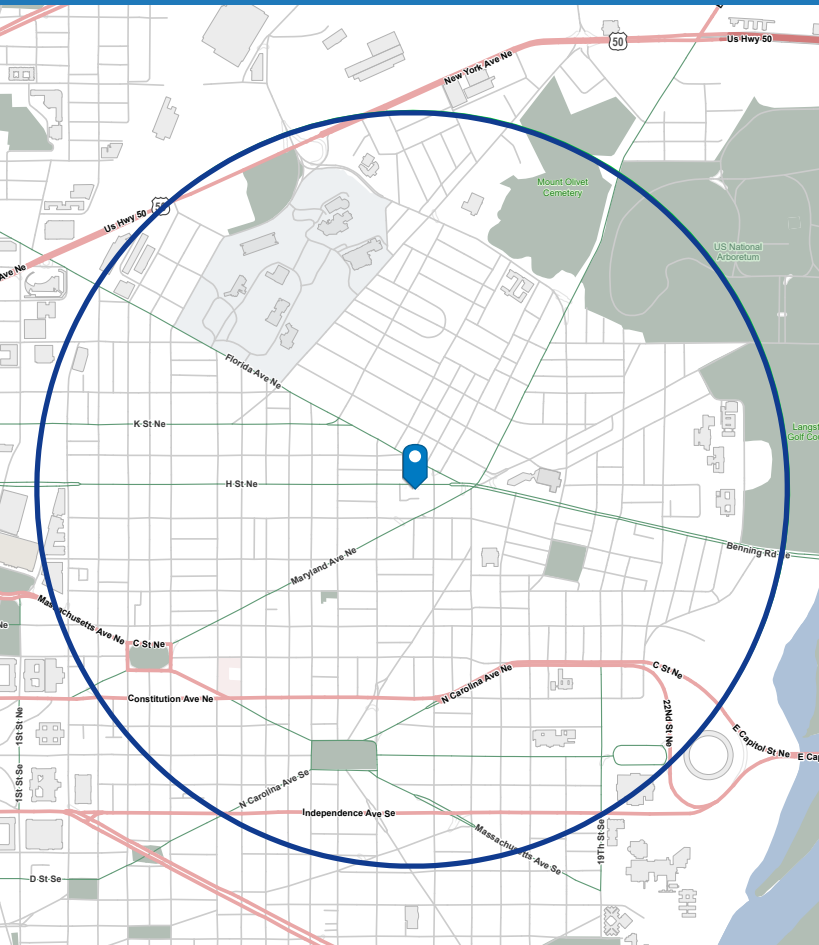
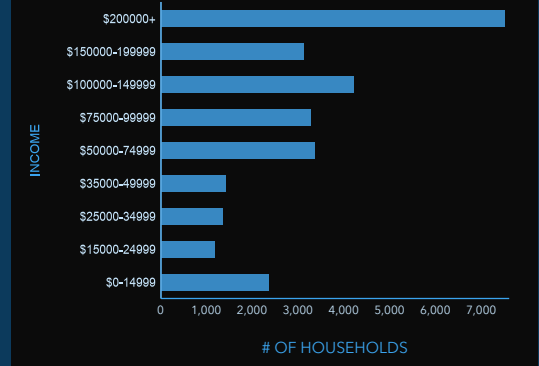
KEY FACTS



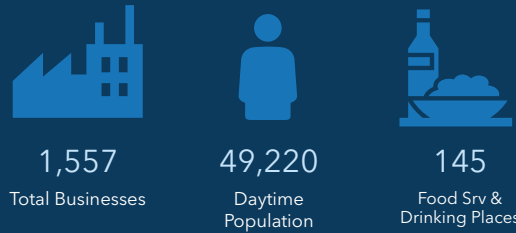
INCOME



\$174,889
AVERAGE HH INCOME (\$)



BUSINESS



TAPESTRY SEGMENTS

3A Laptops and Lattes
11,810 (42.7%) 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.

- Salaries are the primary source of income for most households, but self-employment income and investment income complement the salaries in this market.
- 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.

11A City Strivers
4,643 (16.8%) of households

These high density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity. To support their lifestyle, City Strivers residents commute long distances to find work in the service or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multiunit buildings, but they've chosen these neighborhoods to maintain ties to their culture. Single parents are often the recipients of Supplemental Security Income and public assistance, but their close-knit community provides the invaluable support needed while they work. City Strivers consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services, and splurge on their cable TV package.

- They often make impulse purchases and try new brands and technologies, but do look for the approval of their friends.
- These sociable consumers exhibit boldness in their decisions and aren't afraid to share their opinion. They share strong cultural integrity.

3C Trendsetters
2,689 (9.7%) 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.



Please Contact

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