

# MARGARITE

UNION MARKET

1280 UNION STREET, NE  
WASHINGTON, DC

**HR**  
RETAIL

UP TO 6,286 RSF - DIVISIBLE

[WWW.HRRETAIL.COM](http://WWW.HRRETAIL.COM)

AVAILABLE IMMEDIATELY



# MARGARITE

UNION MARKET



260

APARTMENTS



6,286 RSF

RETAIL/RESTAURANT



31

PAID RETAIL SPOTS  
GARAGE VIA PARKMOBILE

## THE NEIGHBORHOOD



RED LINE  
NOMA/GALLAUDET  
METRO



\$132,898  
AVERAGE HH INCOME  
0.5 MILE (2023)



26,282  
DAYTIME POPULATION  
0.5 MILE (2023)



## NEIGHBORHOOD HIGHLIGHTS



4,500

RESIDENTIAL UNITS  
DELIVERED  
0.25 MILES



2,900

PLANNED/PROPOSED  
RESIDENTIAL UNITS  
0.25 MILES



3.5M

VISITORS TO  
UNION MARKET  
ANNUALLY



HR  
RETAIL



# Neighborhood

## A Neighborhood Rooted in Commerce

Union Market is Washington, DC’s most **vibrant and dynamic** neighborhood. Opening to the public in 1931, the original Union Terminal Market on 4th Street NE was a bustling public market for independent food vendors. Additional warehouse buildings sprung up on the surrounding streets from the 1930’s through the 1960’s. The area became a destination for trading and wholesaling through the 1980’s, whereafter the market was largely vacated as retailing trends moved many vendors out to the suburbs.

With the opening of the new Union Market food hall in 2012, a creative vision was set forth for the future of the neighborhood. Today, the submarket is known for its **top-tier, trendsetting** mix of artisanal food vendors, boutique shops such as **Ron David Studio** and **Salt & Sundry**, and nationally ac-claimed restaurants and bars such as **St. Anselm** and **Pastis**, attracting a **diverse and affluent** customer base. Residents and visitors alike are drawn to the **unique warehouse buildings** and entrepreneurial vibe that permeate this distinctive pocket of DC.

### BY THE NUMBERS

70



Average Number of New Residents  
Moving to Neighborhood Monthly

300



Community Events Per year

67



Vendors at Union Market  
& La Cosecha

10



Residential Buildings  
Delivered Since 2017

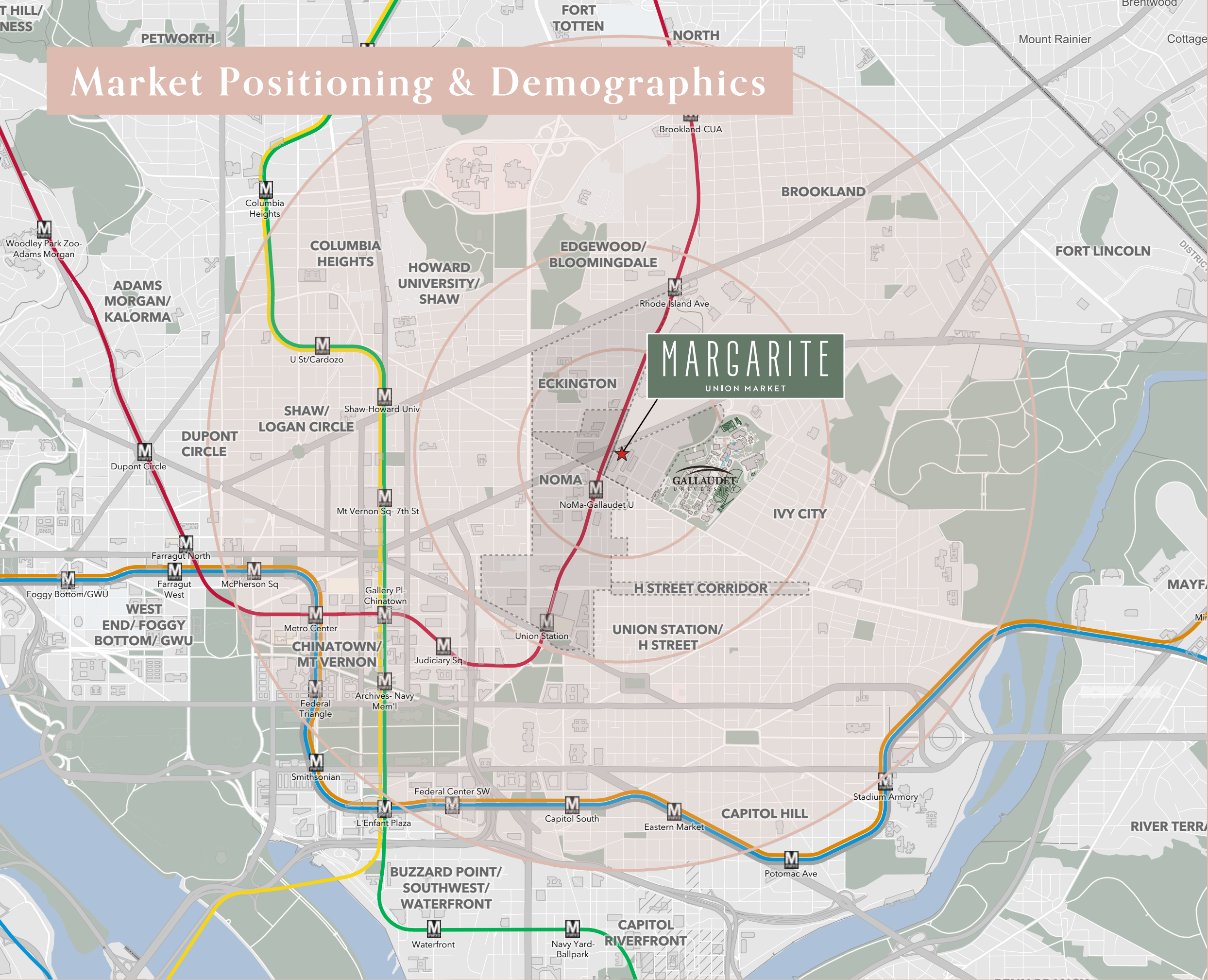
76





Hotel Keys within 0.25 Miles





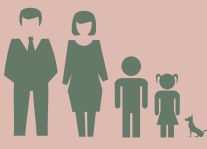

# Market Positioning & Demographics



## 2024 DEMOGRAPHICS

			
Total Population		Total Employees	
1/2	17,858	1/2	25,154
1	65,118	1	87,913
2	202,767	2	420,287

			
Average HH Income		Total Businesses	
1/2	\$146,486	1/2	556
1	\$164,594	1	2,678
2	\$175,287	2	15,721

			
Total Households		Median Age	
1/2	9,419	1/2	31.2
1	32,385	1	33.0
2	100,203	2	33.6



# Neighborhood Development Map

HOTEL RESIDENTIAL COMMERCIAL UNDER CONSTRUCTION PLANNED

### NOMA MODERN RAPIDLY GROWING TRANSIT OFFICE & RESIDENTIAL

- Over 10,000 Residential Units
- 12.8M SF Office
- 54,000 Daytime Employees
- 860,000 SF Retail
- 1.9M SF of Development Under Construction

### MARGARITE UNION MARKET

### UNION MARKET TREND-SETTING WAREHOUSE DISTRICT

- 2,730 New Residential Units
- 375,000 SF Retail Today
- 400,000 Additional SF Retail Planned
- Union Market, Trader Joe's
- 2,014 Total Number of Students & Faculty at Gallaudet University

### H STREET CORRIDOR MIXED-USE LINEAR STREET DESTINATION F&B

- 1 Mile of Retail / Mixed use
- 700,000 SF Retail
- 80,000 SF Retail Under construction
- 3,451 Housing Units

### UNIONSTATION<sup>®</sup> WASHINGTON, D.C.

- 32,000 daily metro riders
- 70,000 daily rides on Amtrak/VRE/MARC

UNION-STATION  
27,945 AWP

UNION STATION



# Neighborhood Trade Area & Retail Cotenancy



3.5M

ANNUAL VISITS TO UNION MARKET

The neighborhood is one of DC's top tourist attractions, outpacing:



(3 Million Annual Visits)

A 20,000 seat venue that hosts DC's NBA and NHL teams and major performing artists



WALTER E. WASHINGTON  
CONVENTION CENTER

(1.7 Million Annual Visits)

A 2.3 Million Square Foot facility that is one of the largest on the east coast.

Marriott  
218 KEYS



NoMa - GALLAUDET U  
9,038 RIDERS/DAY

MARGARITE  
UNION MARKET

- FUTURE DEVELOPMENTS
- EXISTING RESTAURANTS
- PEDESTRIAN PATH TO METRO



Square Footage: 6,286 RSF

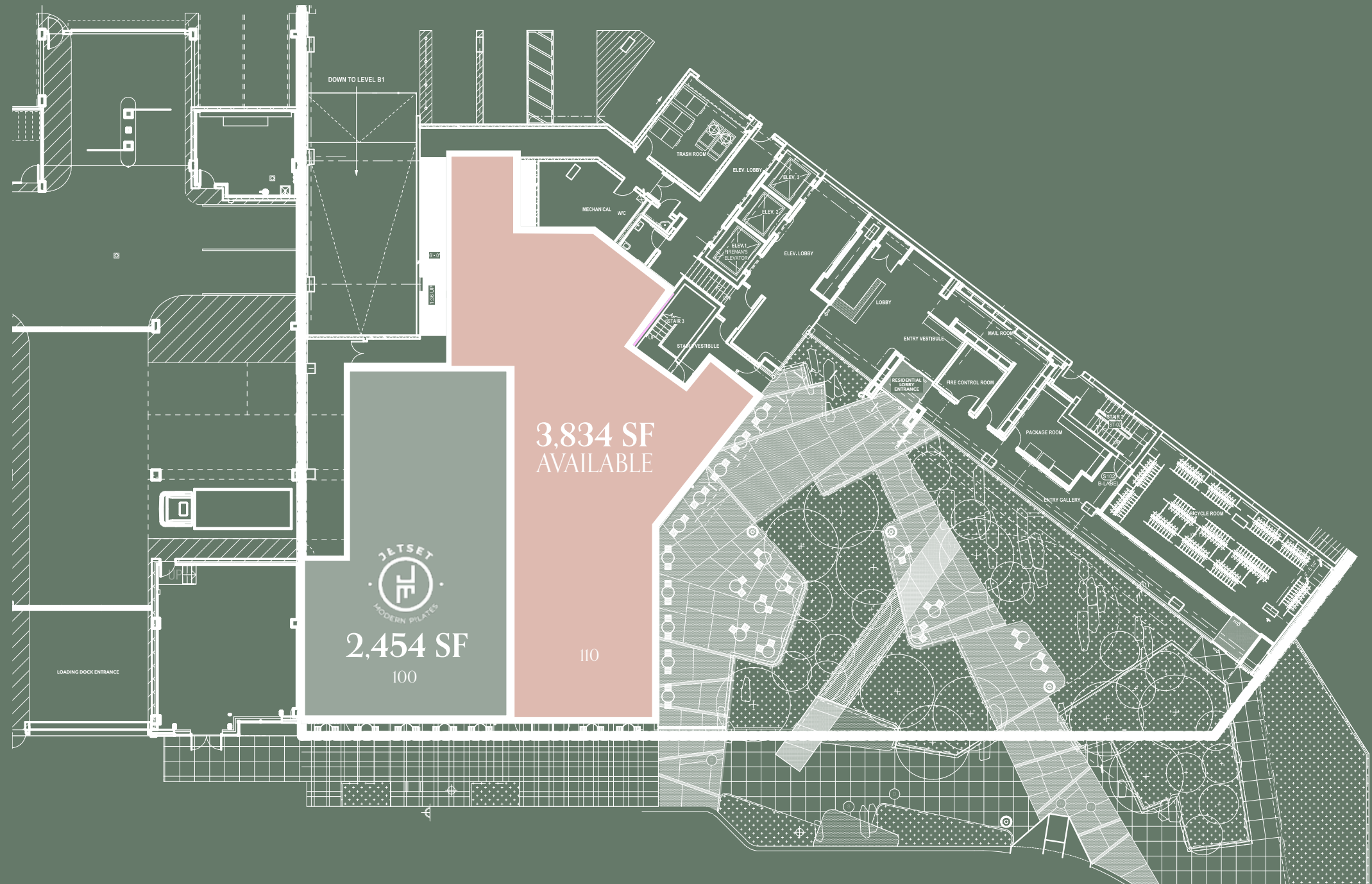
Ceiling Heights: 15'10" – 17'4"

Storefront Frontage: +/- 125 FT total

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+/- 62 FT along Union Street NE

+/- 63 FT along the patio



## SITE PLAN KEY

 LEASED  
 AVAILABLE

# UNION STREET NE





# MARGARITE

UNION MARKET

1280 UNION STREET, NE  
WASHINGTON, DC

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