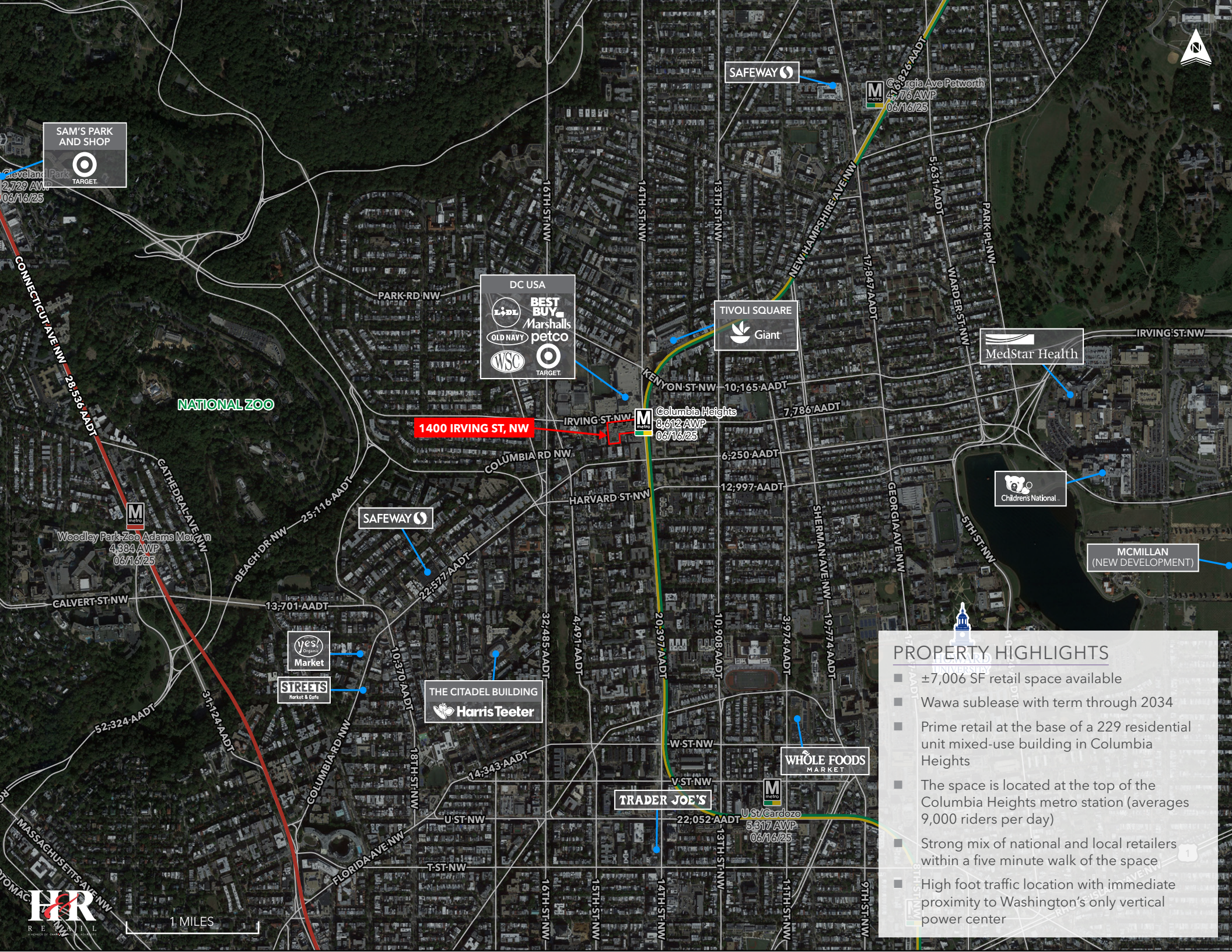




SAM'S PARK AND SHOP
TARGET

Cleveland Park
2,729 AWP
06/16/25

SAFEWAY

Georgia Ave Petworth
4,776 AWP
06/16/25

DC USA
LIDL
BEST BUY
Marshall's
petco
OLD NAVY
WSC
TARGET

TIVOLI SQUARE
Giant

MedStar Health

1400 IRVING ST, NW

Columbia Heights
8,612 AWP
06/16/25

Children's National

MCMILLAN
(NEW DEVELOPMENT)

Woodley Park Zoo Adams Morgan
4,384 AWP
06/16/25

SAFEWAY

yes! Market

STREET'S Market & Cafe

THE CITADEL BUILDING
Harris Teeter

WHOLE FOODS MARKET

TRADER JOE'S

U St/Carozo
5,317 AWP
06/16/25

PROPERTY HIGHLIGHTS

- ±7,006 SF retail space available
- Wawa sublease with term through 2034
- Prime retail at the base of a 229 residential unit mixed-use building in Columbia Heights
- The space is located at the top of the Columbia Heights metro station (averages 9,000 riders per day)
- Strong mix of national and local retailers within a five minute walk of the space
- High foot traffic location with immediate proximity to Washington's only vertical power center



32,485 AADT

15TH ST, NW

HIATT PL, NW

LINCOLN MIDDLE SCHOOL

P 1,000 PARKING SPACES

petco

five BELOW

Burlington

Marshalls

TARGET

OLD NAVY

LOD

WSC

BEST BUY

snipes

Chick-fil-A

Panera BREAD

HOP

BANK OF AMERICA

IRVING ST, NW

1400 IRVING ST, NW

COLUMBIA HEIGHTS 8,612 AWP 06/16/25

WIC

COLUMBIA RD, NW

PARK TRIANGLE

T-Mobile

FedEx

Starbucks

CAVA

M metro COLUMBIA HEIGHTS 8,612 AWP 06/16/25

KENYON ST, NW

10,165 AADT

IRVING ST, NW

7,786 AADT

CVS

14TH ST, NW

7-Eleven