

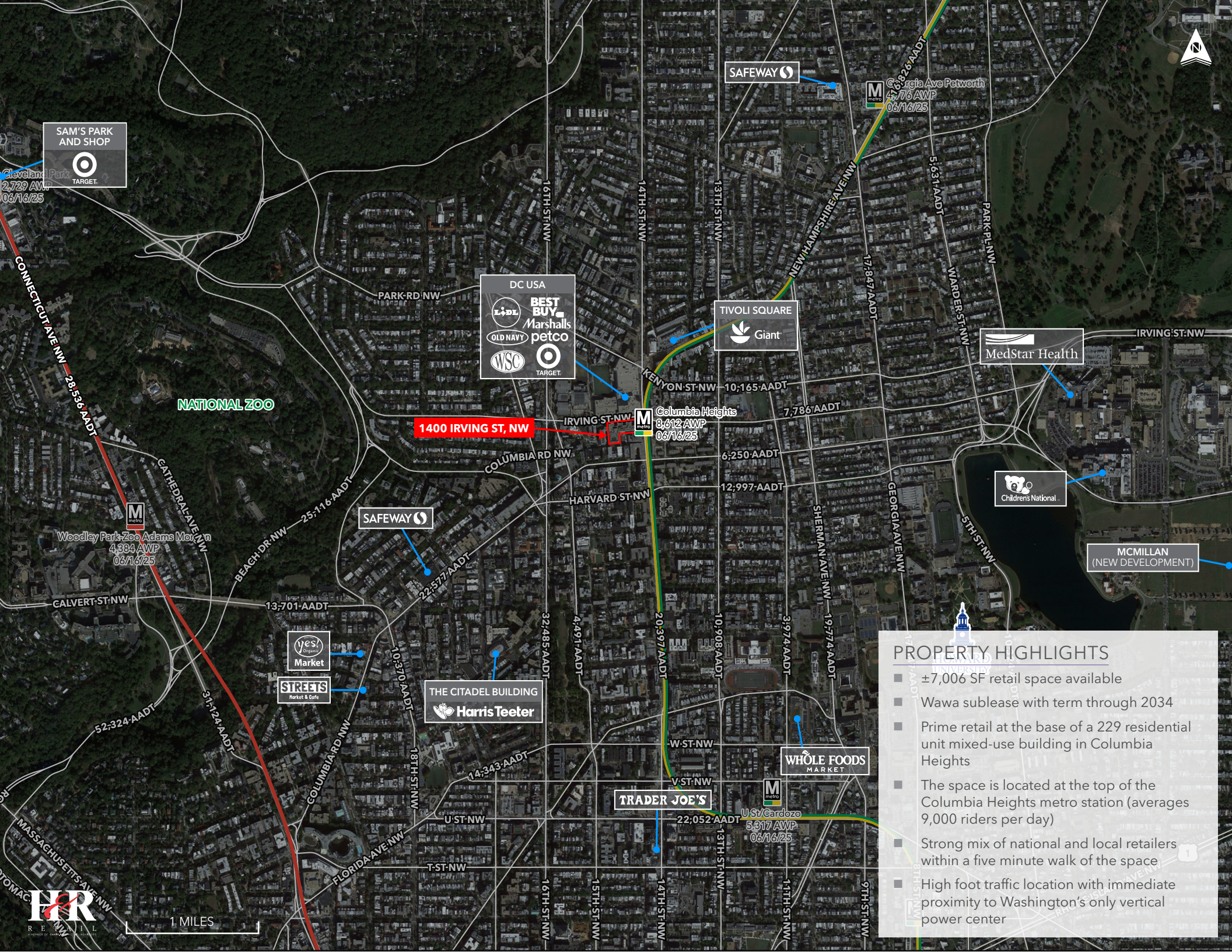


# 1400 IRVING STREET, NW

COLUMBIA HEIGHTS, WASHINGTON, DC 20010

**7,006 SF  
FORMER WAWA  
AVAILABLE**





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

WN 16TH ST, NW

15TH ST, NW

HIATT PL, NW

LINCOLN MIDDLE SCHOOL

ONEWAY

P 1,000 PARKING SPACES

petco

five BELOW

Surlington

Marshall's

TARGET

WSC

OLD NAVY

LIDL

BEST BUY

snipes

Chick-fil-A

Panera

IHOPE

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

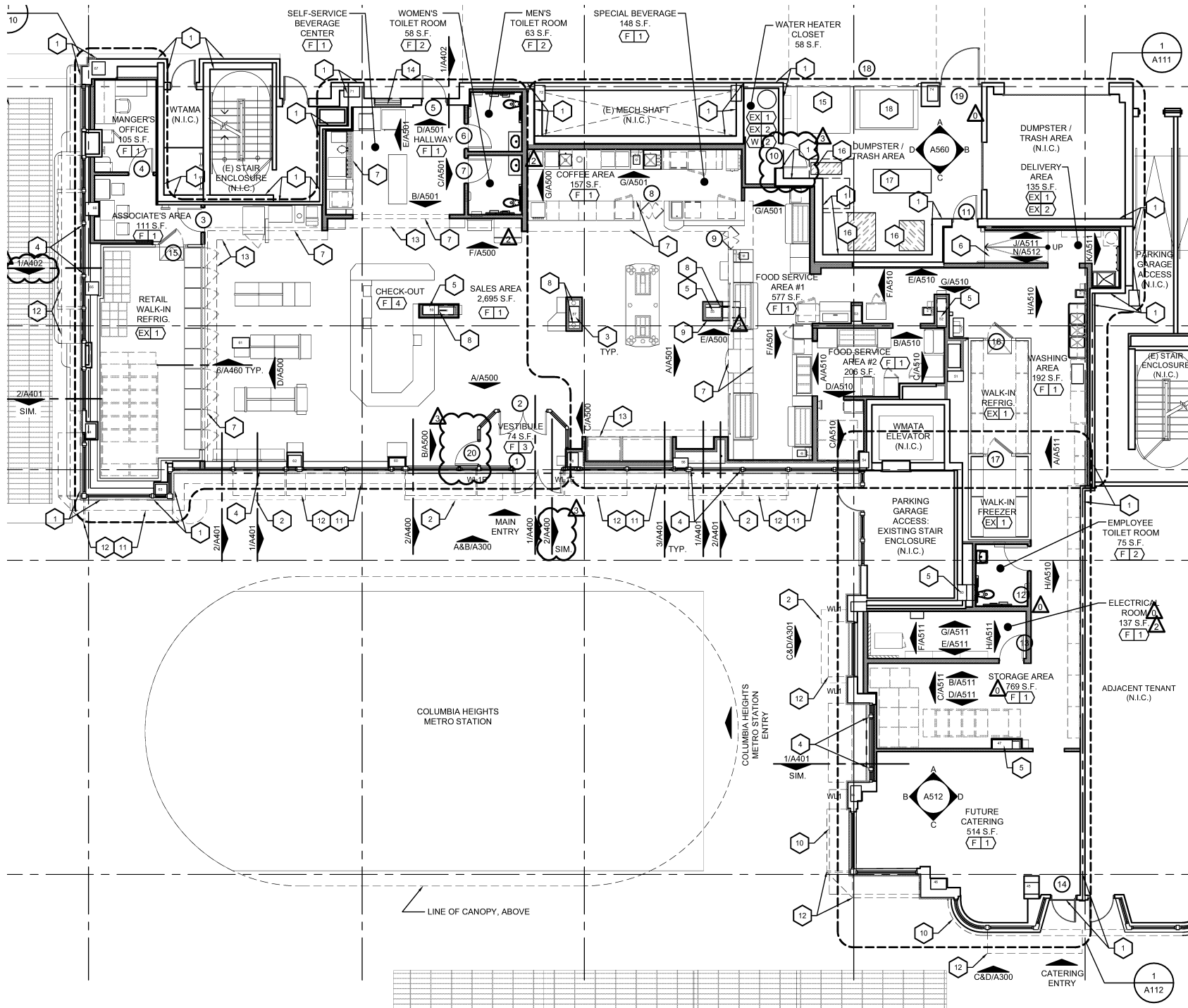
7,786 AADT

CVS

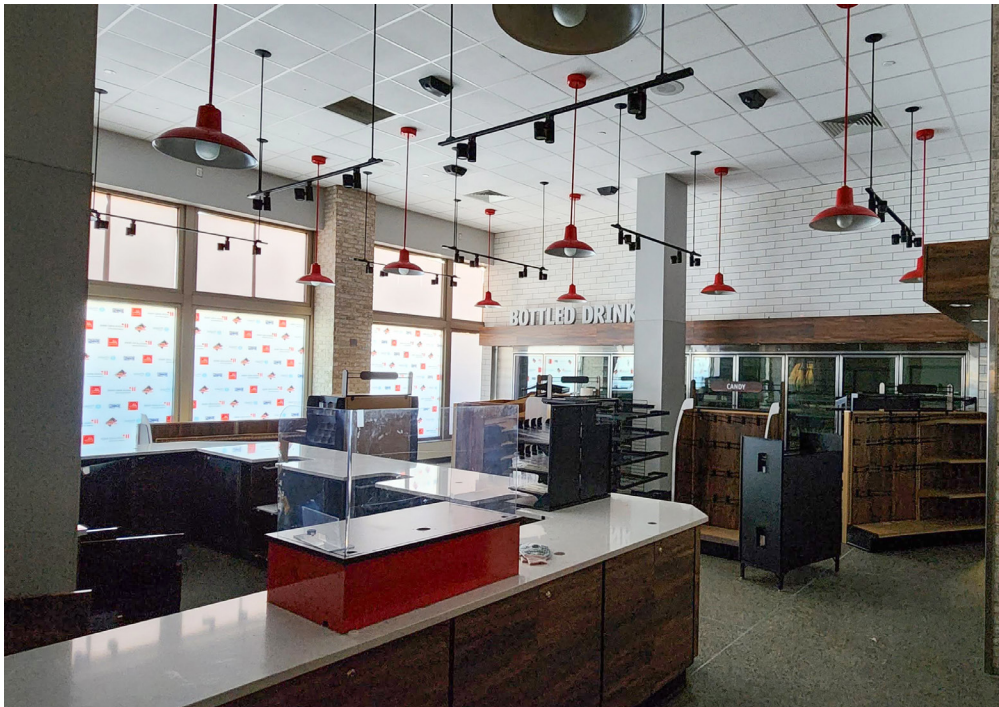
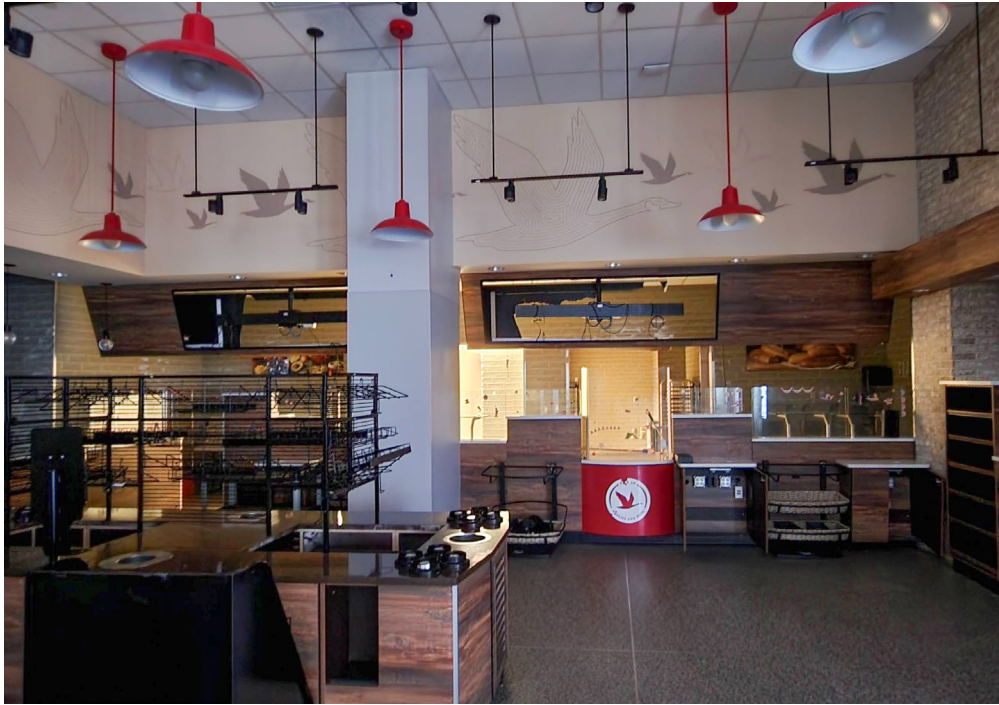
14TH ST, NW

7 ELEVEN













## WASHINGTON, DC

### DEMOGRAPHIC PROFILE (2024)

1400 Irving Street, NW  
1 mile ring



#### KEY FACTS

92,038

Population

33.3

Median Age

45,506

Households

#### EDUCATION



7%

High School Diploma



32%

Bachelor's Degree



47%

Graduate/Professional Degree

#### BUSINESS



2,881

Total Businesses



65,639

Daytime Population



355

Food Srv & Drinking Places

#### INCOME



\$121,895

Median Household Income

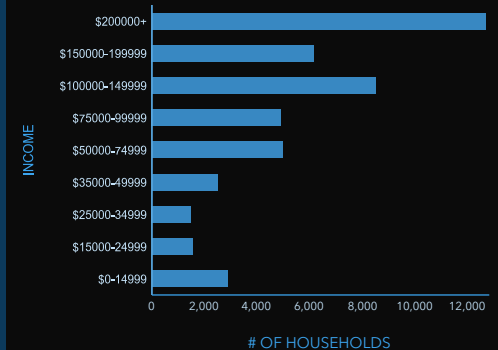


\$86,932

Per Capita Income

\$175,592

AVERAGE HH INCOME (\$)



#### TAPESTRY SEGMENTS



3C

Trendsetters

20,608 (45.3%) 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.



3A

Laptops and Lattes

15,458 (34.0%) 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. 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.



3B

Metro Renters

6,560 (14.4%) 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.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- 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.



### Please Contact

Rich Amsellem  
240.437.3502  
ramsellem@hrretail.com

Spencer Ward  
240.482.3614  
sward@hrretail.com

3 Bethesda Metro Center,  
Suite 620  
Bethesda, MD 20814  
301.656.3030