



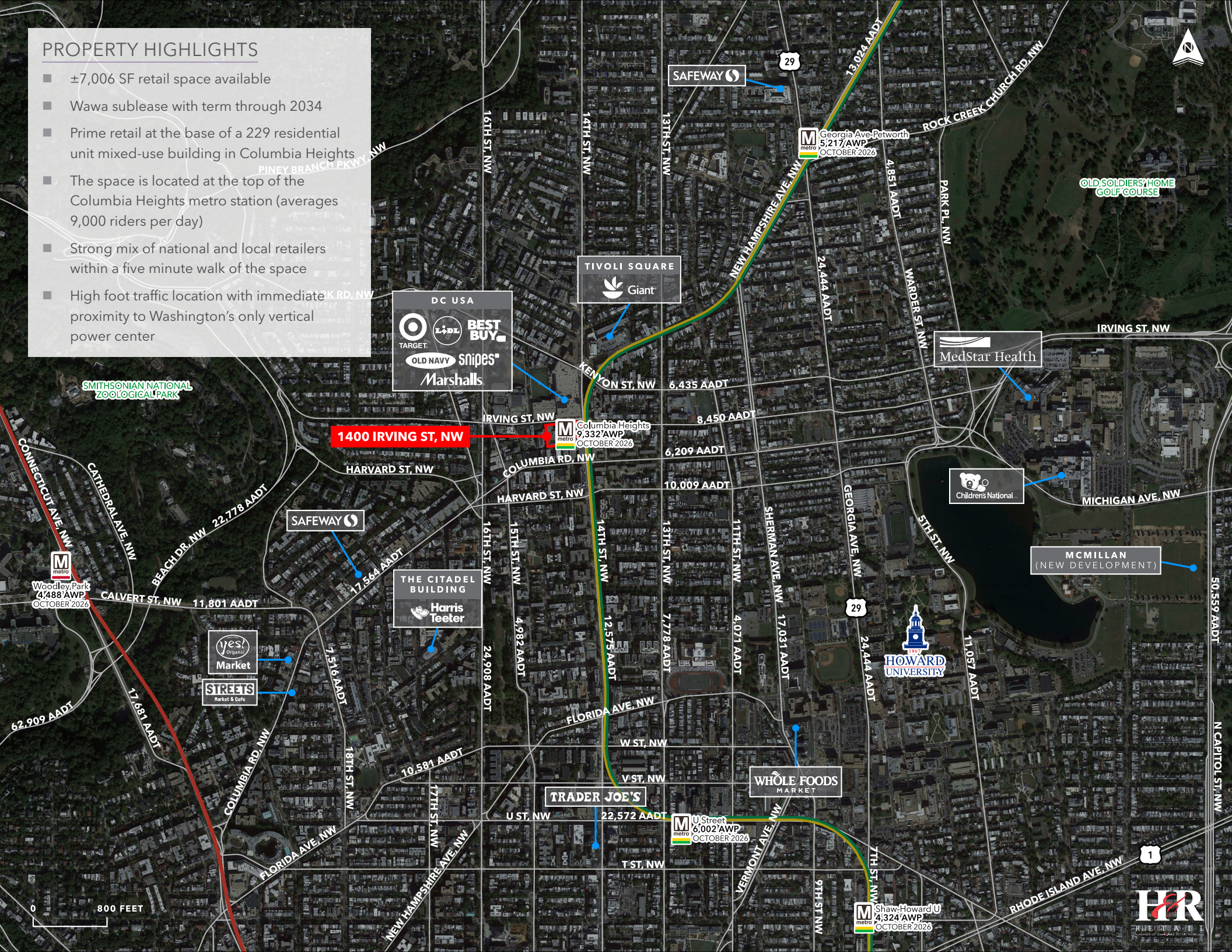
1400 IRVING STREET, NW

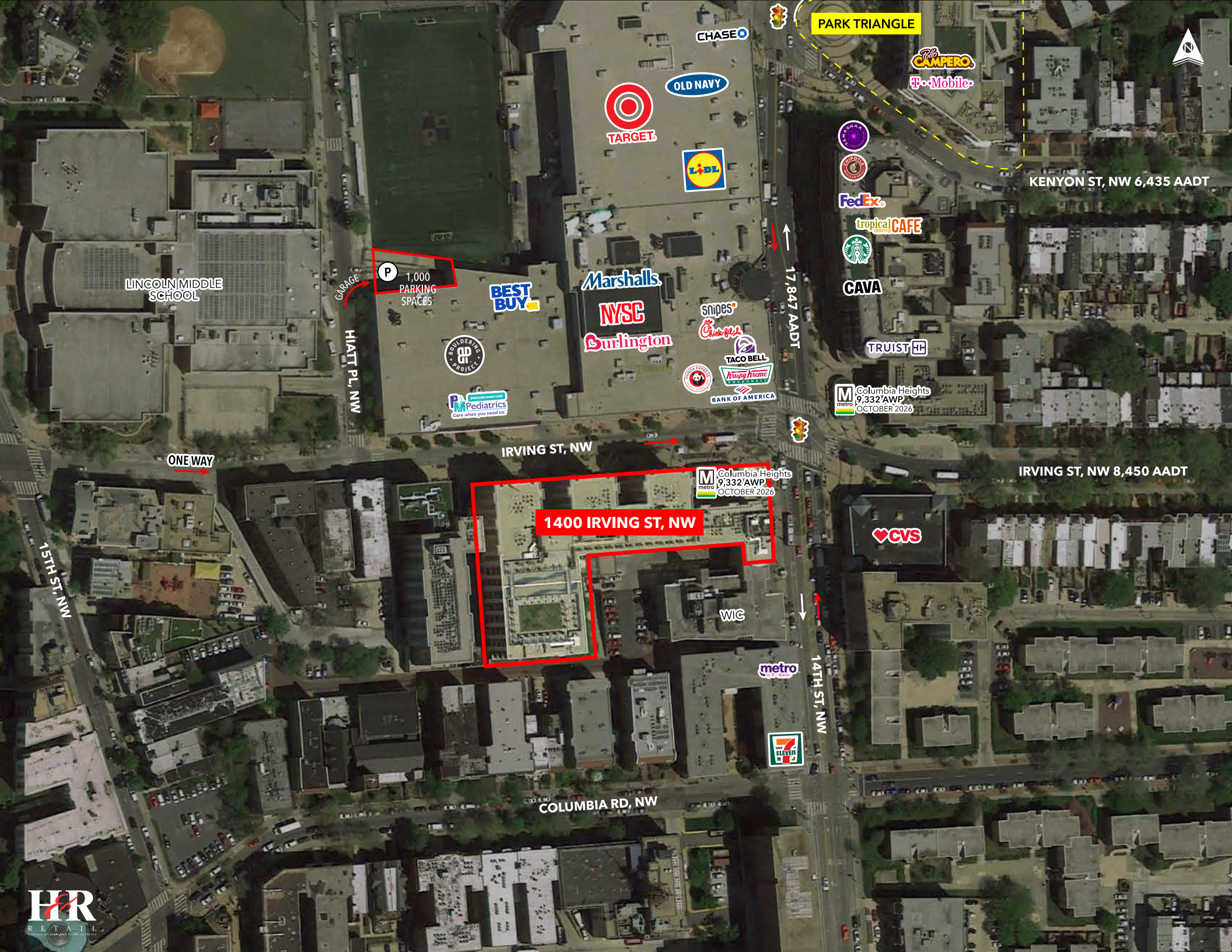
COLUMBIA HEIGHTS, WASHINGTON, DC 20010

**7,006 SF
FORMER WAWA
AVAILABLE**

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





PARK TRIANGLE



KENYON ST, NW 6,435 AADT

17,847 AADT

IRVING ST, NW 8,450 AADT

1400 IRVING ST, NW

Columbia Heights
9,332 AWP
OCTOBER 2026

WIC

metro

14TH ST, NW

COLUMBIA RD, NW

LINCOLN MIDDLE SCHOOL

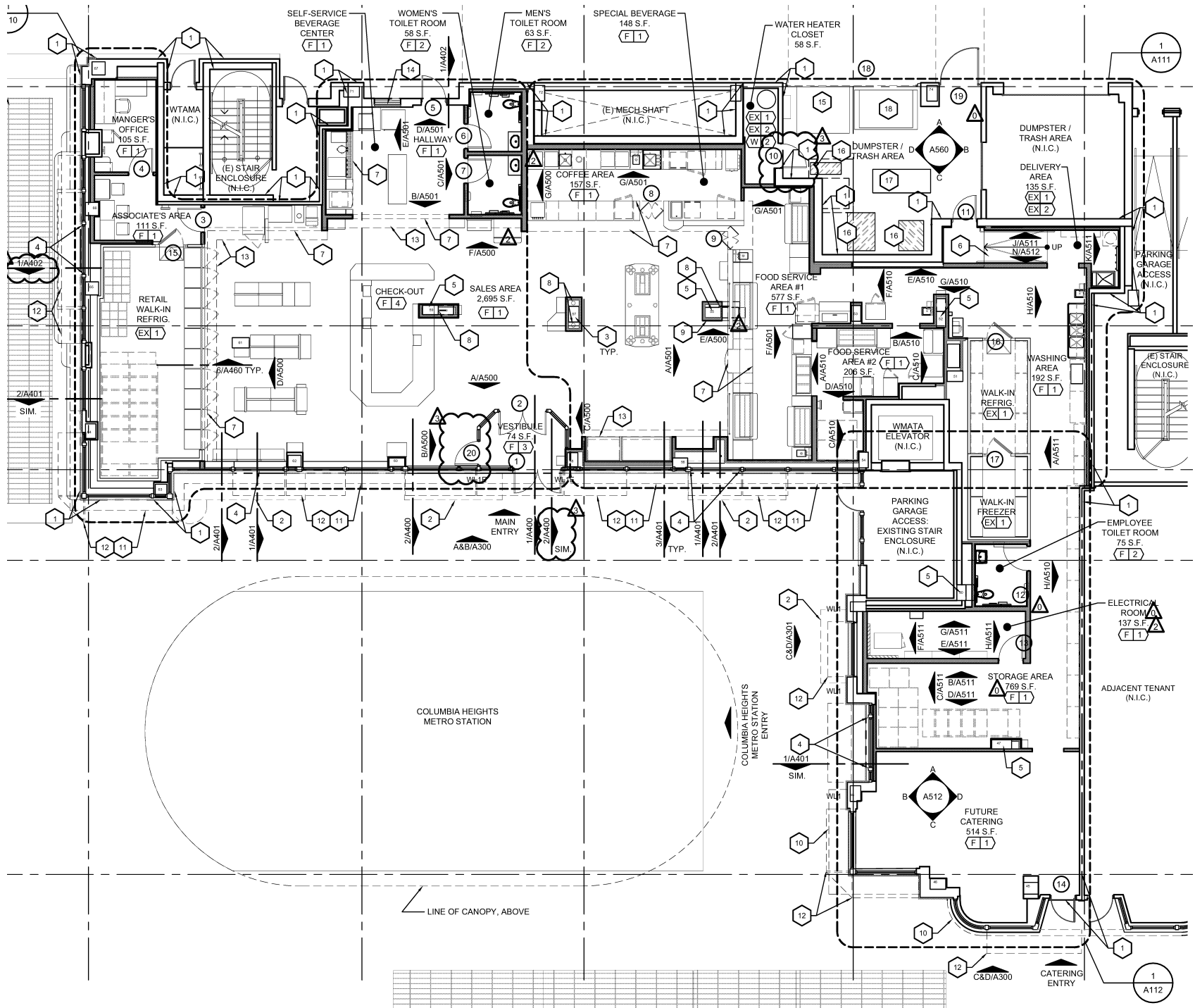
GARAGE

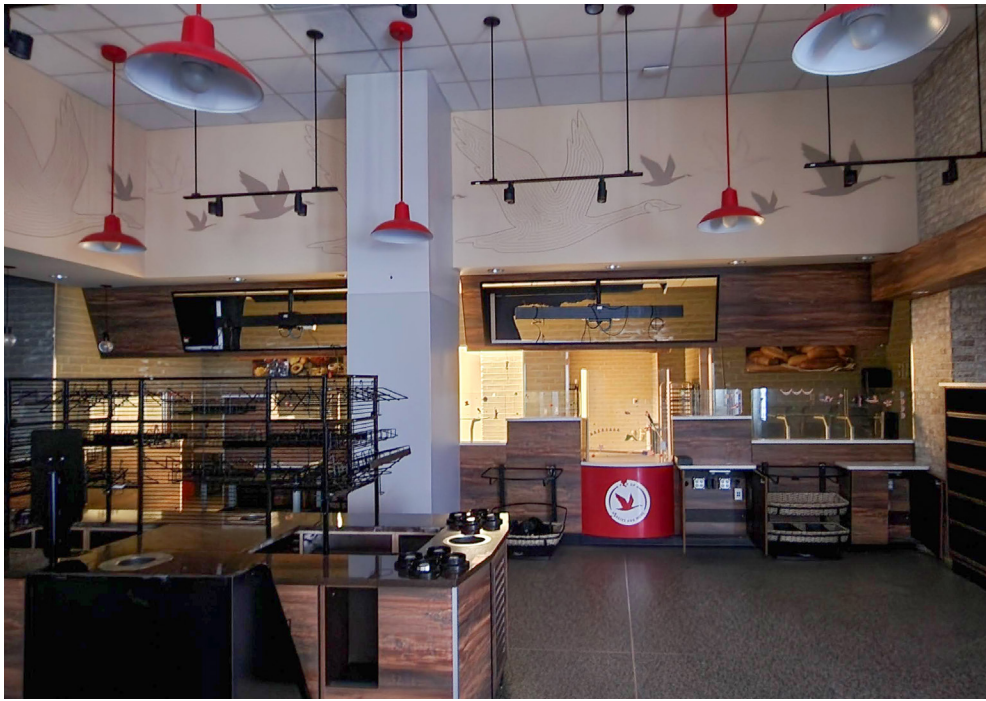
HIATT PL, NW

ONE WAY

15TH ST, NW

HR
RETAIL



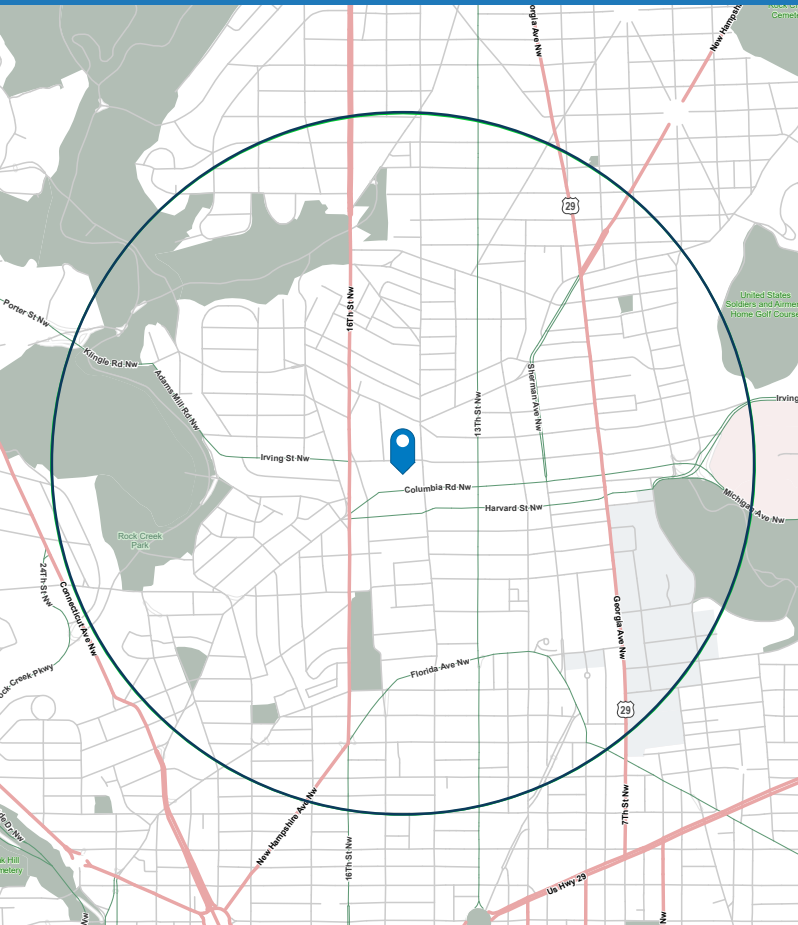




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2026)

1400 Irving Street, NW
1 mile ring



KEY FACTS

92,928

Population

33.9

Median Age

47,131

Households

EDUCATION



7%

High School Diploma



34%

Bachelor's Degree



43%

Graduate/Professional Degree

INCOME



\$133,327

Median Household Income

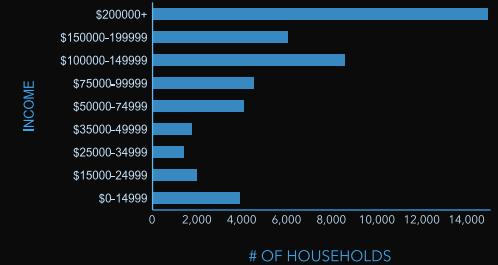


\$93,924

Per Capita Income

\$184,715

AVERAGE HH INCOME (\$)



BUSINESS



2,798

Total Businesses



70,792

Daytime Population



448

Food Srv & Drinking Places

TAPESTRY SEGMENTS

D5 Laptops and Lattes
22,200 (47.1%) 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.

- More than three out of four have a bachelor's degree or higher.
- Labor force participation is high, more than 75%.
- Salaries are the primary source of income for most households, but self-employment income and investment income complement the salaries in this market.
- Environmentally conscientious but also image-conscious; both impact their purchasing.

D4 Metro Renters
16,600 (35.2%) 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 above 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.

- Well-educated consumers, many currently enrolled in college.
- 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.

D2 Trendsetters
7,810 (16.6%) of households

These educated young singles aren't ready to settle down; they tend to 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.

- Residents are young and well educated; more than half have a bachelor's degree or more.
- Well paid, with little financial responsibility, these consumers are spenders rather than savers. They seek financial advice and are already building their stock portfolios.
- Image is important to these consumers. They use the internet to keep up with the latest styles and trends and shop around for good deals.
- 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.



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