

AdMo

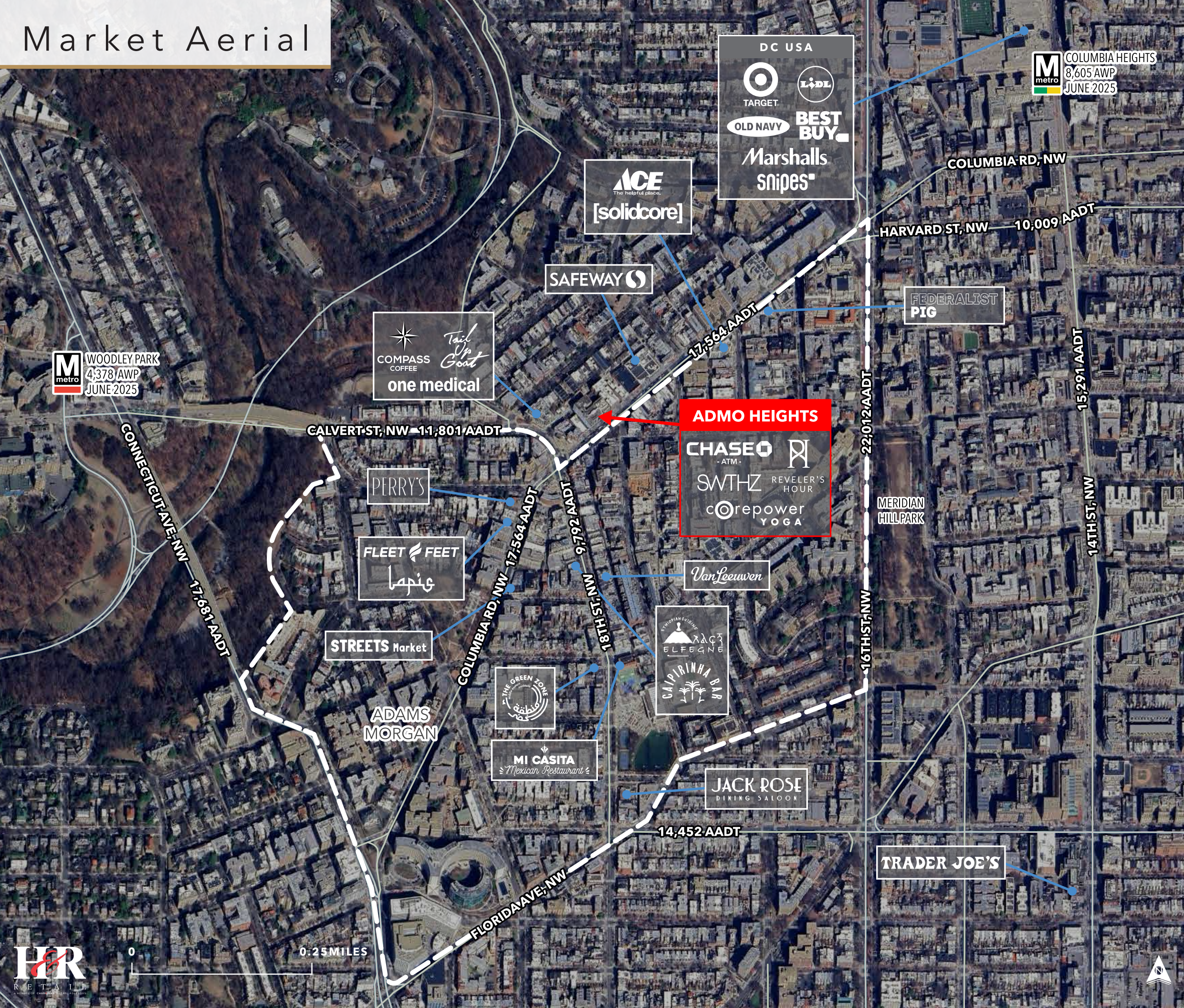
HEIGHTS

1777 COLUMBIA RD NW, WASHINGTON, DC 20009

HR
RETAIL
A MEMBER OF CHARTERED REAL ESTATE



Market Aerial

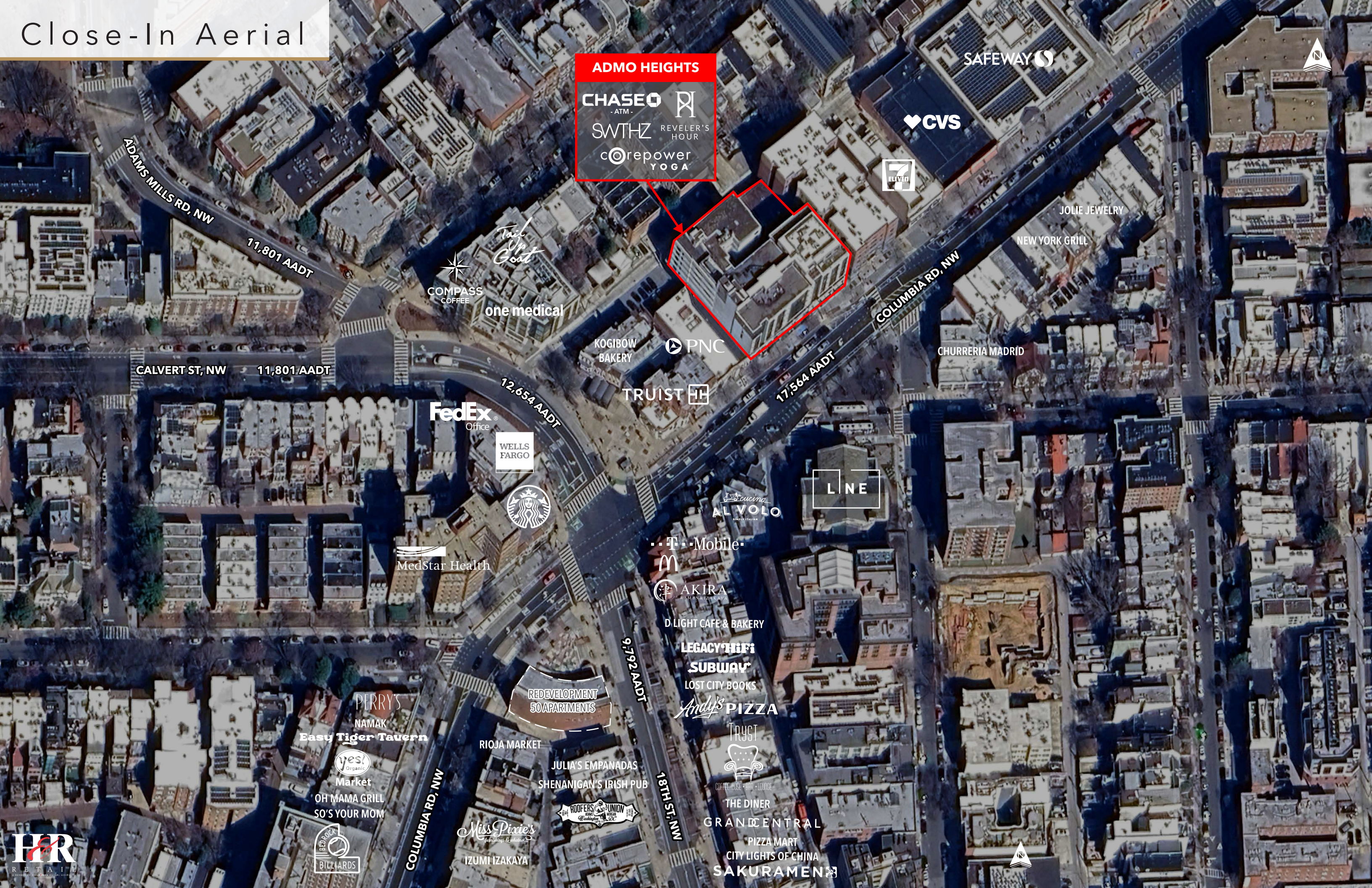


ADAMS MORGAN is one of Washington, D.C.'s most vibrant and eclectic neighborhoods, celebrated for its dynamic blend of culture, nightlife, and community. With consistently high foot traffic, it attracts both locals and visitors seeking distinctive retail and dining experiences.

PROPERTY HIGHLIGHTS

- 80 luxury apartments
- Great neighborhood restaurant co-tenancy including Tail Up Goat, Reveler's Hour, Compass Coffee, and Al Volo
- Direct visibility to Columbia Road
- Easy access to trash and loading at the rear of the premises

Close-In Aerial



ADMO HEIGHTS

CHASE
- ATM -



SWTHZ

REVELER'S
HOUR

c@repower
YOGA

SAFEWAY

CVS



JOLIE JEWELRY

NEW YORK GRILL

ADAMS MILLS RD, NW

11,801 AADT



Tail
Up
Goat

one medical

KOGIBOW
BAKERY



TRUIST



COLUMBIA RD, NW

17,564 AADT

CALVERT ST, NW

11,801 AADT

FedEx
Office

WELLS
FARGO



MedStar Health

AL VOLO
SIMPLY ITALIAN

LINE

T-Mobile



AKIRA
RAMEN & SUSHI

D LIGHT CAFE & BAKERY

LEGACY TIFI

SUBWAY

LOST CITY BOOKS

Andy's PIZZA

TRUST



COFFEEHOUSE • BAKERY • LOUNGE

THE DINER

GRAND CENTRAL

PIZZA MART

CITY LIGHTS OF CHINA

SAKURAMEN

PERRY'S

NAMAK

Easy Tiger Tavern



Market

OH MAMA GRILL

SO'S YOUR MOM



REDEVELOPMENT
50 APARTMENTS

RIOJA MARKET

JULIA'S EMPANADAS

SHENANIGAN'S IRISH PUB



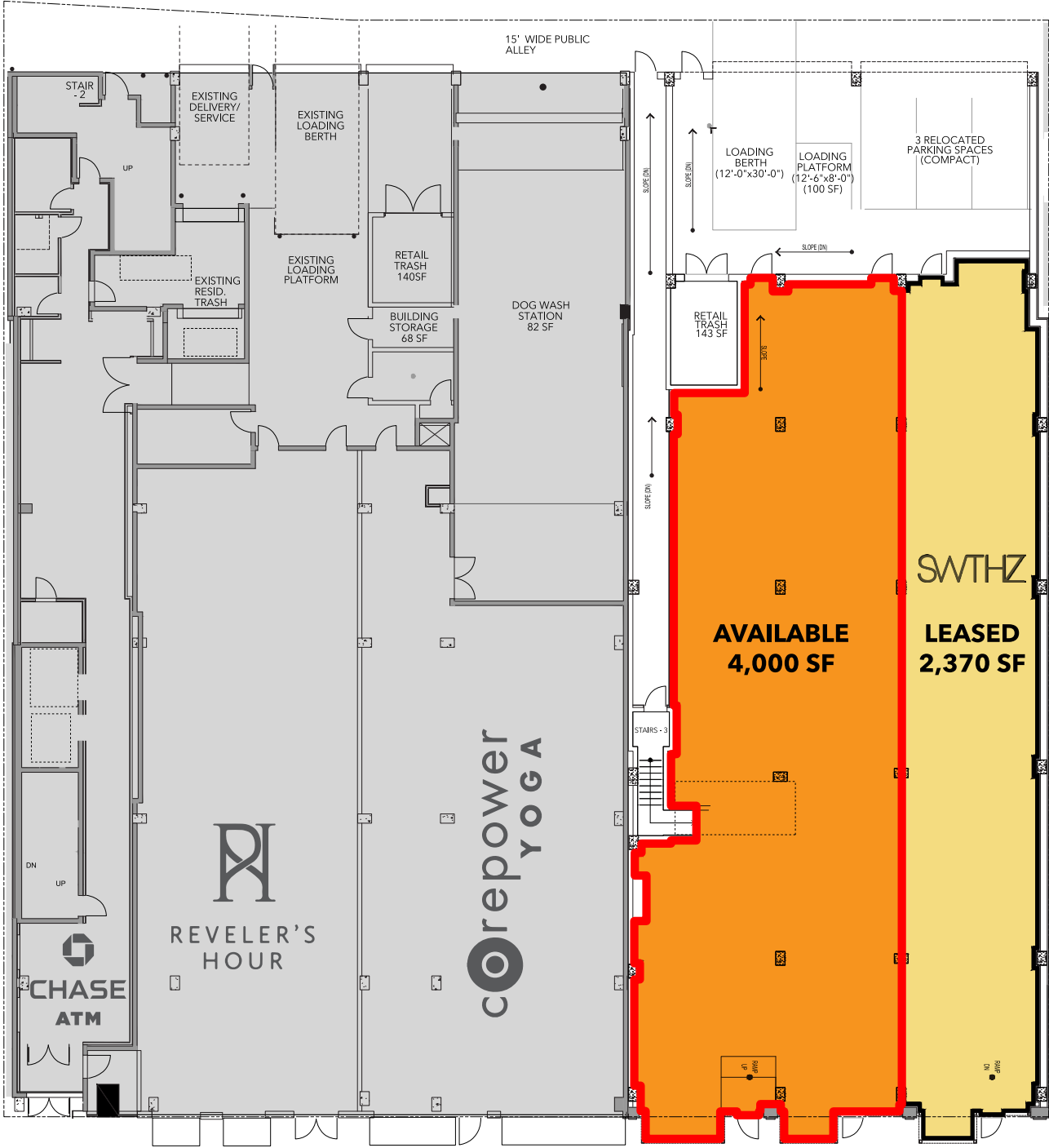
Miss Pixies

IZUMI IZAKAYA

9,792 AADT

18TH ST, NW

Site Plan



COLUMBIA RD, NW

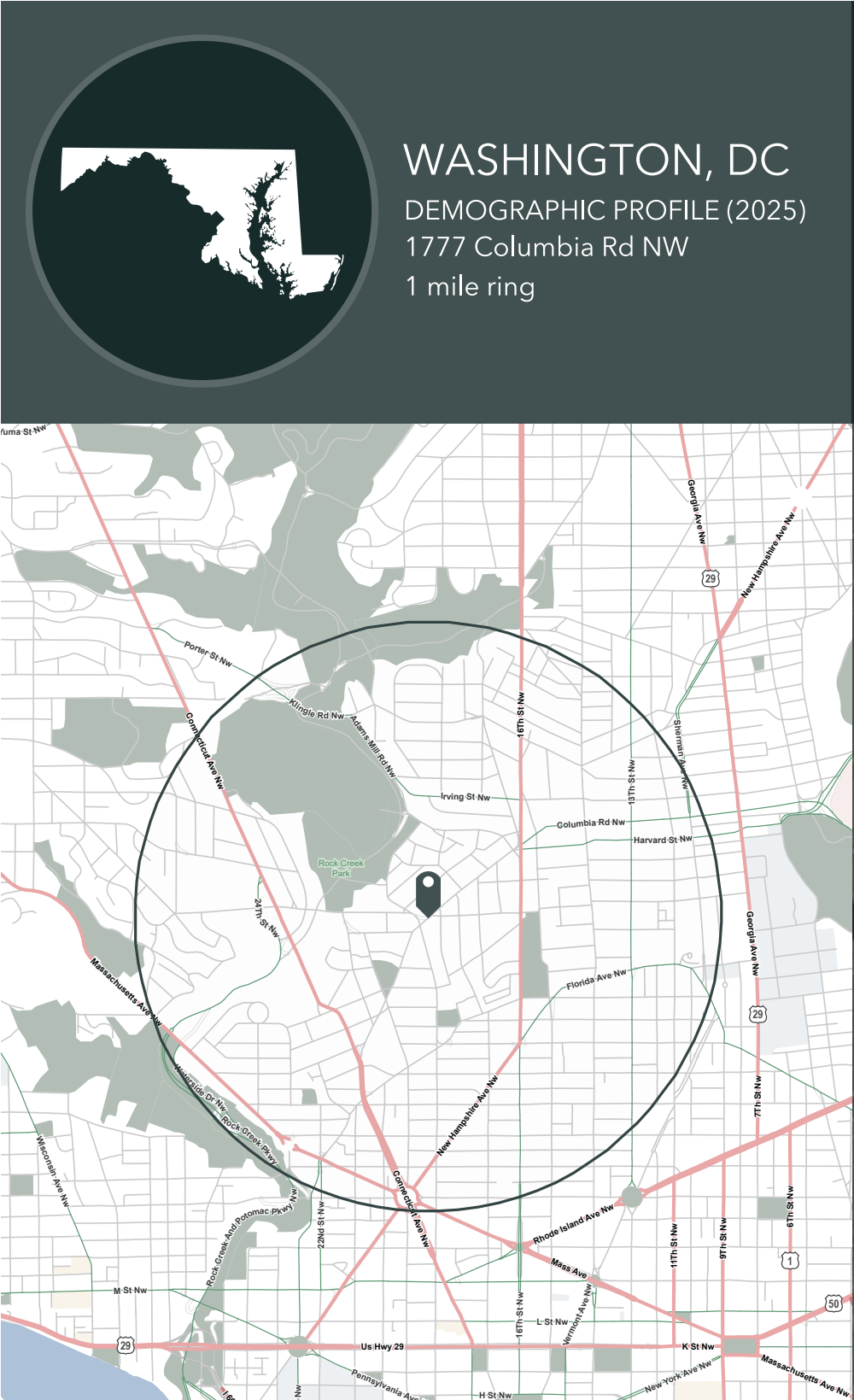
Site Plan Key

Available Leased Phase I



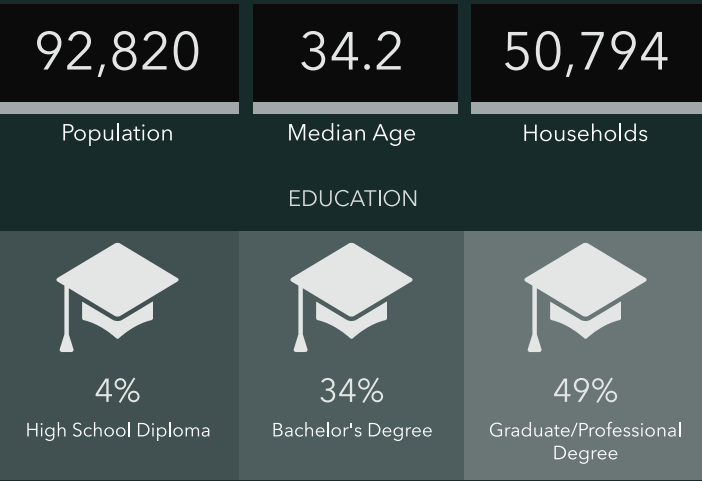
Demographic & Psychographic Profile

2025 and 2030 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.92344/ -77.04211

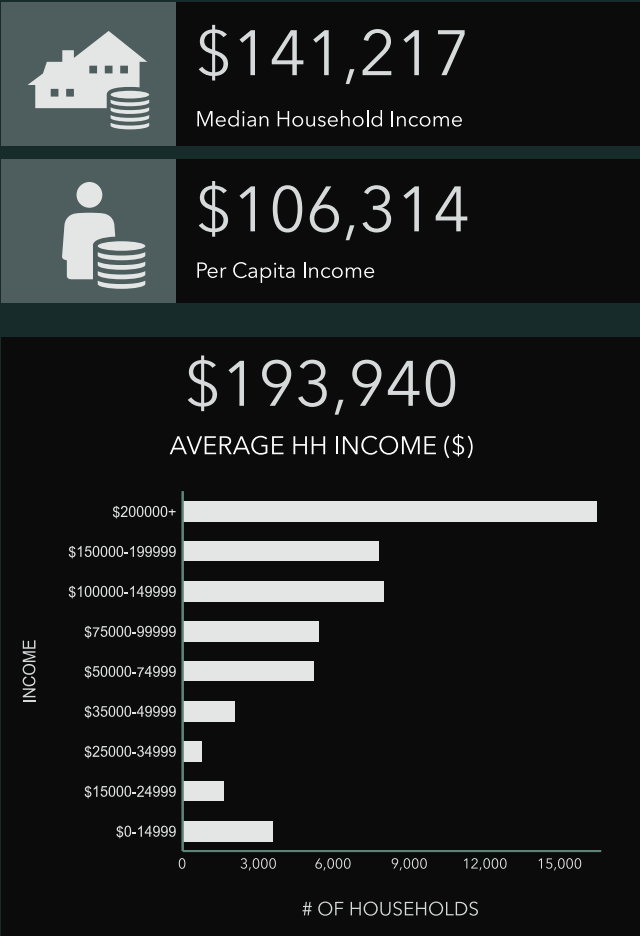


WASHINGTON, DC
DEMOGRAPHIC PROFILE (2025)
1777 Columbia Rd NW
1 mile ring

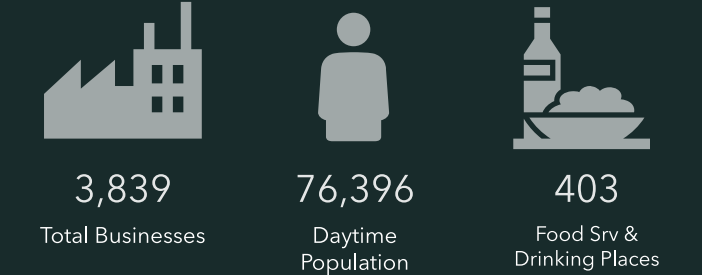
KEY FACTS



INCOME



BUSINESS



TAPESTRY SEGMENTS

3A Laptops and Lattes
24,200 (45.7%) of households

These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950. This is the most expensive market to rent or own housing relative to typical incomes. Commutes are often long; this segment ranks the highest for remote working.

- Consumers tend to shop online for clothing, groceries, household essentials, and other goods.
- Residents spend money on travel, entertainment, fine dining, and fashion.
- They frequently listen to podcasts, buy physical books, and follow news websites, and they tend to own the latest electronics and accessories.
- Residents schedule regular medical appointments, emphasize healthy eating, and integrate exercise into their routines.

3B Metro Renters
22,800 (44.9%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.
- They frequently travel both domestically and internationally.

3C Trendsetters
4,773 (9.4%) of households

Nearly all residents in this segment reside in or near metropolitan areas with dense urban populations exceeding 2.5 million. Half of the segment is aged 25 to 44 and many are unmarried. Bachelor's and graduate degrees are common, and most have completed at least some college education. More than a quarter of the population was born outside the U.S., with many having immigrated in the last decade. Many are employed in professional jobs in industries like technology, health care, and education. Some work from home. Most homes are rented, many in multiunit structures. Of the homes that are owned, nearly three-quarters are valued over \$500,000. Over half of workers have lengthy commutes of at least 30 minutes, and use of public transportation is common.

- Digital payment services and online transactions, including ride share and food delivery apps, are widely used.
- They tend to purchase imported beer, organic and natural products, and nondairy milk. Many adhere to specific diets, such as vegetarianism.
- Nearly all households own a computer, often essential for work.
- Residents tend to incorporate exercise into their daily routine. They often engage with their communities through fundraising, local politics, and other activities.

	.25 MILE	.5 MILE	1 MILE
POPULATION			
2000 Total Population	8,020	25,537	81,221
2010 Total Population	8,134	26,126	83,546
2025 Total Population	8,811	27,936	92,820
2030 Total Population	8,490	27,521	92,050
2025-2030 Annual Rate	-0.74%	-0.30%	-0.17%
Median Age	34.2	34.2	34.2

HOUSEHOLDS			
2000 Households	4,512	13,628	40,767
2010 Households	4,724	14,278	43,979
2025 Households	5,212	16,020	50,794
2030 Households	5,109	16,073	51,467
2025 Average Household Size	1.67	1.73	1.78

INCOME			
2025 Average Household Income	\$188,838	\$188,590	\$193,940
2025 Median Household Income	\$153,007	\$147,922	\$141,217
2025 Per Capita Income	\$112,299	\$108,651	\$106,314

2025 POPULATION BY RACE/ETHNICITY			
White Alone	64.1%	60.6%	56.8%
Black Alone	10.0%	13.1%	15.0%
American Indian/Alaskan Native Alone	0.6%	0.6%	0.7%
Asian Alone	7.4%	6.6%	7.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	6.4%	7.3%	8.8%
Two or More Races	11.4%	11.7%	11.2%
Hispanic Origin (Any Race)	16.2%	17.2%	18.6%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	6,288	47,453	83,529
Less than 9th Grade	2.6%	1.4%	1.6%
9th - 12th Grade, No Diploma	4.3%	3.1%	3.2%
High School Graduate	22.4%	20.7%	21.3%
GED/Alternative Credential	3.8%	2.9%	3.0%
Some College, No Degree	15.5%	16.4%	16.6%
Associate Degree	10.4%	9.8%	9.7%
Bachelor's Degree	22.8%	25.7%	26.0%
Graduate/Professional Degree	18.3%	20.0%	18.7%

BUSINESS			
Total Business	420	939	3,839
Total Employees	3,257	7,139	35,422
Employee/Residential Population Ratio	0.370:1	0.260:1	0.380:1



ADMO HEIGHTS
1777 COLUMBIA ROAD, NW

For retail leasing information, please contact:

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