



1629 K STREET NW

WASHINGTON, DC 20006

DAVIS BUILDING

1629

RESTAURANT

FOR LEASE
2,074 SF

FOR LEASE
2,074 SF

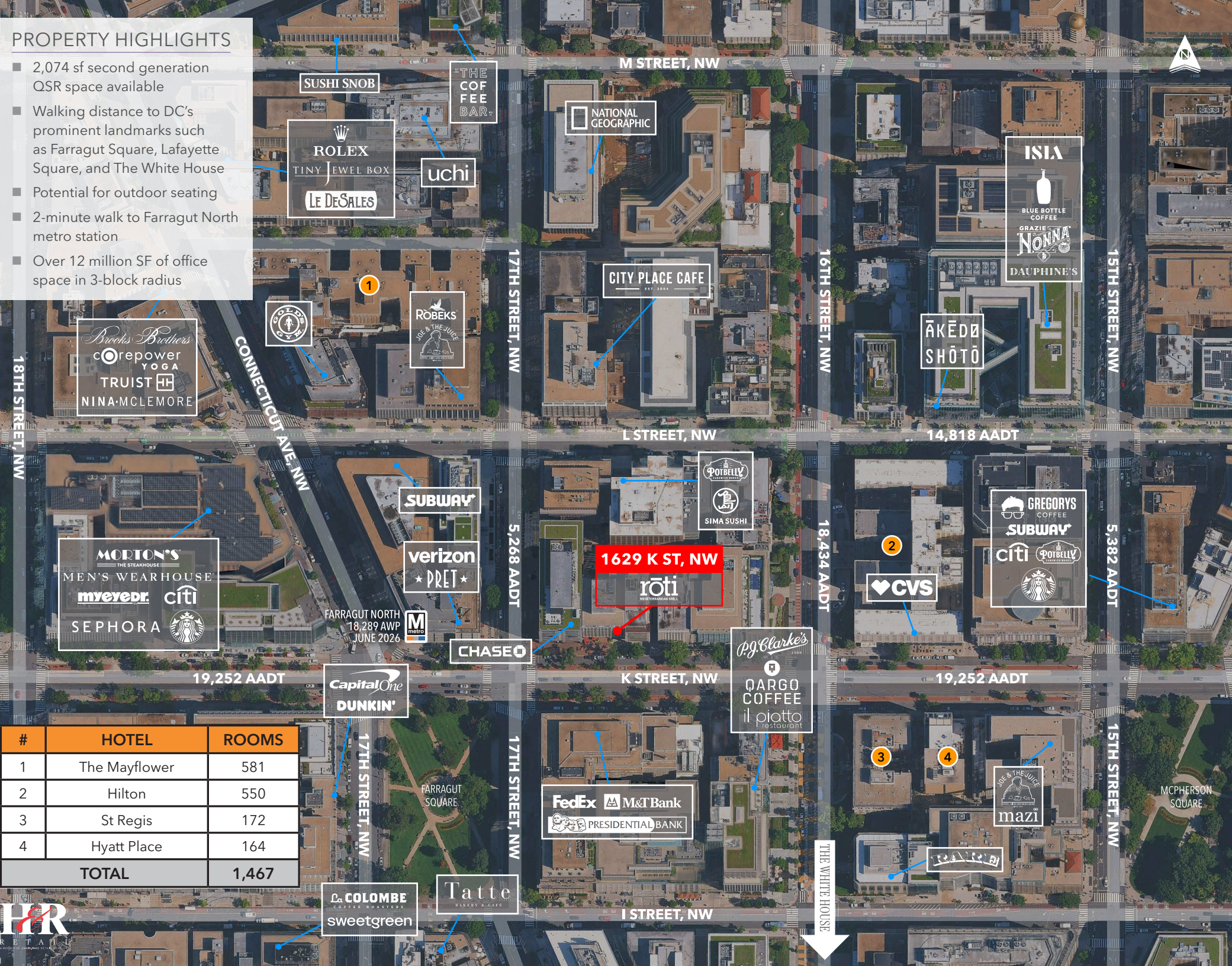
1627

2,074 SF Second Generation QSR

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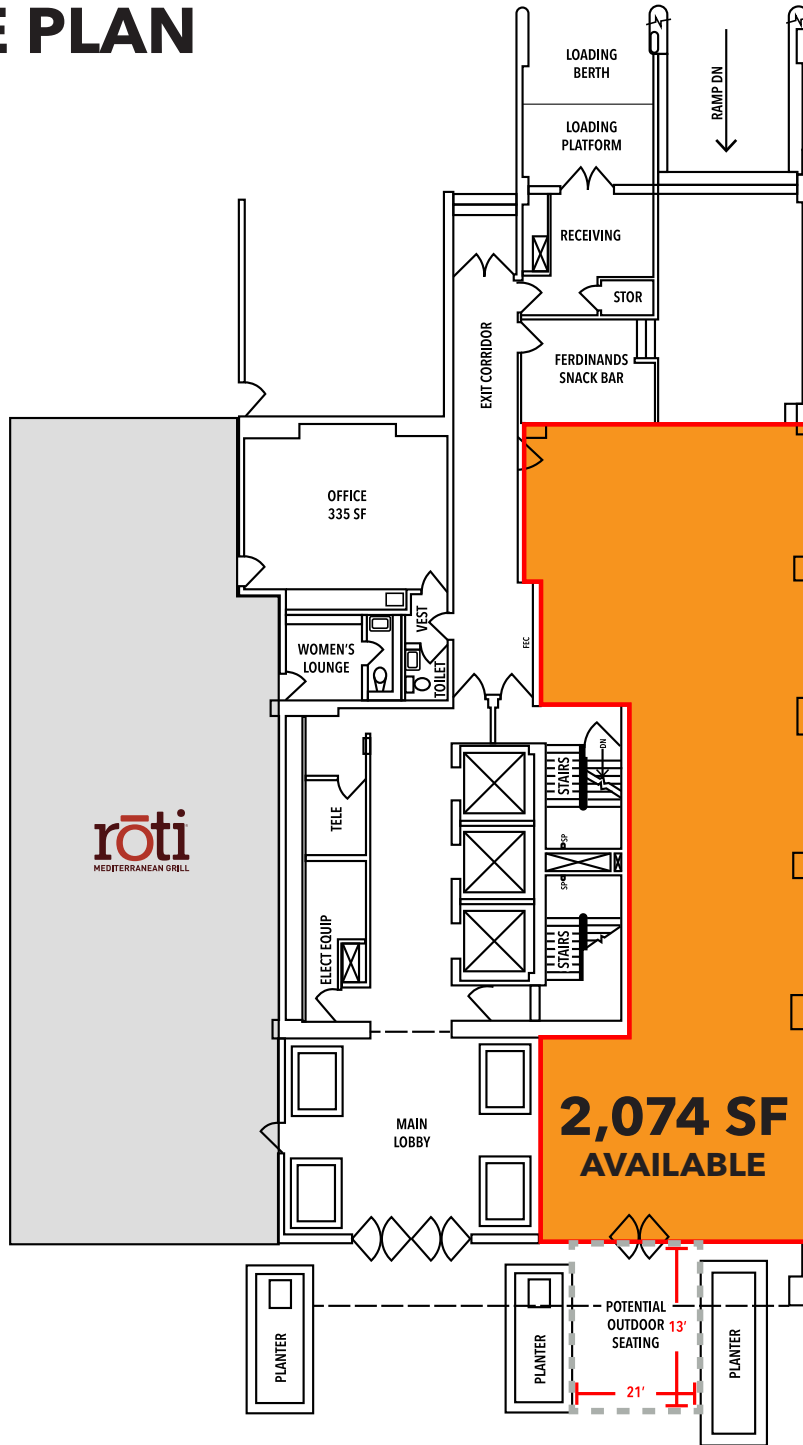
PROPERTY HIGHLIGHTS

- 2,074 sf second generation QSR space available
- Walking distance to DC's prominent landmarks such as Farragut Square, Lafayette Square, and The White House
- Potential for outdoor seating
- 2-minute walk to Farragut North metro station
- Over 12 million SF of office space in 3-block radius



#	HOTEL	ROOMS
1	The Mayflower	581
2	Hilton	550
3	St Regis	172
4	Hyatt Place	164
TOTAL		1,467

SITE PLAN



K STREET, NW

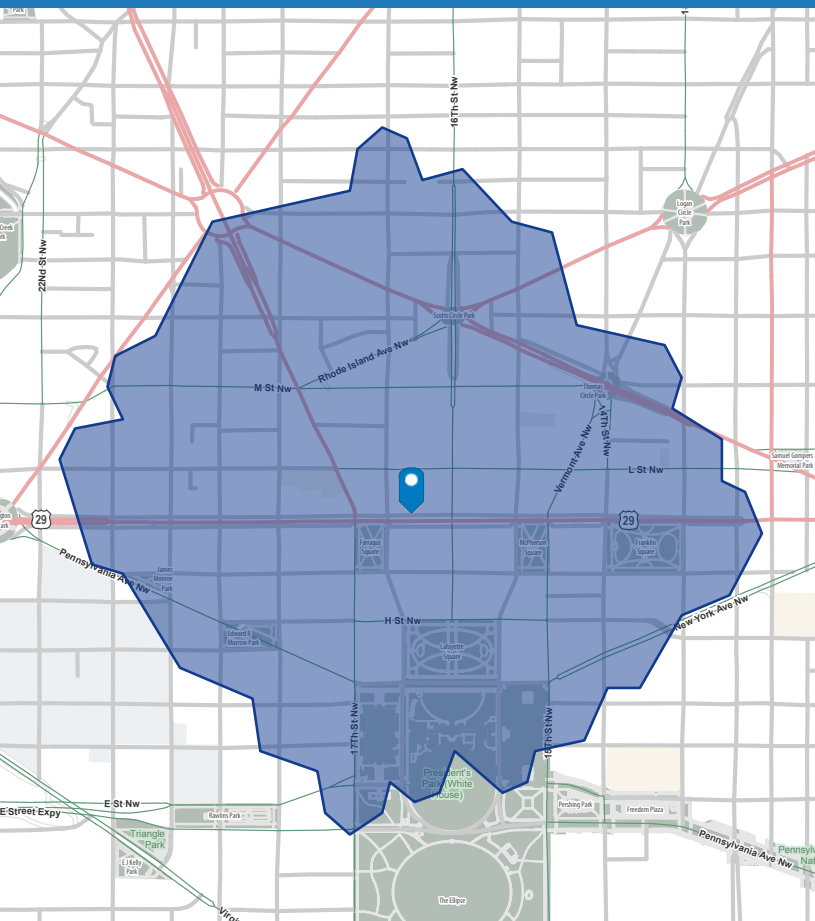




WASHINGTON, DC

DEMOGRAPHIC PROFILE (2025)

1629 K St NW
10 minute walk time



KEY FACTS

6,973

Population

32.7

Median Age

4,806

Households

EDUCATION



2%

High School Diploma



37%

Bachelor's Degree



57%

Graduate/Professional Degree

BUSINESS



8,670

Total Businesses



134,845

Daytime Population



268

Food Srv & Drinking Places

INCOME



\$121,763

Median Household Income

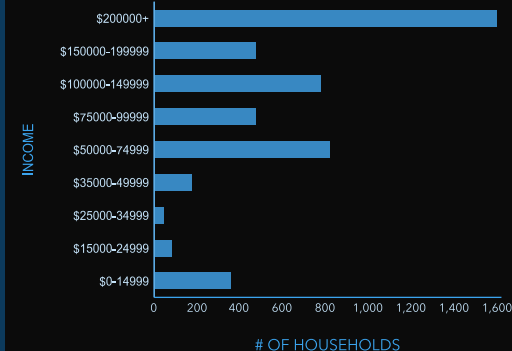


\$118,034

Per Capita Income

\$171,244

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

Metro Renters (D4)

4,446 (92.5%) 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.

Laptops and Lattes (D5)

358 (7.4%) 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.



Please contact

Bryan Davis
240.482.3612
bdavis@hrretail.com

Sebastian Restifo
240.482.3602
srestifo@hrretail.com

David Ward
240.482.3617
dward@hrretail.com

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