

1316
9th STREET NW

Shaw
WASHINGTON, DC

streetsense.

4600 east west highway, suite 800, Bethesda, MD 20814

2 BLOCKS FROM
WASHINGTON
CONVENTION CENTER



Current Storefront

SITE DETAILS

- Located within 2 blocks of Convention Center, Mt Vernon Sq-Convention Center Metro Station, Marriott Marquis Convention Center Hotel (under construction; opening Spring 2014)
- 2,100sf with 18ft frontage including garage with two automatic roll down doors
- Asking \$38NNN
- Fully renovated as part of redevelopment/ addition of 4 residential (condo) units & 1 office unit upstairs
- Exhaust Shaft (currently not lined) in place through roof
- 400 amp electric service
- 15 ton gas-fired HVAC unit

NEIGHBORHOOD
RESTAURANTS
INCLUDE



DEMOGRAPHICS

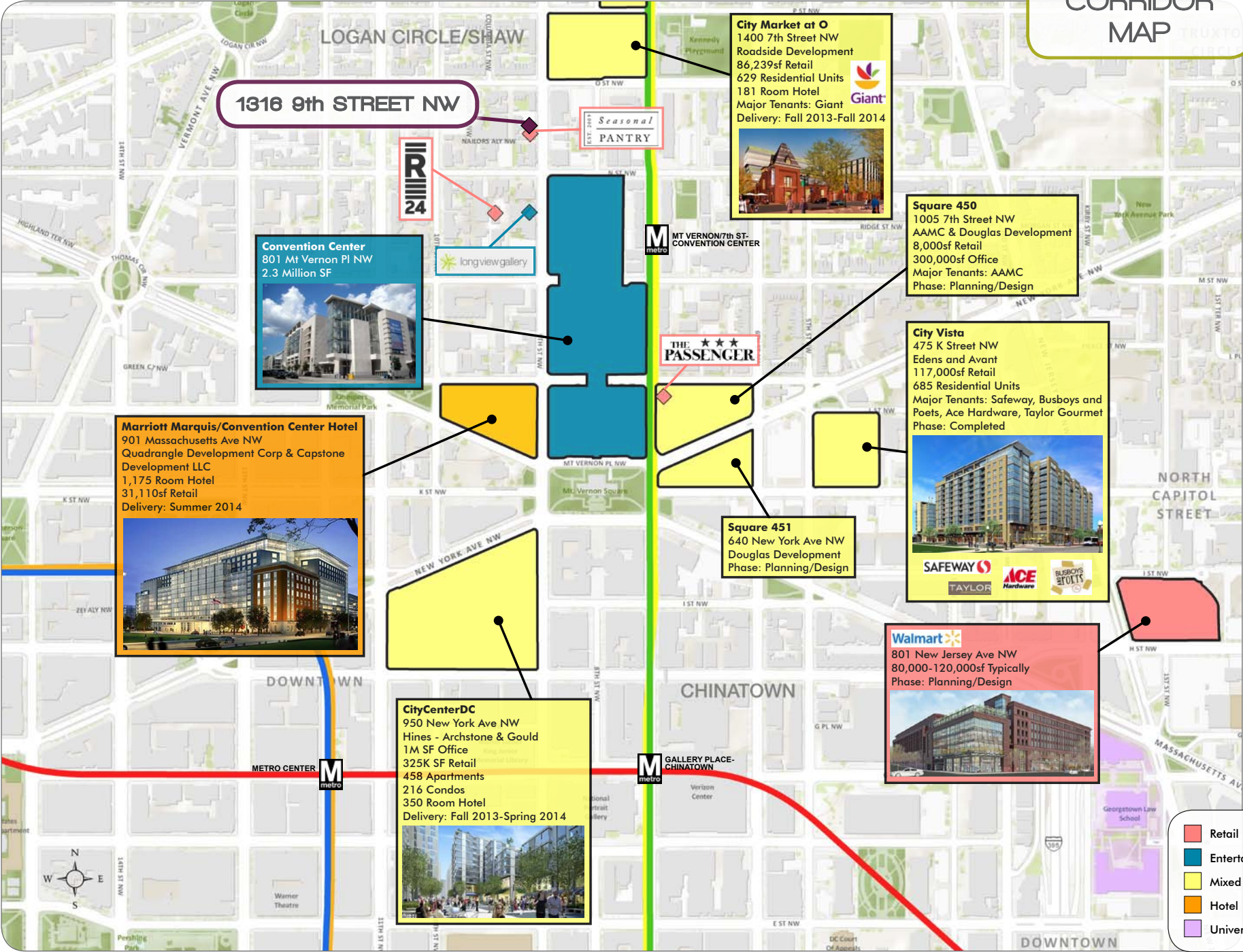
	.25 MILE	.5 MILE	.75 MILE	1 MILE
OFFICE POPULATION	1,485	15,857	88,765	182,779

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CORRIDOR MAP




1316 9th STREET NW

City Market at O
 1400 7th Street NW
 Roadside Development
 86,239sf Retail
 629 Residential Units
 181 Room Hotel
 Major Tenants: Giant
 Delivery: Fall 2013-Fall 2014



Convention Center
 801 Mt Vernon Pl NW
 2.3 Million SF



Square 450
 1005 7th Street NW
 AAMC & Douglas Development
 8,000sf Retail
 300,000sf Office
 Major Tenants: AAMC
 Phase: Planning/Design

Marriott Marquis/Convention Center Hotel
 901 Massachusetts Ave NW
 Quadrangle Development Corp & Capstone Development LLC
 1,175 Room Hotel
 31,110sf Retail
 Delivery: Summer 2014



THE PASSENGER

City Vista
 475 K Street NW
 Edens and Avant
 117,000sf Retail
 685 Residential Units
 Major Tenants: Safeway, Busboys and Poets, Ace Hardware, Taylor Gourmet
 Phase: Completed



SAFeway ACE Hardware BUSBOYS & POETS TAYLOR

Square 451
 640 New York Ave NW
 Douglas Development
 Phase: Planning/Design

Walmart
 801 New Jersey Ave NW
 80,000-120,000sf Typically
 Phase: Planning/Design

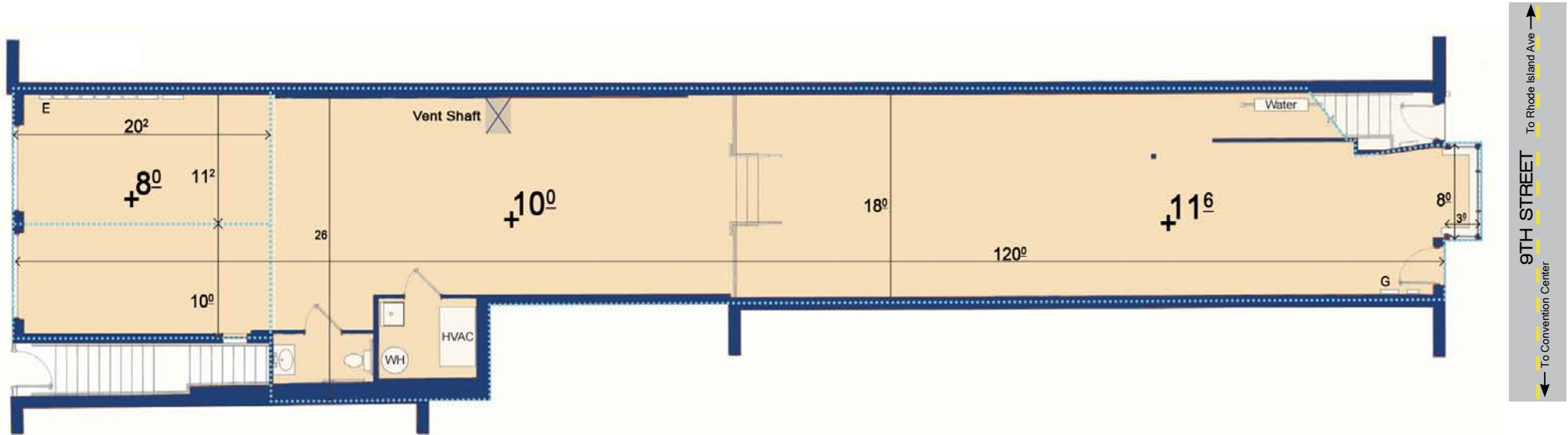


CityCenterDC
 950 New York Ave NW
 Hines - Archstone & Gould
 1M SF Office
 325K SF Retail
 458 Apartments
 216 Condos
 350 Room Hotel
 Delivery: Fall 2013-Spring 2014



- Retail
- Entertainment
- Mixed Use
- Hotel
- University

SITE PLAN



9TH STREET
To Rhode Island Ave
To Convention Center



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