

# THE SHOPS AT PROGRESSION Place

7th Street NW between  
S & T Streets  
WASHINGTON, DC

**streetsense.**  
4600 east west highway, suite 800, bethesda, md 20814

19,000 SF OF  
NEW RETAIL  
DIRECTLY ADJACENT TO THE  
SHAW METRO STATION

## MARKET SUMMARY

Shaw is a historic, vibrant neighborhood north of Downtown DC that is experiencing tremendous growth and transformation, in part because of the presence of the state-of-the-art Washington Convention Center and the 1,167-room Marriott Marquis hotel (currently under construction). Additionally, as the former home of jazz legend Duke Ellington, the Shaw neighborhood is a historic cultural center for the District.

## SITE SUMMARY

- **Office:** 103,000sf. New national headquarters for the United Negro College Fund (50,000sf).
- **Residential:** 205 Modern, high-end rental apartments.
- **Retail:** Approx. 19,000sf of retail & restaurant space.
- **Parking:** Underground public parking available on-site.

## MARKET DETAILS

- **Howard University** - 10,594 students, over 16,000 visitors per year
- **Howard University Hospital** - Approx. 2,080 employees, over 125,000 outpatient visits annually
- **Shaw Metro** - Approx. 2,793 passengers entering per day
- **Washington Hospital Center** - Approx. 6,000 employees



[www.progressionplace.com](http://www.progressionplace.com)

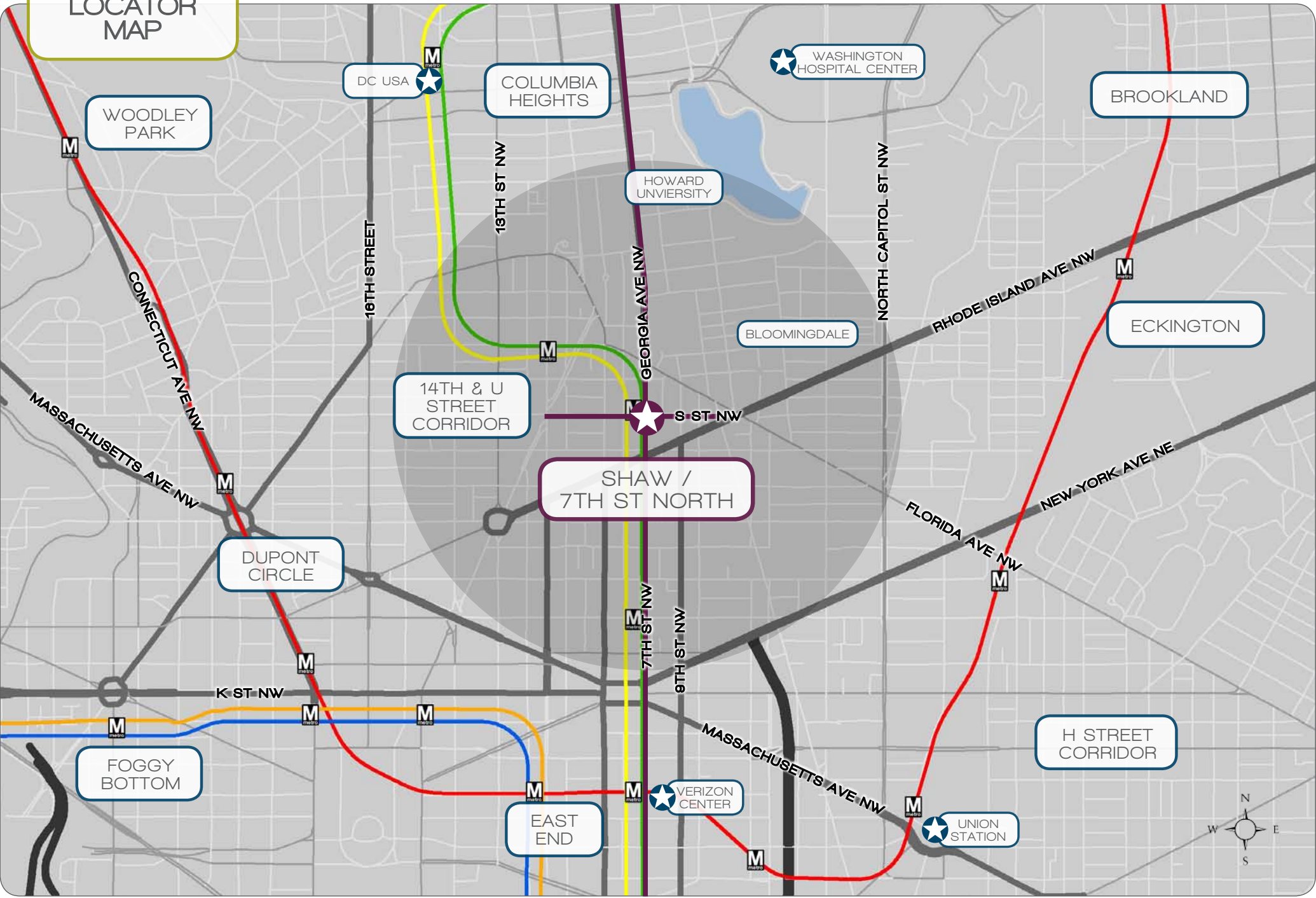
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# LOCATOR MAP



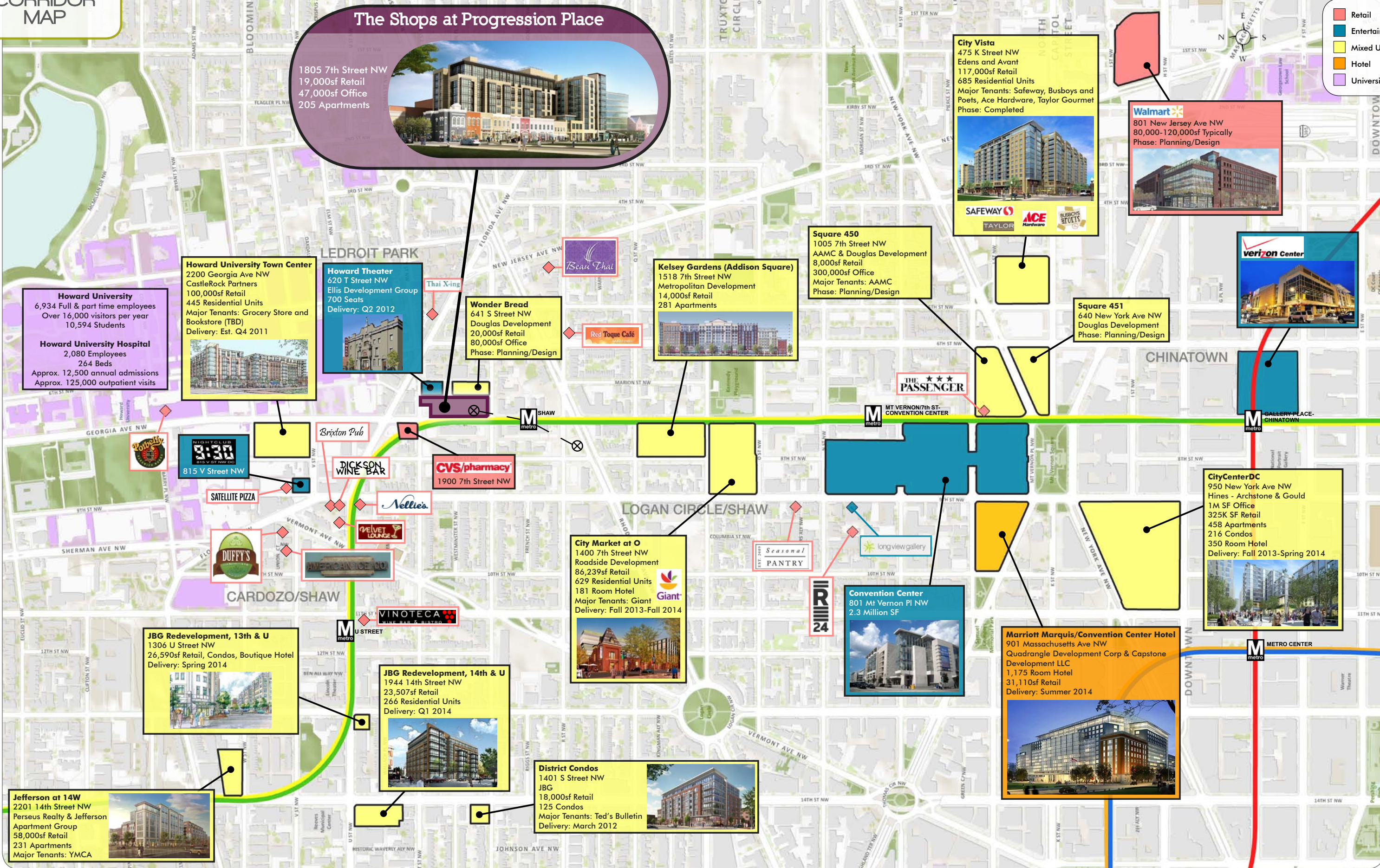
**CORRIDOR MAP**

**The Shops at Progression Place**

1805 7th Street NW  
19,000sf Retail  
47,000sf Office  
205 Apartments



- Retail
- Entertainment
- Mixed Use
- Hotel
- University



**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

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

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

**Kelsey Gardens (Addison Square)**  
1518 7th Street NW  
Metropolitan Development  
14,000sf Retail  
281 Apartments

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

**Verizon Center**

**Howard University Town Center**  
2200 Georgia Ave NW  
CastleRock Partners  
100,000sf Retail  
445 Residential Units  
Major Tenants: Grocery Store and Bookstore (TBD)  
Delivery: Est. Q4 2011

**Howard Theater**  
620 T Street NW  
Ellis Development Group  
700 Seats  
Delivery: Q2 2012

**Wonder Bread**  
641 S Street NW  
Douglas Development  
20,000sf Retail  
80,000sf Office  
Phase: Planning/Design

**Howard University**  
6,934 Full & part time employees  
Over 16,000 visitors per year  
10,594 Students

**Howard University Hospital**  
2,080 Employees  
264 Beds  
Approx. 12,500 annual admissions  
Approx. 125,000 outpatient visits

**Red Toque Café**

**8:30**  
815 V Street NW

**Brixton Pub**

**DICKSON WINE BAR**

**Nellie's**

**VELVET LOUNGE**

**DUFFY'S**

**AMERICAN ICE CO.**

**VINOTECA**

**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

**Seasonal PANTRY**

**Convention Center**  
801 Mt Vernon Pl NW  
2.3 Million SF

**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

**JBG Redevelopment, 13th & U**  
1306 U Street NW  
26,590sf Retail, Condos, Boutique Hotel  
Delivery: Spring 2014

**JBG Redevelopment, 14th & U**  
1944 14th Street NW  
23,507sf Retail  
266 Residential Units  
Delivery: Q1 2014

**District Condos**  
1401 S Street NW  
JBG  
18,000sf Retail  
125 Condos  
Major Tenants: Ted's Bulletin  
Delivery: March 2012

**Jefferson at 14W**  
2201 14th Street NW  
Perseus Realty & Jefferson  
Apartment Group  
58,000sf Retail  
231 Apartments  
Major Tenants: YMCA

**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

CLOSE-IN  
AERIAL

U ST NW

Brixton Pub

DICKSON  
WINE BAR

HOWARD  
UNIVERSITY/  
HOSPITAL

HOWARD THEATER  
RENOVATION

VELVET  
LOUNGE

Nellie's

U ST NW

5TH ST NW

4TH ST NW

VERMONT AVE NW

T ST NW

T ST NW

CVS/pharmacy

Thai X-ing

FLORIDA AVE NW

6TH ST NW

10TH ST NW

9TH ST NW

8TH ST NW

7TH ST NW

S ST NW

WONDER BREAD  
REDEVELOPMENT

The Shops at Progression Place



SHAW

NEW JERSEY AVE NW



R ST NW

WATHA T. DANIEL/SHAW  
NEIGHBORHOOD LIBRARY

R ST NW

# MERCHANDISING STRATEGY

T STREET RETAIL RENDERING

7TH STREET RETAIL RENDERING

