700 14TH STREET NW
WASHINGTON, DC

1,579 SF
available retail space

$48.50 NNN PSF
with an estimated $20.25 PSF in CAM/Taxes

East End

Located directly east from **The White House**, the East End is a bustling neighborhood filled with numerous offices, hotels, and restaurants. Additional significant attractions include **Ford's Theatre**, the **Old Ebbit Grill**, **The Hamilton** and the **National Theatre**.

EAST END BY THE NUMBERS

8,805
hotel rooms

200,000
daily employees

24,000
average daily riders at Metro Center

96
walk score

NEIGHBORHOOD

macy's

OLD EBBITT GRILL

pleasant pops

SUSHI GAKYU

OCEAN PRIME
FISH · STEAKS · COCKTAILS

WELLS FARGO

STARBUCKS COFFEE

WILLARD INTERCONTINENTAL WASHINGTON DC

Bill Miller
202.333.0339
bill@millerwalker.com

MILLER WALKER
RETAIL REAL ESTATE

Alex Walker
202.333.0079
alex@millerwalker.com

2715 M STREET, NW • SUITE 200 • WASHINGTON, DC 20007 • 202.333.0303 • www.MILLERWALKER.com

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FIRST FLOOR
New York Avenue
LOBBY
SUSHI GAKYU
1,579 SF Available
Main Lobby
14th Street
G Street
AAA
STARBUCKS COFFEE

700 14th Street, NW
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

NW

DOWNTOWNDC

DOWTOWNDC IS A MAJOR OFFICE, SHOPPING, DINING, CULTURAL, AND ENTERTAINMENT CENTER IN DC.

DowntownDC's shopper goods retail offerings total 700,000 SF today. In the next four years, DowntownDC will add 400,000 SF as 555 12th Street leases up and projects at 600 Massachusetts Avenue, Capitol Crossing (three city blocks), CityCenterDC Phases II & III, and Anthem Row come online.

LUXURY RETAILERS

- Alexis Bittar
- Arc'teryx
- Burberry
- Carolina Herrera
- Dior
- ERES
- The Great Republic
- Gucci
- Herman Miller
- Hermes
- Hugo Boss
- Lilith
- Longchamp
- Louis Vuitton
- Morgenthal Frederics
- Paul Stuart
- Tumi
- Vince
- Zadig & Voltaire

EVERYDAY RETAILERS

- American Apparel
- American Eagle[2]
- Ann Taylor
- Anthropologie
- Banana Republic
- Bed Bath & Beyond
- Forever 21
- Gap
- H&M
- J. Crew
- JoS. A. Bank
- Macy's
- Radio Shack
- Urban Outfitters
- Zara

VALUE RETAILERS

- DressBarn
- LOFT
- Marshall's
- Men's Warehouse
- Payless Shoes
- T.J. Maxx

	0-1 mi	0-5 mi	0-20 mi
POPULATION			
Population	43,858	746,773	3,786,081
Male	51%	48%	48%
Female	49%	52%	52%
High School Graduate +	91%	91%	91%
Bachelor's Degree +	70%	59%	54%
Graduate/Professional Degree	42%	34%	28%
HOUSEHOLDS			
Households (HH)	24,695	344,809	1,471,663
Average HH Size	1.7	2.1	2.5
Owner-occupied	29%	38%	57%
Renter-occupied	71%	62%	43%
Median HH Value	$623,477	$552,306	$467,379
INCOME			
Average HH	$99,939	$103,213	$120,917
Median HH	$74,512	$73,817	$88,156
HH Income <$50k	40%	36%	27%
HH Income $50–$75k	11%	15%	16%
HH Income $75k+	50%	50%	58%
Average HH Disposable	$70,308	$73,199	$86,253
AGE			
Age < 20	12%	19%	24%
Age 20–34	42%	33%	23%
Age 35–64	37%	36%	40%
Age 65+	10%	12%	13%
Median Age (years)	33.8	34.2	37.2
CONSUMER EXPENDITURES ($ thousands)			
Apparel	$83,446	$1,167,095	$5,629,036
Computers & Accessories	$9,343	$128,816	$638,647
Entertainment & Recreation	$103,950	$1,513,190	$7,727,038
–Pets	$16,048	$233,387	$1,229,868
Food at Home	$175,976	$2,508,791	$12,082,057
Food away from Home	$117,290	$1,634,128	$7,938,573
Health Care	$130,100	$1,981,505	$10,342,154
–Medical Care	$57,918	$875,092	$4,564,458
Home Improvement	$46,556	$775,037	$4,548,962
Household Furnishings	$34,620	$499,404	$2,530,035
Personal Care Products	$15,980	$219,994	$1,084,011
Vehicle Maint. & Repair	$35,374	$506,913	$2,582,110

METRORAIL BOARDINGS (Avg. weekday)

Downtown has seven metro stations, on all six lines.

Total avg weekday (all seven stations) **99,551**
Metro Center **27,058**
McPherson Sq **15,635**
Archives-Navy Mem'l **9,220**
Mt Vernon Sq - 7th St Convention Center **4,629**
Gallery Pl-Chinatown **25,820**
Judiciary Sq **8,778**
Federal Triangle **8,411**

WALKSCORE

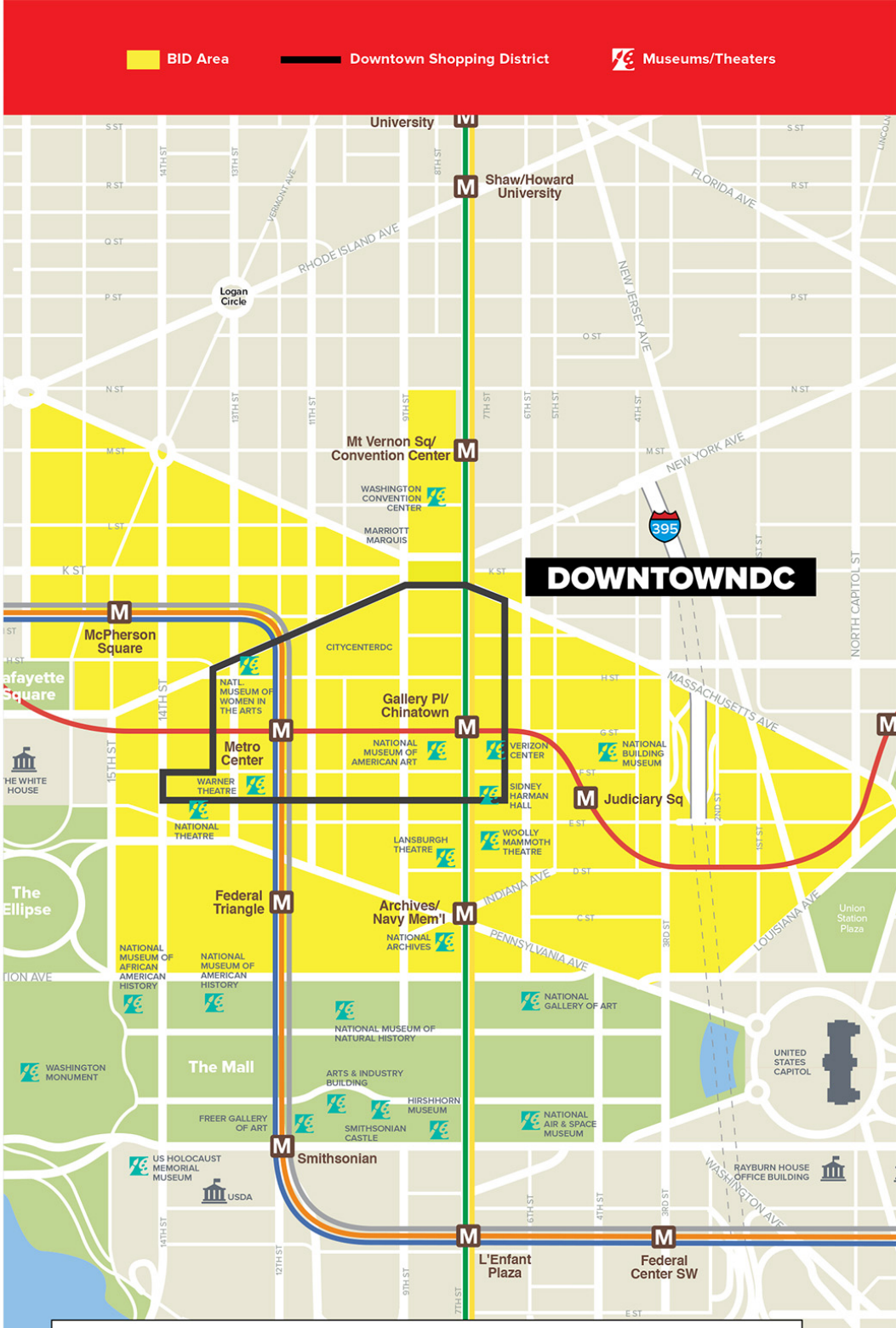
98 Walker's Paradise

Source: ESRI, 2015 Estimates & Projections
2. Projected

CONTACT

DowntownDC Business Improvement District
Andrew Axthelm, Economic
Development Research Assistant
(202) 638-3232
andrew@downtowndc.org
www.downtowndc.org

DOWNTOWNDC



Downtown Office Market
80 million SF of office space*—the 4th largest downtown office market in the U.S. behind only Midtown Manhattan, Downtown Manhattan and the Chicago Loop; much larger than Boston and San Francisco downtowns; and twice as large as Philadelphia and Seattle downtowns combined.

Downtown Hotels
12,000 rooms*—the 7th largest downtown hotel market in the U.S. DC has another 20,000 hotel rooms—DC as a whole is the 4th largest downtown hotel market in the U.S.

Downtown Restaurants
156 destination restaurants in the DowntownDC BID area with over $750 million in annual sales, with several restaurants north of $15 million in annual sales.

Daily Population Downtown*	2016	2020
Office Workers	280,000	293,000
Residents	33,000	39,000
Hotel Guests	10,000	11,000

Annual Visitation Downtown*	2016	2020
Unique Hotel Guests	4.5 M	4.9 M
Convention Visitors	1.1 M	1.3 M
Entertainment & Cultural	9.7 M	11 M

*within 10 blocks of 9th & G Streets, NW (all data provided by DowntownDC BID)