



PROPERTY DETAILS

AVAILABLE SPACE:

- 2,173 SF 2nd Generation Fast-Casual Space for Lease

PROPERTY HIGHLIGHTS:

- Former Pret-A-Manger.
- Prominent location **steps from the White House, McPherson Square, and City Center**, surrounded by a dynamic mix of office, hospitality, and residential demand drivers.
- High pedestrian and vehicular traffic with strong daytime population from nearby federal agencies, law firms, and corporate headquarters.

NEARBY ATTRACTIONS:

- Surrounded by landmark hotels including **The Hay-Adams, Sofitel, Willard InterContinental** and **The JW Marriott Hotel**.
- Walking distance to an array of dining destinations from full-service restaurants **Joe's Stone Crab, The Cheesecake Factory, Old Ebbitt Grill, and Del Frisco Double Eagle** to quick-service favorites **Tatte Bakery, Five Guys, Starbucks, and Potbelly**.
- **Immediate access to McPherson Square Metro (Blue, Orange, and Silver Lines)** and within minutes of Metro Center and Farragut North.
- Proximity to key cultural and civic institutions such as **The National Theatre, Warner Theater, The Treasury Building, and The National Mall**.

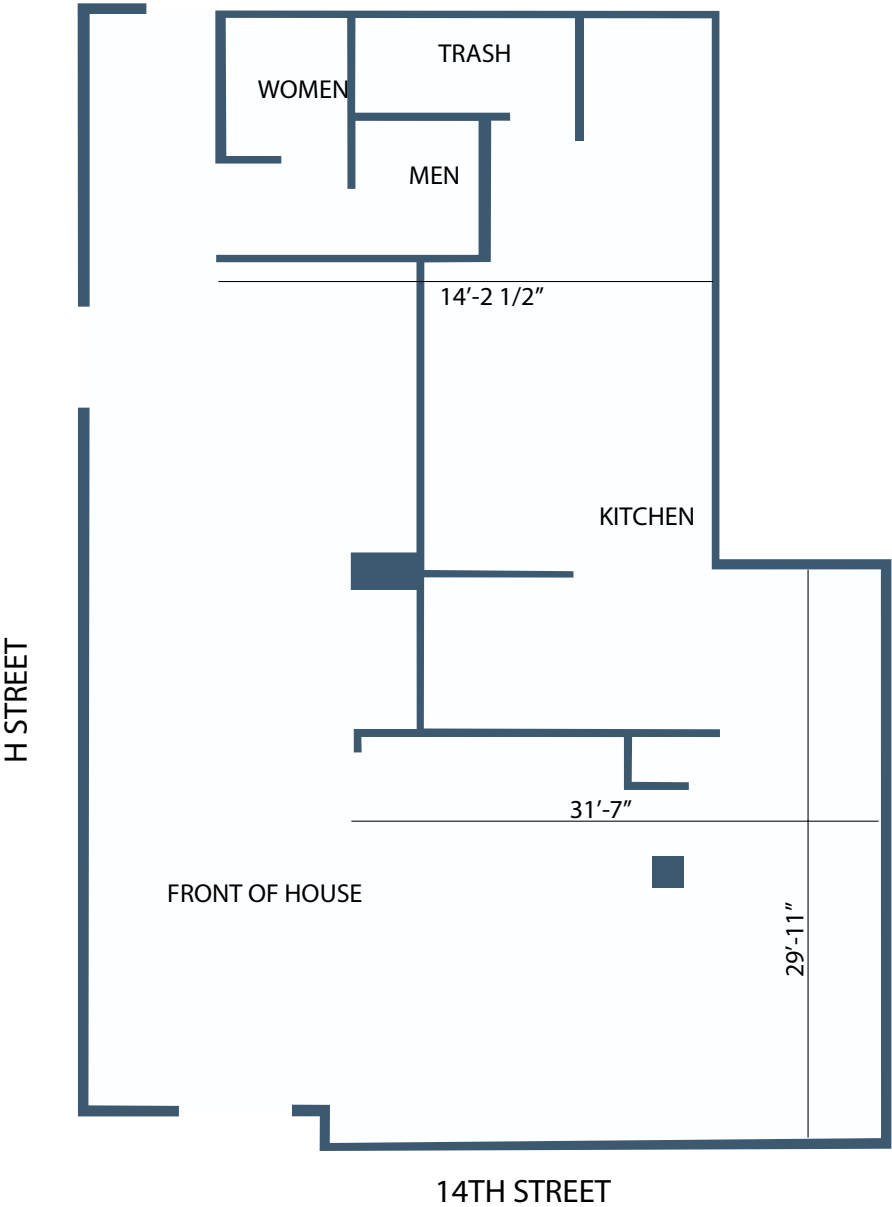


BY THE NUMBERS



*Demographics based on a 10-minute walk radius.(2025v)





1399 New York Avenue, NW - DC
Washington, DC

MILLER WALKER
RETAIL REAL ESTATE



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DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	35,930	132,991	220,210
2025 Resident Population	569	6,859	23,804
2025 Average Household Income	\$196,068	\$169,105	\$175,360

2025 Total Daytime Population by Block Groups

