

1615 L STREET, NW - DC

3,775 RSF Fully Built-Out Second Generation Café/Restaurant
Available for Lease



PROPERTY DETAILS

PROPERTY HIGHLIGHTS:

- Fully built-out second generation café/restaurant space.
- Outdoor patio seating fronting L Street with excellent visibility and signage potential. Ideal for capturing both weekday office traffic and evening/weekend dining demand.
- Prime ground-floor location in a 420,000 SF Class-A office tower, in DC's Central Business District, surrounded by a dense daytime population of office workers, law firms, National Geographic Headquarters, federal agencies, and hotels, generating consistent foot traffic.

NEARBY ATTRACTIONS:

- Nearby area retail includes popular full-service restaurants such as SHOTO, The Ned, Grazie Nonna, Dauphine's, Barbouzard, Pisco y Nazca, and fast casual restaurants such as Shake Shack, Peet's Coffee, Blue Bottle Coffee, and Potbelly.
- Surrounded by landmark hotels including The St. Regis, The Jefferson, The Mayflower Hotel, Capital Hilton, and the Hay-Adams.
- One block away from Farragut North Metro (Red Line) and three blocks away from McPherson Square Metro (Blue, Orange, and Silver Lines).
- Proximity to key cultural and civic institutions such as the National Geographic Society (new base camp attractions under construction), the University Club, the Renwick Gallery of the Smithsonian, and the White House.



SHAKE SHACK



BY THE NUMBERS



9,112

Resident Population



\$157,154

Avg HH Income



126,509

Daytime Population



98

WALKSCORE

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



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Washington, DC

MILLER WALKER
RETAIL REAL ESTATE

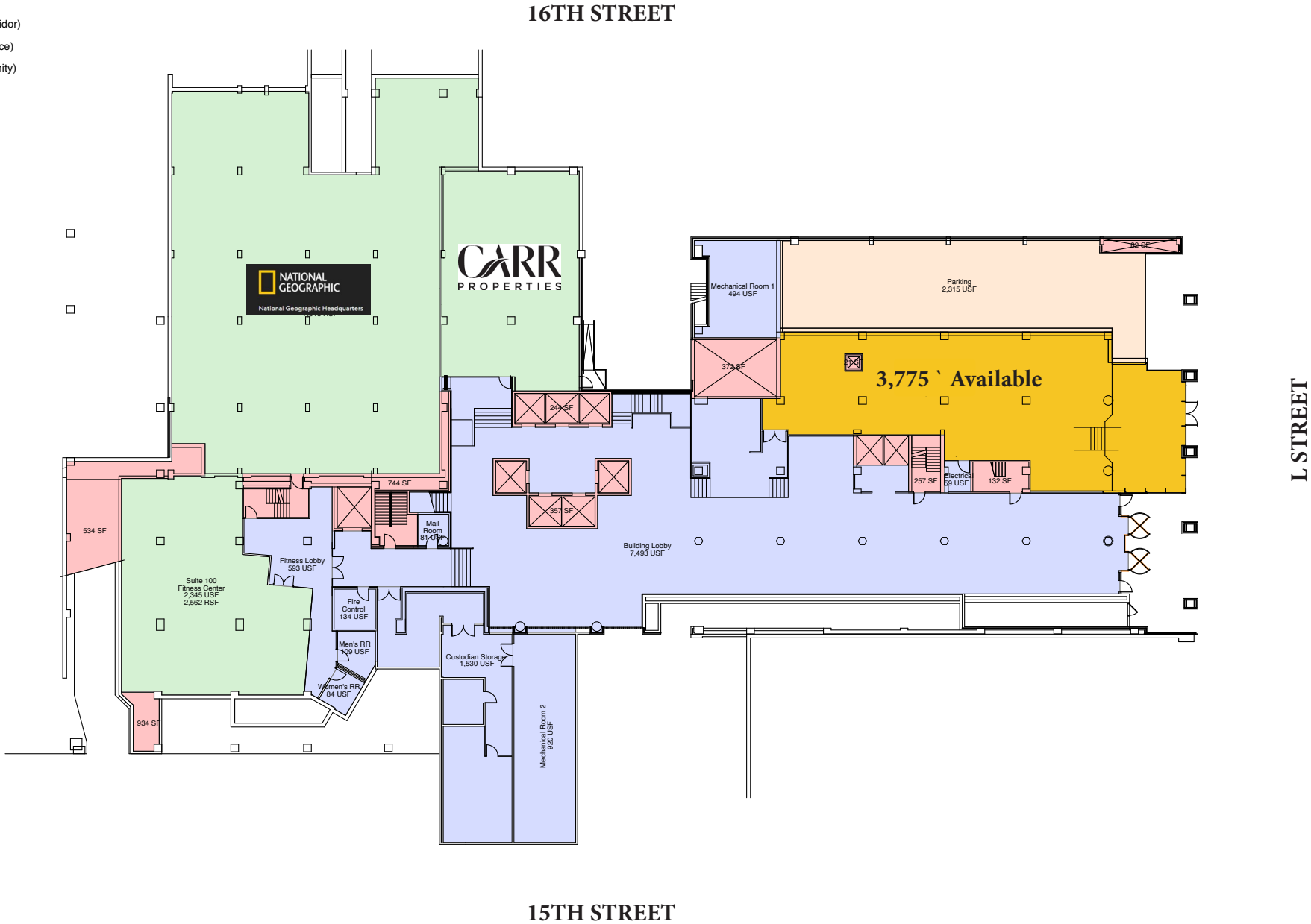


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MILLER WALKER
RETAIL REAL ESTATE



- Vacant
- Floor Rentable (Service)
- Floor Rentable (Ex. Corridor)
- Building Common (Service)
- Building Common (Amenity)
- Vertical Penetration
- Parking/ Loading
- Occupant Storage
- Tenant
- Condo



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MILLER WALKER
RETAIL REAL ESTATE



DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	43,048	126,509	199,044
2025 Resident Population	1,246	9,112	30,560
2025 Average Household Income	\$109,811	\$157,154	\$184,180

2025 Total Daytime Population by Block Groups

