



MOUNT
VERNON
TRIANGLE DC



▶ RETAIL OPPORTUNITIES MAP 2014

4

Metrorail Stations
serving Red,
Green & Yellow
metro lines



16,724

residents
within 1/2 mile

► Retail Opportunities Map

An exciting mixed-use location with tremendous growth and an authentic diverse neighborhood feel, Mount Vernon Triangle is already home to more than 40 restaurants and retailers. MVT restaurant and retailers benefit from more than 5,000 Triangle residents and 16,000 residents within ½ mile. Major retailers – Busboys & Poets, Alba Osteria,

Silo, Le Pain Quotidien, Sweetgreen, Ace Hardware, Chipotle, Taylor Gourmet and Safeway – already call the neighborhood home. Headline chefs like Roberto Donna, Amy Brandwein and Michael Walters are raising the bar on culinary offerings. Plus, 1.7 million square feet of office space adds thousands of daytime workers to the welcoming blocks of MVT.

DEVELOPMENT SUMMARY AS OF SECOND QUARTER 2014

MVT Retail	Retail SF
Available Now	81,959
In Development	82,310
Total Opportunities	164,269



AVAILABLE NOW

- 1 AAMC 655 K Street, NW**
273,280 SF office
14,346 retail space
Contact: Douglas Development
leasing@douglasdev.com
- 2 601 Massachusetts Avenue, NW**
460,000 SF office
18,000 retail
Contact: Anne DuMont, Boston Properties
adumont@bostonproperties.com
- 4 500 K Street, NW**
6,000 SF retail (second story)
Contact: George Sigalas
1.703.597.5162
saintgeodragon@aol.com
- 5 924 5th Street, NW**
3,700 SF retail
Contact: Mark Brody
202.789.1300
- 8 450 K Street, NW**
233 residential units
6,576 SF retail
Contact: Andrew Poncher, Streetsense
202.730.9890
andrew@streetsense.com
- 10 425 L Street, NW**
390 residential units
1,749 SF of retail
Contact: Jeff Handler, Asadoorian Retail
703.425.0605 / 703.969.3280
jeff@asaretail.com
- 11 440 K Street, NW**
234 residential units
9,130 SF retail
Contact: Andrew Poncher, Streetsense
202.730.9890
andrew@streetsense.com
- 12 425 Eye Street, NW**
361,647 SF office
17,825 SF retail
Contacts: Bill Miller and Alex Walker,
Miller Walker
202.333.0303
bill@millerwalker.com and
alex@millerwalker.com
- 16 317 H Street, NW**
2,400 SF retail
202.737.1915
- 17 315 H Street NW**
2,233 SF retail
301.990.9566

IN DEVELOPMENT

- 3 501 K Street, NW**
492,000 SF office
28,000 SF retail
Contact: Boston Properties and Steuart
Investment Co
- 6 476 K Street, NW**
7,500 SF retail (approximately)
Contact: Andre Demoya
202.371.2223 / 202.262.2223
- 7 5th and I Streets, NW**
59 residential units
198 Key Hotel
5,200 SF retail
Contact: Peebles Corp. and the
Walker Group
- 9 455 Eye Street, NW**
174 residential units
2,800 SF retail
Contact: Equity Residential
- 13 400 K Street, NW**
325 residential units
12,000 SF retail
Contact: The Wilkes Company and
Quadrangle Development Corporation
- 14 1031 4th Street, NW (4th and L)**
124 residential units
6,810 SF retail
Contact: Richard Ward II
202.669.9929
rich@ellisdaleconstruction.com
Contact: Earle C. Horton, III
202.872.6486 x1003
chico@ghajfirm.com
- 15 300 K Street, NW**
300,000 SF office
20,000 SF retail
Contact: The Wilkes Company and
Quadrangle Development Corporation

182,505 SF OF EXISTING RETAIL, INCLUDING:

- 5th Street Ave Hardware
- Alba Osteria
- Busboys & Poets
- Capital View Hostel
- Capitol One Bank
- Champion Trophy
- Chipotle
- Eye Street Cellars
- Hampton Inn
- Henry's Soul Café
- Kushi
- Le Pain Quotidien
- Mandu
- Papa John's
- Popular Cuts
- Q-West Nail & Spa II
- Safeway
- Silo
- Solidcore
- Starbucks
- Subway
- Subway Liquors
- Sweetgreen
- Taylor Gourmet
- Tel'Veh
- Texas de Brazil
- Tunnel Fine Wine & Spirits
- UPS Store
- VIDA Fitness



Above:
Chef Amy Brandwein & Chef
Roberto Donna of Alba Osteria



Left:
Fall Festival at 5th and K Streets

3+ MILLION sf total projected office build out



1 Safeway + 1 Ace Hardware + 1 Hampton Inn



\$13 million in streetscape improvements on K Street & 4th Street

1.1 MILLION annual visitors to DC Convention Center

Walk Score of 97

200+ events per year at VERIZON CENTER

22 historic district buildings


\$101K average household INCOME



MOUNT
VERNON
TRIANGLE DC



Mount Vernon Triangle Community Improvement District | 901 4th Street, NW | Washington, DC 20001
202.216.0511 | www.mvtcid.org | info@mvtcid.org

40+ 

restaurants
and
retailers

3,691



residential
units
existing/UC