



DOCHTER & ALEXANDER
RETAIL ADVISORS

FLEXIBLE DEMISING
SCENARIOS AVAILABLE

108 S WASHINGTON ST

SUITE 100

ALEXANDRIA | VIRGINIA

Square Footage | Up to 22,346 SF

Ceiling Heights | 10' - 15'

Frontage | 42' on King Street

Timing | Arranged

Rent/Nets | Negotiable

CONTACT

David Dochter

202.971.8989 | david@dochalex.com

Matthew Alexander

202.971.8788 | matthew@dochalex.com

Elena Kozak

301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- High profile retail space on King Street in Old Town Alexandria
- Strong retail co-tenancy with Athleta, Tatte, Lululemon, Sephora, Warby Parker, Patagonia, Anthropologie and Bluemercury
- Situated at the midpoint of King Street, Alexandria's flagship retail high street
- Alexandria sees \$801 million in direct spending from tourism

NEARBY TENANTS

ATHLETA

Tatte
BAKERY & CAFE

lululemon

SEPHORA

WARBY PARKER

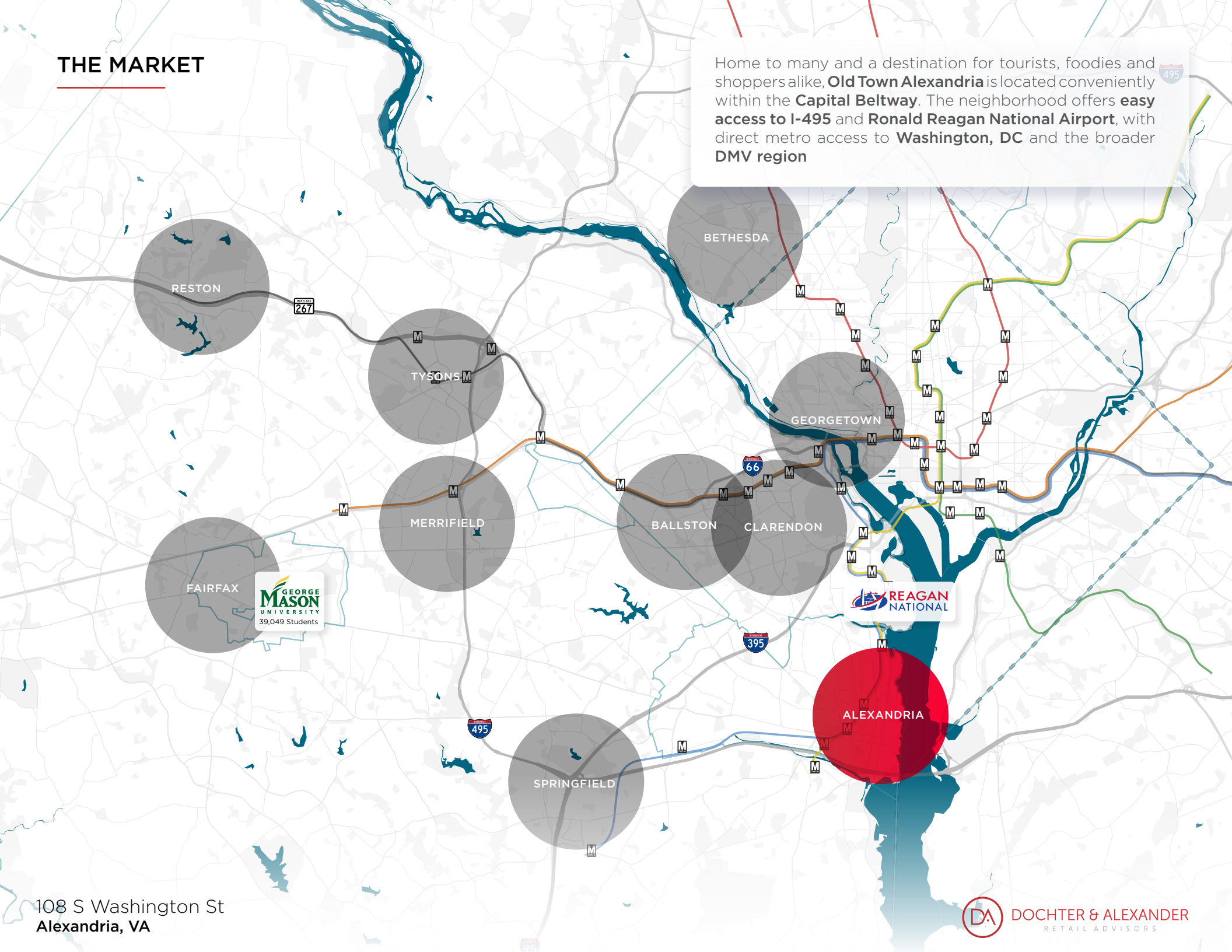
patagonia

ANTHROPOLOGIE

bluemercury
makeup • skincare • spa

THE MARKET

Home to many and a destination for tourists, foodies and shoppers alike, **Old Town Alexandria** is located conveniently within the **Capital Beltway**. The neighborhood offers **easy access to I-495** and **Ronald Reagan National Airport**, with direct metro access to **Washington, DC** and the broader **DMV region**



THE NEIGHBORHOOD

NORTH ALEXANDRIA

TRADER JOE'S

Harris Teeter

west elm

WITHIN A 5 MINUTE WALK

SEPHORA

patagonia

ANTHROPOLOGIE

sweetgreen

drybar

lululemon athletica

GAP

chico's

ATHLETA

PAPER SOURCE

bluemercury

Sur la table

WHITE HOUSE BLACK MARKET

MIA'S ITALIAN KITCHEN

jenis

SOMA



King Street - Old Town Station

J. McLaughlin
Lilly Pulitzer
J. Brown & Co
Red Barn
Mercantile
Orange Theory Fitness

Pauline Books & Media
The Hour
Paint This!
Current Boutique
Turkish Coffee Lady

Sacred Circle
Misha's Coffee
10 Thousand Villages
The Majestic
White House Black Market

Sweetgreen
Calico
Patagonia
Bishop Boutique
Sonder the Grace
Warby Parker
Hen Quarter
The Rub Chicken & Beer

Five Guys
Simon Pearce
The Light Horse
Murphy's Irish Pub
Michael's on King

Lily's Chocolate & Coffee
King's Jewelry
Athleta
Chipotle
Wine Gallery 108

Tate Bakery
CVS Pharmacy
Alexandria Fine Rugs
Custom Ink
Taco Bell Cantina
PNC Bank

City Hall
Market Square

South Block Juice Co.
Dolci Gelati
Two Nineteen Restaurant
3 Sisters
Sonoma Cellar
Comfort One

Il Porto
The Wharf
Landini Bros.
Pop's Ice Cream
Fish Market
The Lucky Knot

Vola's
Torpedo Art Factory

Blackwall Hitch
Chart House

Vermillion
Vaso's
Los Cuates
Dash's of Old Town
Augie's
Conte's Bike Shop

Benyans
Thompson Italian
Alexandria Cupcake
E.S.P.
Compass Real Estate
Drybar
Bellacara

Frances Valentine
Jew's
Red Rocks Pizza

Tavernia Crete Kou
Random Harvest
Sephora
Don Taco
Chico's

The Hand Over
Falafel Inc.
The Light Horse
Alexandria Bier Garden
First National Bank
Lululemon

Chase Bank
Anthropologie
Raul's Menswear
Blue Mercury
Starbucks
Voorthuis
United Bank
La Madeleine

The Alexandrian King & Rye
Fontaine
1799 Prime Steak & Seafood

Sur La Table
Subway
The Spice & Tea Exchange
Lavender Moon Cupcakery
Brut Wine Bar
Old Town Books

Burke & Herbert Bank
The Warehouse
Kilwins
Comfort One

Lou Lou
Fatface
Emmy Squared
Paper Source
Urban 116
O'Connell's
The Creamery
Ben Jerry's
Mia's

Starbucks
Mai Thai
Virtue

Waterfront Park

Vermillion
Vaso's
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Virtue

Waterfront Park

SOUTHWEST ALEXANDRIA

WHOLE FOODS MARKET

Wegmans

Crate&Barrel

GW ALEXANDRIA

108 S Washington Street
Alexandria, VA

DOCHTER & ALEXANDER
RETAIL ADVISORS

NEARBY NEIGHBORS

108 S Washington Street
Alexandria, VA

SOUTH WASHINGTON STREET
31,469

KING STREET
5,878 ADT

SOUTH ST ASAPH ST
3,010 ADT

PRINCE STREET
2,580 ADT



CHASE

ANTHROPOLOGIE

Rei's

NOODLE BOX

bluemercury

MADAME COCO
Emporium & Everything Chocolate

Josephine

THE Pilates
POWERHAUS

KI
LN

HERON

GOOD
FORTUNE

PRINCE STREET INN
ALEXANDRIA VIRGINIA



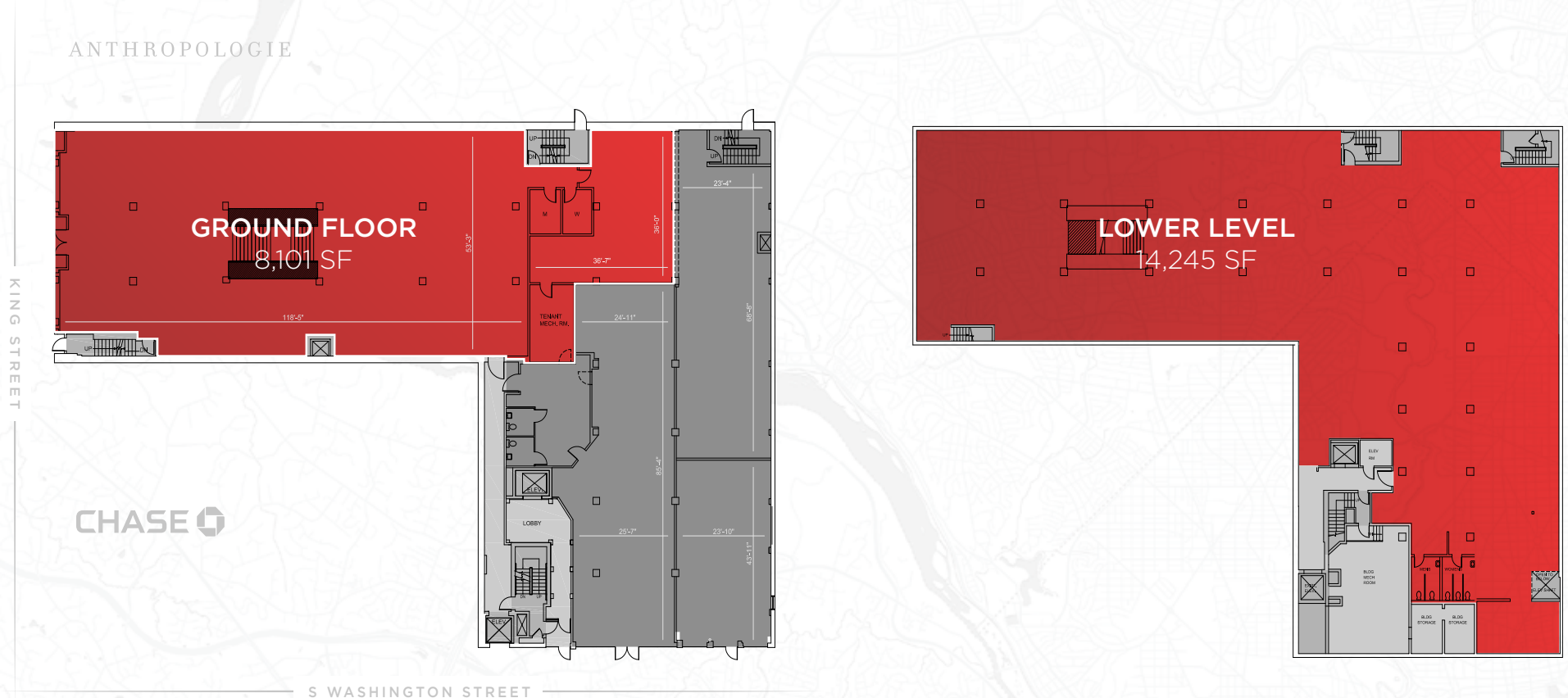
UNITED
BANK

la Madeleine
FRENCH BAKERY & CAFE



DOCHTER & ALEXANDER
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FULL FLOORPLAN



SPECS

Square Footage | 22,346 SF Total

Ground Floor | 8,101 SF

Optional Lower Level | 14,245 SF

Ceiling Heights | 10' - 15'

Frontage | 42' on King Street

Timing | Arranged

Rent/Nets | Negotiable

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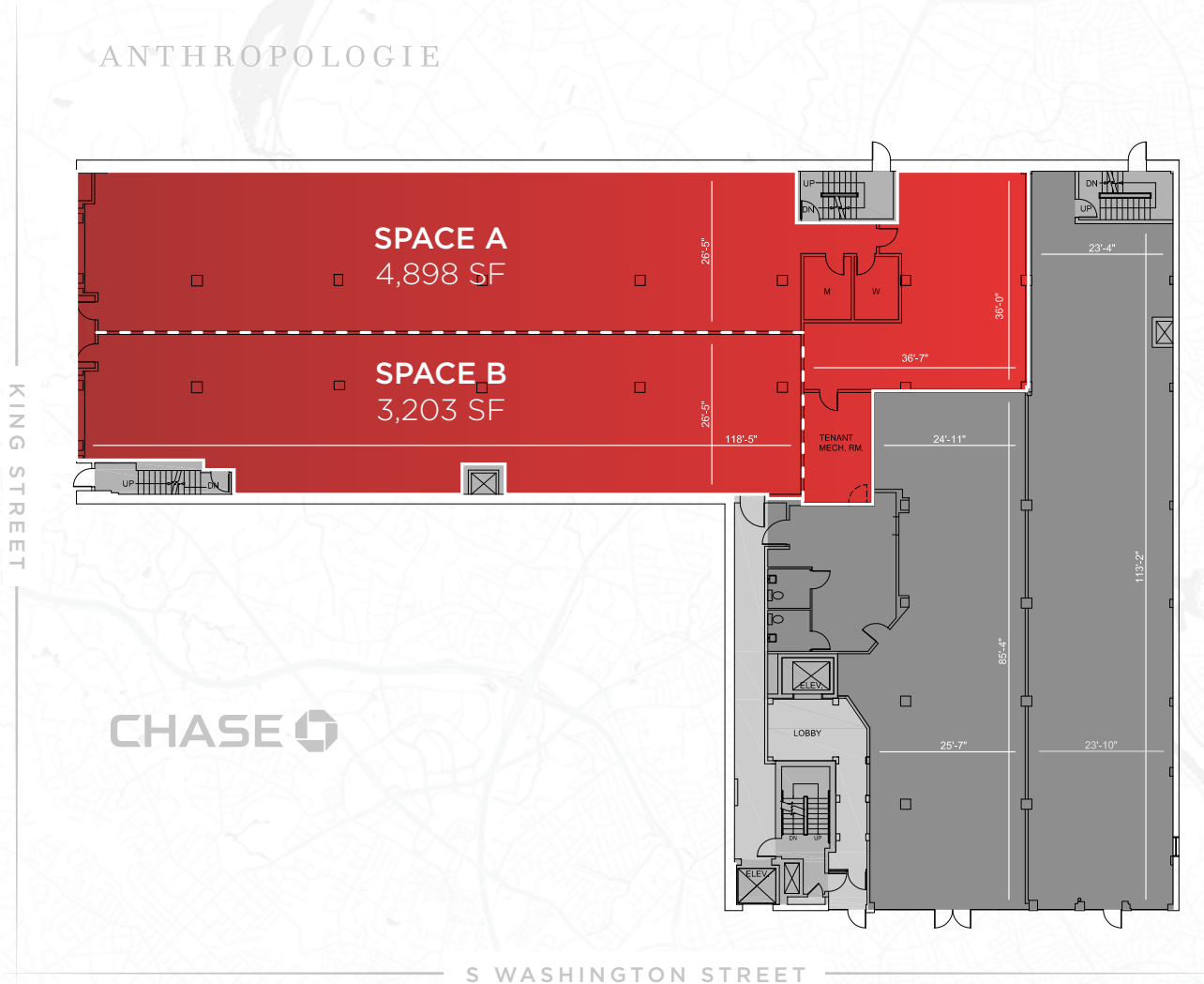
elena@dochalex.com

DOCHALEX.COM

108 S Washington St
Alexandria, VA

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PROPOSED SPLIT OPTION



SPECS

SPACE A

Square Footage | 4,898 SF

Ceiling Heights | 10' - 15'

Frontage | 26' 5" on King Street

Timing | Arranged

Rent/Nets | Negotiable

SPACE B

Square Footage | 3,203 SF

Ceiling Heights | 10' - 15'

Frontage | 15' 7" on King Street

Timing | Arranged

Rent/Nets | Negotiable

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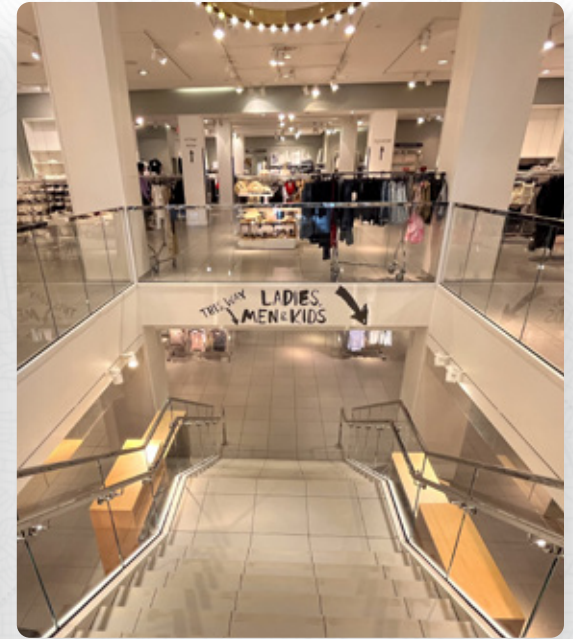
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INTERIOR PHOTOS





TOURISM DIRECT SPENDING FOR ALEXANDRIA IN 2022

\$801M

AVERAGE DAILY METRO RIDERS FROM KING STREET-OLD TOWN STATION

3,902
IN 2024

AVERAGE DAILY TRAFFIC CARS PER DAY IN 2022

17,291 **5,826**
N WASHINGTON ST KING ST

TOTAL HOTEL ROOMS WITHIN 1 MILE

2,369

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

TOTAL DAYTIME POPULATION	9,116	23,296	58,510
BACHELOR'S DEGREE+	88%	82%	82%
AVERAGE HOUSEHOLD INCOME	\$264,744	\$239,329	\$210,142
FOOD AWAY FROM HOME (AVG)	\$8,937	\$8,163	\$7,352

**2023 Data*