



CUSHMAN &
WAKEFIELD



2ND GENERATION
RESTAURANT SPACE

SIZE
4,799 SF

RENT
NEGOTIABLE

TIMING
IMMEDIATE

1351

CONNECTICUT AVENUE, NW

JOIN NEIGHBORHOOD CO-TENANTS

- Barry's Bootcamp
- Blank Street Coffee
- Madhatter
- CAVA
- Tatte
- Shake Shack
- City Tap House
- Decades

LOCATION FACTS

- Outdoor patio seating available
- Two doors down from new boutique 80 key hotel
- **2nd generation restaurant** opportunity in prime **Dupont Circle** market location
- Great visibility on **Connecticut Avenue (27,000 Vehicles Per Day)**
- Existing **restaurant infrastructure** including two shafts, bathrooms, and kitchen
- Across the street from **Dupont Circle Metro Station** (18,000 riders daily)
- Can be demised

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CUSHMAN & WAKEFIELD
RETAIL SERVICES

1351

CONNECTICUT AVENUE, NW



DUPONT CIRCLE
18,000 RPD

**BARRY'S
BOOTCAMP**

DOS TOROS
TAQUERIA

MM

Dupont Circle Station

CONNECTICUT AVE
27,000 VPD

DEMOGRAPHICS

	0.5 mi	1 mi.	2 mi.
DAYTIME POPULATION	135,253	348,860	704,093
RESIDENTIAL POPULATION	19,905	82,405	217,522
HOUSEHOLD INCOME	\$98,968	\$105,294	\$97,254



FLORIDA AVE

BISTRO BISTRO

TEAISM

COVE

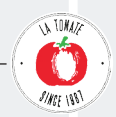
COMFORT ONE

MI CASA

bluemercury

Alero Restaurant

RAKUUYA JAPANESE KITCHEN + BAR



taim

sweetgreen

BARRY'S BOOTCAMP

DOS TOROS TAQUERIA

O STREET

DUPONT CIRCLE

CVS

BANK OF AMERICA

TRUIST

KRISPY KREME



UN JE NE SAIS QUOI...

MASSACHUSETTS AVE

1351 CONNECTICUT AVENUE, NW

SIXTY HOTELS

MASONS LOBSTER ROLLS

SILVER MIRROR

CHIPOTLE

HALAL GUYS



N STREET

MADABOLIC



MOBY DICK HOUSE OF KABOB

EAGLE BANK CAVA

SHAKE SHACK

CHICK-FIL-A

NANDOS

LUCKY BAR

ZEBBIES GARDEN

THE MAYFLOWER

ROASTING PLANT

BUREDO

& PIZZA

TINY JEWEL BOX

NEW YORK SPORTS CLUB

TRUIST CITI BANK

DC IMPROV

CAFE PROMENADE

CVS PHARMACY

RIZIK'S

VERIZON

WELLS FARGO

LA TOMATE

TEAISM

COVE

COMFORT ONE

MI CASA

ANN TAYLOR LOFT

KRAMERBOOKS & AFTERWARDS

BIBIBOP

PNC

M STREET

TWENTY FIRST ST

TWENTIETH ST

NINE

L STREET

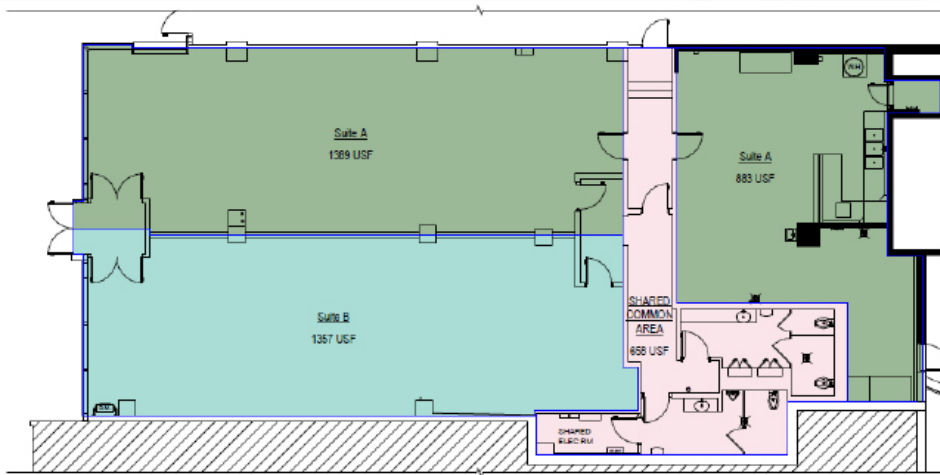
corepower YOGA

LENSCRAFTERS

Tatté BAKERY & CAFÉ

RHODE ISLAND AVE

DEMISING SCHEME 1

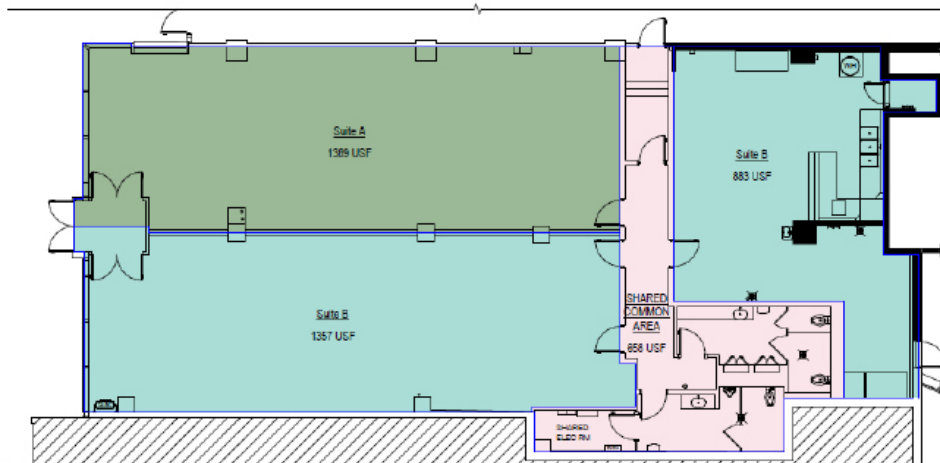


SUITE A:
2,272 USF + 415 USF (PRO-RATA
COMMON SPACE) = 2,687 USF
3,007.6879 RSF

SUITE B:
1,357 USF + 243 USF (PRO-RATA
COMMON SPACE) = 1,600 USF
1,790.9567 RSF

TOTAL: 4,799 RSF

DEMISING SCHEME 2



SUITE A:
1,389 USF + 250 USF (PRO-RATA
COMMON SPACE) = 1,639 USF
1,834.6112 RSF

SUITE B:
2,240 USF + 408 USF (PRO-RATA
COMMON SPACE) = 2,648 USF
2,964.0333 RSF

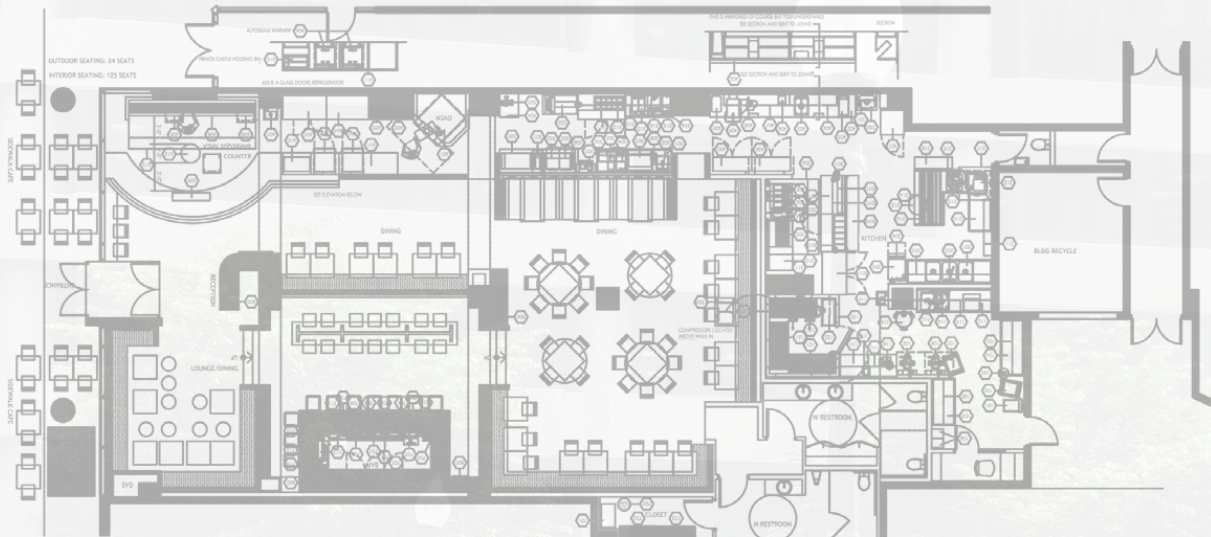
TOTAL: 4,799 RSF

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CONNECTICUT AVENUE, NW

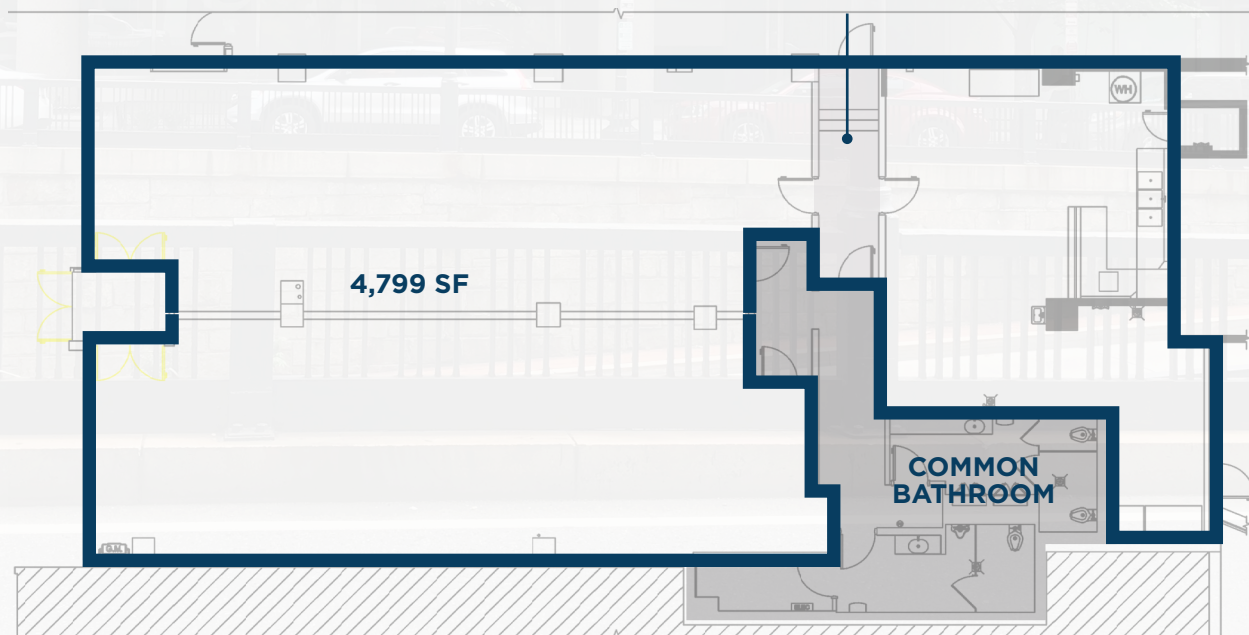
PREVIOUS RESTAURANT AS-BUILT

CONNECTICUT AVENUE



COMMON
EGRESS

CONNECTICUT AVENUE



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FOR MORE INFORMATION PLEASE CONTACT:

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