



BRANDT TINGEN - PRINCIPAL | INTEGRAL PROPERTY MANAGEMENT | (703) 674-6777



RETAIL LEASING OPPORTUNITY

3135 - 3137 M Street NW | Washington, D.C. 20007

Prime Georgetown Retail | ±4,750 SF Across Three Levels

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BRANDT TINGEN

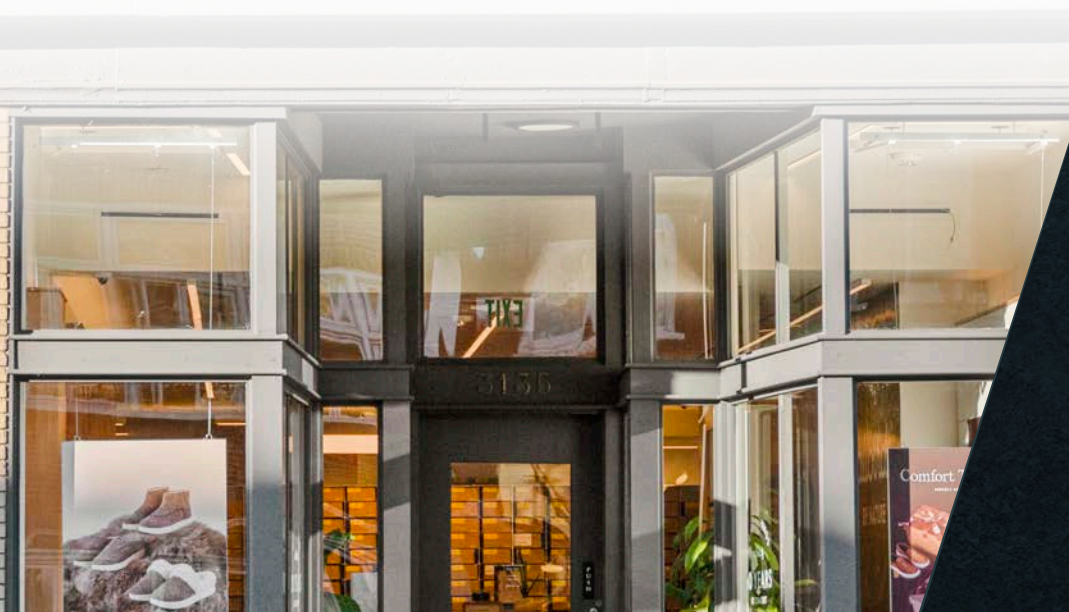
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INTEGRAL
PROPERTY MANAGEMENT LLC



Executive Summary



Executive Summary

Located in the heart of Georgetown's premier shopping district, 3135 M Street NW offers a rare opportunity to secure a high-visibility storefront along one of Washington, D.C.'s most established retail corridors. The property sits among top-tier national brands, historic architecture, and constant pedestrian activity, creating a durable foundation for both tenant performance and long-term asset value. With exceptional frontage on M Street and proximity to the Wisconsin Avenue intersection, the location benefits from consistent local, tourist, and commuter traffic throughout the year.

Georgetown continues to command strong retailer demand driven by limited supply, high barriers to entry, and stable demographics. The property's flexible MU-4 zoning supports a wide range of commercial uses, allowing future operators to tailor the space to their needs.

\$1M+ BASE BUILDING UPGRADE: 2019-2020

- ▶ New HVAC
- ▶ MEP Replacements
- ▶ Flooring Replacements
- ▶ Floor Plan Upgrades

KEY VALUES

ADDRESS	3135-3137 M Street NW, Washington, DC 20007
BUILDING SIZE	±4,750 SF (Retail + Storage)
PARCEL SIZE	±2,942 SF (Approx.)
CONFIGURATION	Single Tenant Retail
CURRENT TENANT	National Shoe Retailer
FRONTAGE	Excellent M Street exposure
ZONING	MU-4 – Mixed-Use (Retail/Residential)
YEAR BUILT	1900 (Renovated Retail Interior)
STORIES	2 + Basement
PARKING	±1,000 SF Parking Pad
LOCATION STRENGTH	Prime Georgetown Retail, Near Corner
WALK SCORE	99 – Walker's Paradise
ANNUAL VISITORS	13.2 Million



LEASE OPPORTUNITY

Property Highlights



Property Highlights

Prime storefront along Georgetown's premier retail corridor

Surrounded by national brands and destination retailers

Strong visibility and pedestrian traffic on M Street NW

Excellent signage opportunity with wide street frontage

High-quality retail interior with modern fixtures and finishes

Mixed-use MU-4 zoning allowing a range of commercial uses

Flexible layout suitable for soft-goods and specialty retail

Efficient back-of-house storage and support areas

Major \$1M+ Renovation in 2019–2020 incl. upgrade to base building, HVAC, single-tenant floorplan, MEP, life safety, lighting & flooring, staff spaces, etc.

VERY rare ~1,000 sq. ft. off-street parking pad in rear, large enough for deliveries and up to 3 vehicles plus garbage receptacles.

Option to open stairwell leading from main level to 2nd floor, to add additional retail space on 2nd floor and widen customer landing area of main floor plan.

~800 sq. ft. main floor rear addition approved by Fine Arts & Historic Commission should user want to build-to-suit.

Floorplan Overview

INTERIOR HIGHLIGHTS

MAIN FLOOR – ±2,100 SF

- ▶ Open retail floorplate ideal for soft-goods merchandising
- ▶ Upgraded lighting, polished concrete floors, and modern display walls
- ▶ Strong sightlines from entry to rear of space
- ▶ Large storefront windows providing excellent visibility
- ▶ Direct interior access to both second floor and basement

SECOND FLOOR – ±1,750 SF

- ▶ Bright space with large windows and strong natural light
- ▶ Flexible layout for showroom, office, or additional retail use
- ▶ Includes private office and kitchenette area
- ▶ Efficient support space connected directly to main floor
- ▶ Suitable for staff operations or expanded customer-facing areas

BASEMENT – ± 900 SF

- ▶ Functional storage area with multiple partitioned rooms
- ▶ Ideal for inventory, fulfillment, and back-of-house operations
- ▶ Direct internal stair access for efficient workflow

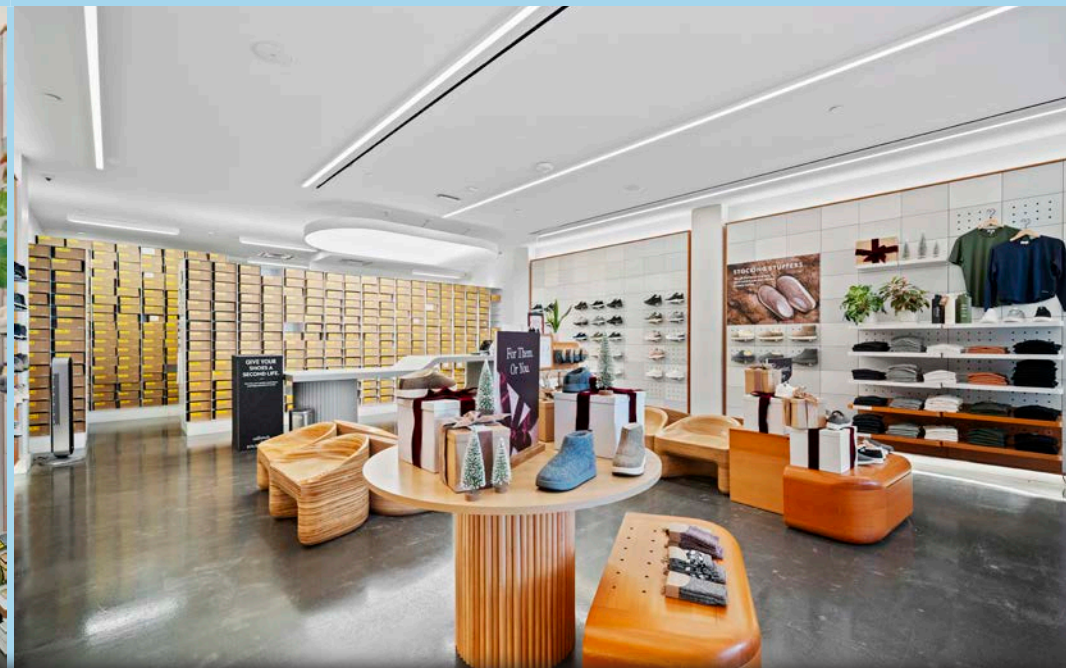
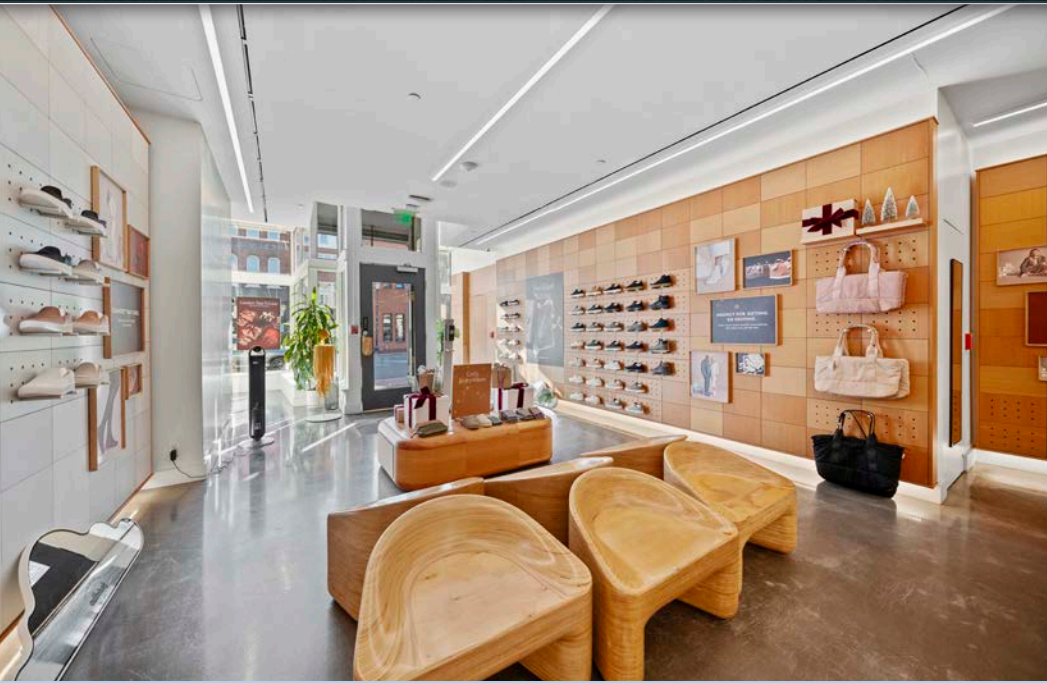


Square Footage Is Approximate And Should Not Be Used For Property Valuation.

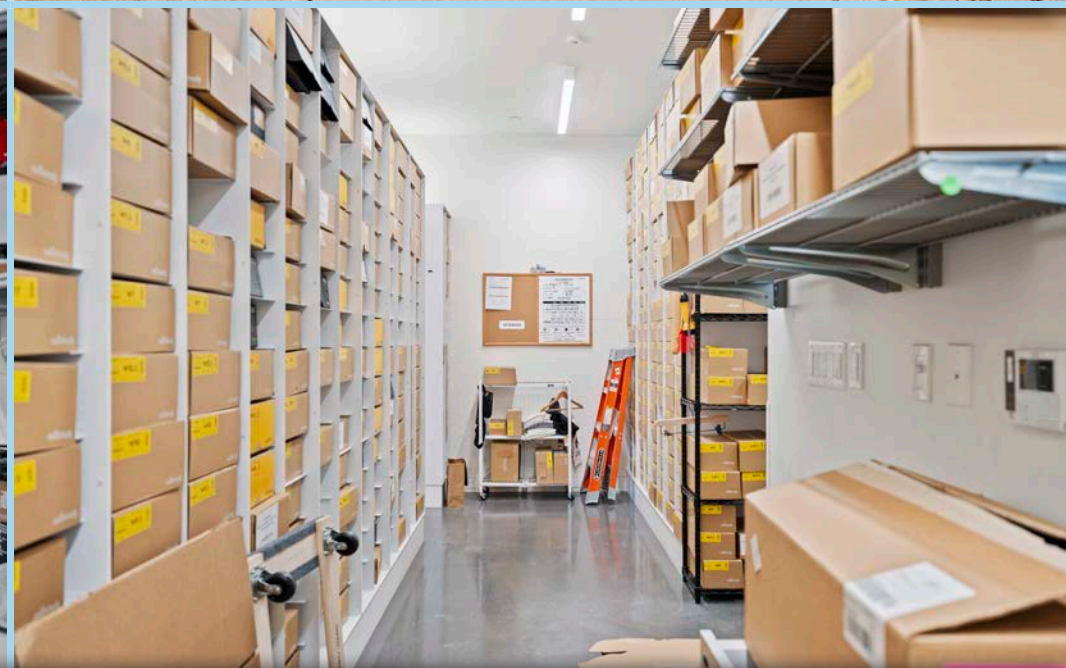
Interior Photos (Showroom)



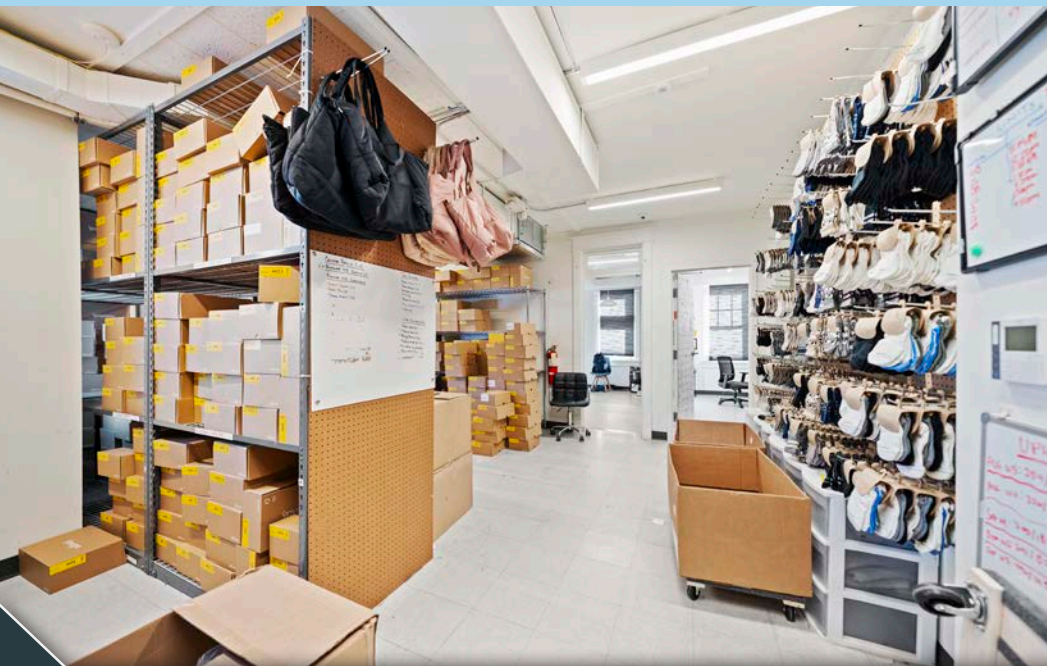
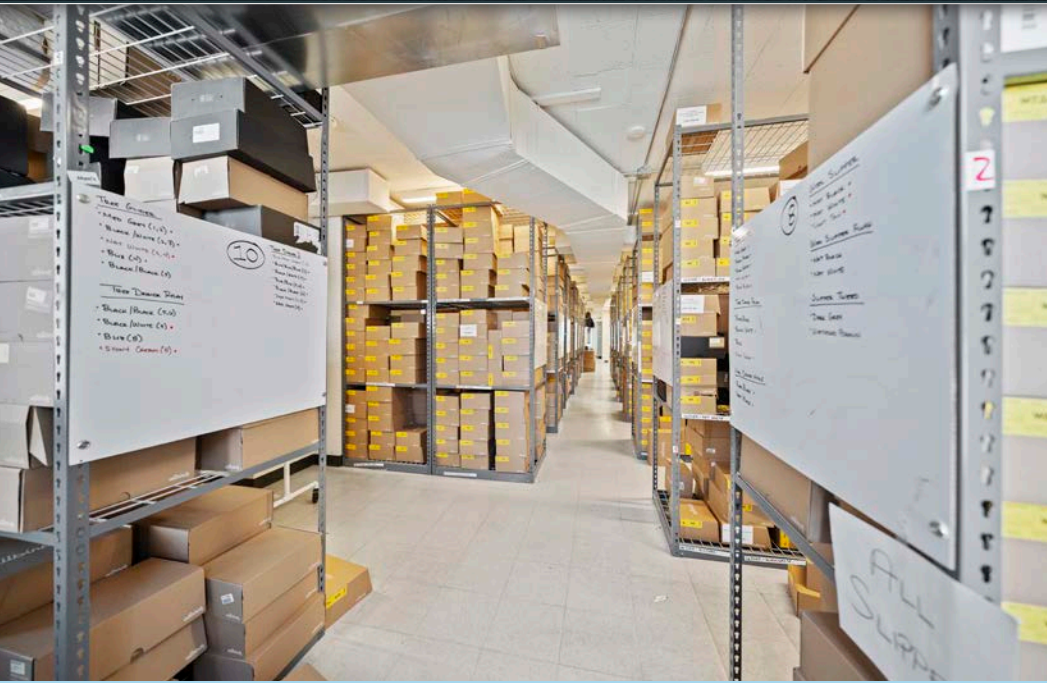
Interior Photos (Showroom)



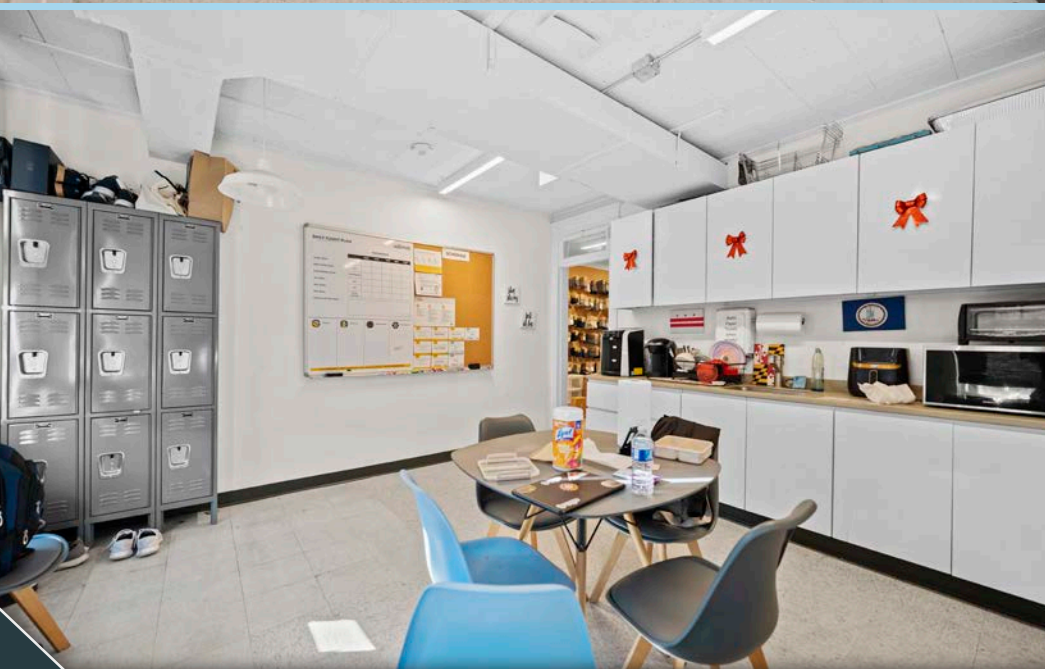
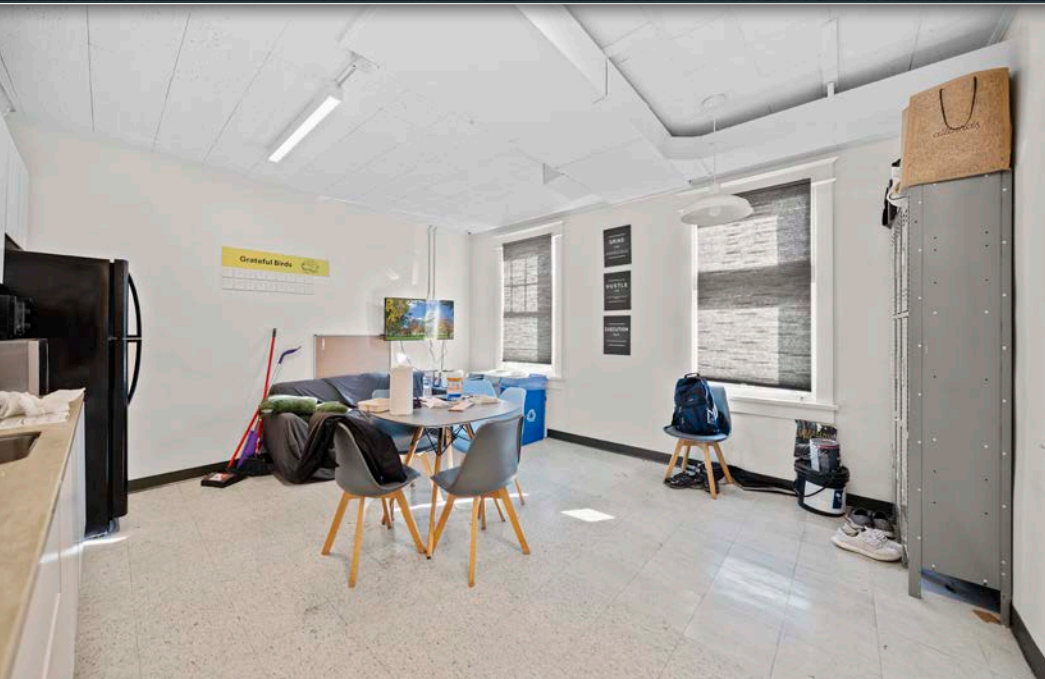
Interior Photos (Back of House)



Interior Photos (2nd Floor Stockroom)



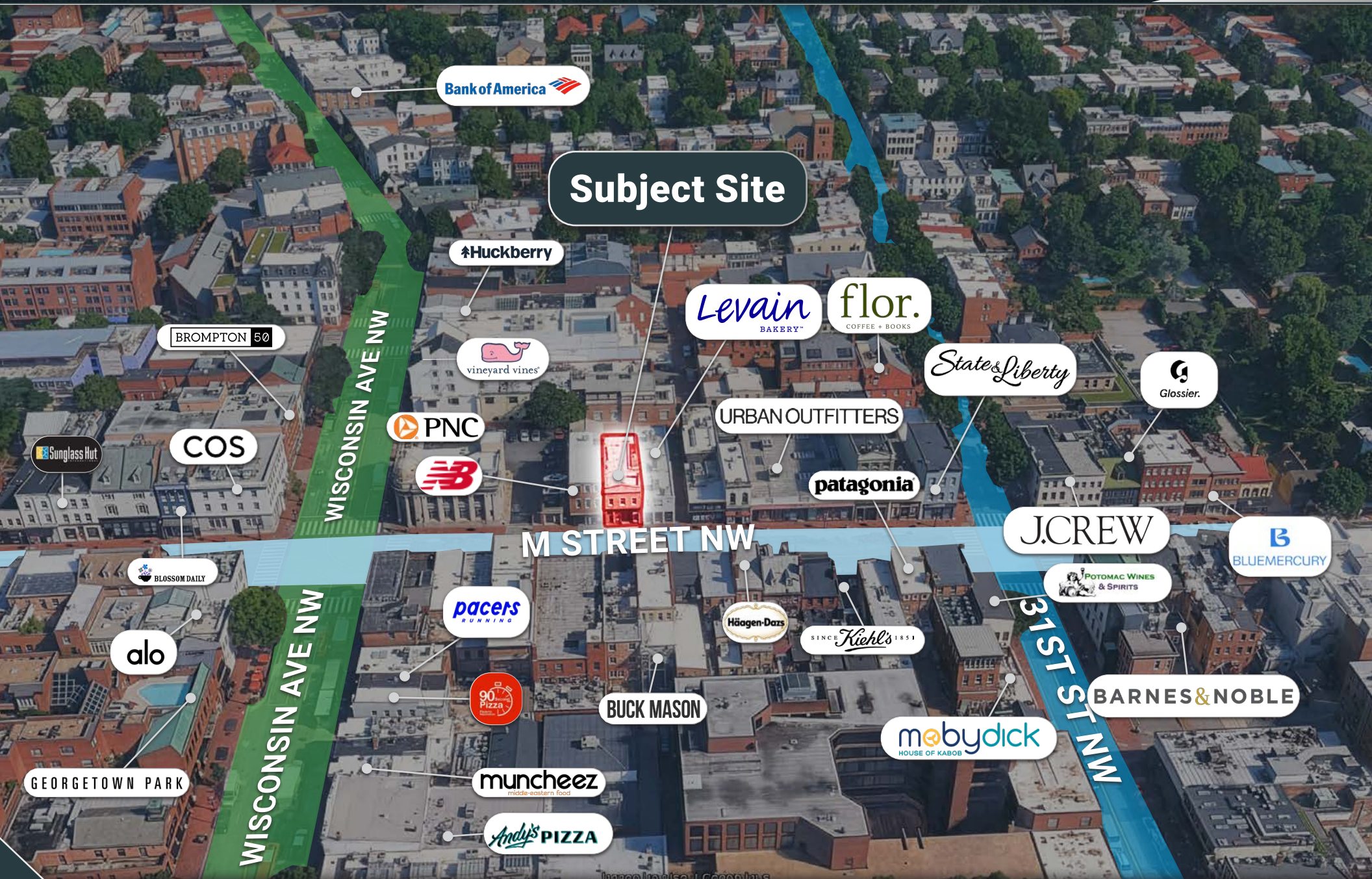
Interior Photos (Employee/Office/Breakroom)



Location Highlights



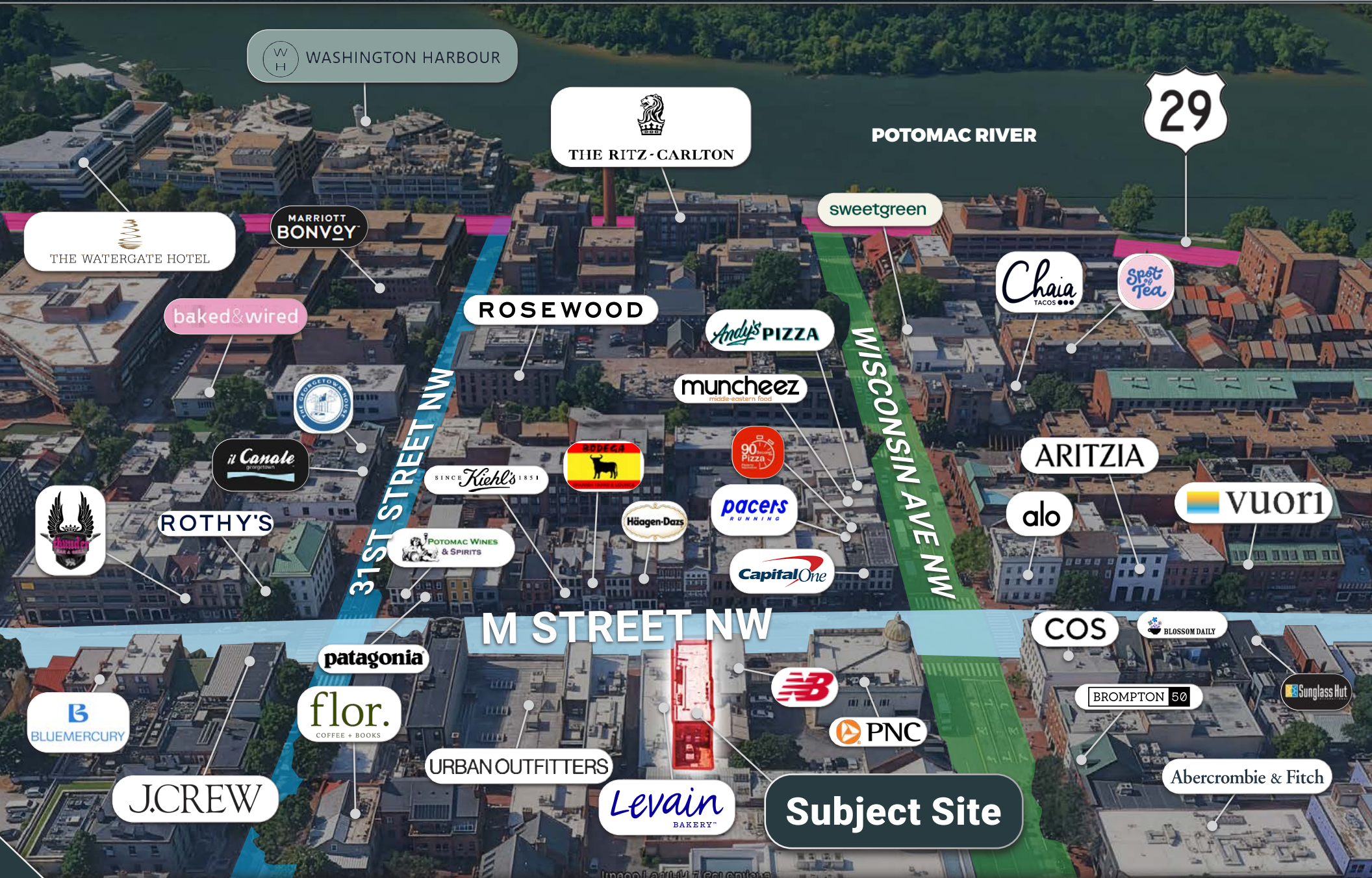
Location Highlights - North View



Location Highlights - East View



Location Highlights - South View



Location Highlights - West View



Location Highlights - Area View

COFFEE/TEA/CAFE

- 1 Lightning Coffee
- 2 Ruspoli's Turaco coffee
- 3 Flor Coffee + Books
- 4 maman
- 123 Hours Cafe

BAKERY/DESSERTS

- 1 Levain Bakery
- 2 Rose Ave Bakery
- 3 Baked & Wired
- 4 Boulangerie Christophe
- 5 Eclairons

RESTAURANTS 120

- 1 Open Road Rosslyn
- 2 Fiola Mare
- 3 Filomena Ristorante
- 4 Inca Social
- 5 CIRCA at Foggy Bottom
- 6 Chef Geoff's West End

BANKS

- 1 Chase Bank
- 2 Bank of America Financial Center
- 3 Bank of America Financial Center
- 4 Truist
- 5 United Bank

FITNESS

- 1 Mission Slim-Possible Gym
- 2 Anytime Fitness 120
- 3 Fitness Together
- 4 Hector's Fitness Advantage
- 5 SWEAT DC - West End

BEAUTY/SPA

- 1 Rose Massage Spa
- 2 Purity Spa Med
- 3 It's A Secret Med Spa - Washington DC
- 4 Georgetown Massage and Bodywork
- 5 Unwind Wellness - Georgetown
- 6 Arta Medical Spa

RETAIL

- 1 Georgetown Park

- 2 Cady's Alley

- 3 Rosslyn Commuter Store

- 4 T.J. Maxx

- 5 Huckberry

THEATERS/ENTERTAINMENT

- 1 VR Zone DC VR Arcade
- 2 Insomnia Escape Room DC
- 3 The Pinball Basement
- 4 Extraordinary Entertainment, Inc
- 5 Ireland's Four Courts
- 6 Eisenhower Theater
- 8 Family Theater

ATTRACTIONS

- 1 Lincoln Memorial
- 2 Tudor Place
- 3 Georgetown Waterfront Park
- 4 United States Botanic Garden
- 5 International Spy Museum
- 6 National Mall

QSR

- 1 Sweetgreen
- 2 Chick-fil-A
- 3 McDonald's
- 4 Chipotle Mexican Grill
- 5 7th Street Burger Georgetown
- 6 Good Stuff Eatery

HEALTHCARE

- 1 MedStar Health: Women's Health at Lafayette Centre
- 2 George Washington University Hospital
- 3 DC Health Care Inc
- 4 MedStar Washington Hospital Center
- 5 Georgetown Home Care

GROCERY

- 1 Whole Foods Market
- 2 Trader Joe's
- 3 Streets Market
- 4 Capitol Grocer
- 5 Manhattan Market
- 6 Vital Vittles
- 7 Scheele's Market

Subject Site

Market Overview



Market Insights

GEORGETOWN RETAIL

- ▶ Georgetown welcomed 47 new businesses in 2024, with 11 net-positive openings as the district continues its strong recovery.
- ▶ More than 100 new businesses have opened between January 2023 and January 2025, solidifying Georgetown as a top destination for new-to-market retailers.
- ▶ The neighborhood attracted 13.2 million domestic visitors in 2024, contributing to its highest visitor totals since the pandemic.

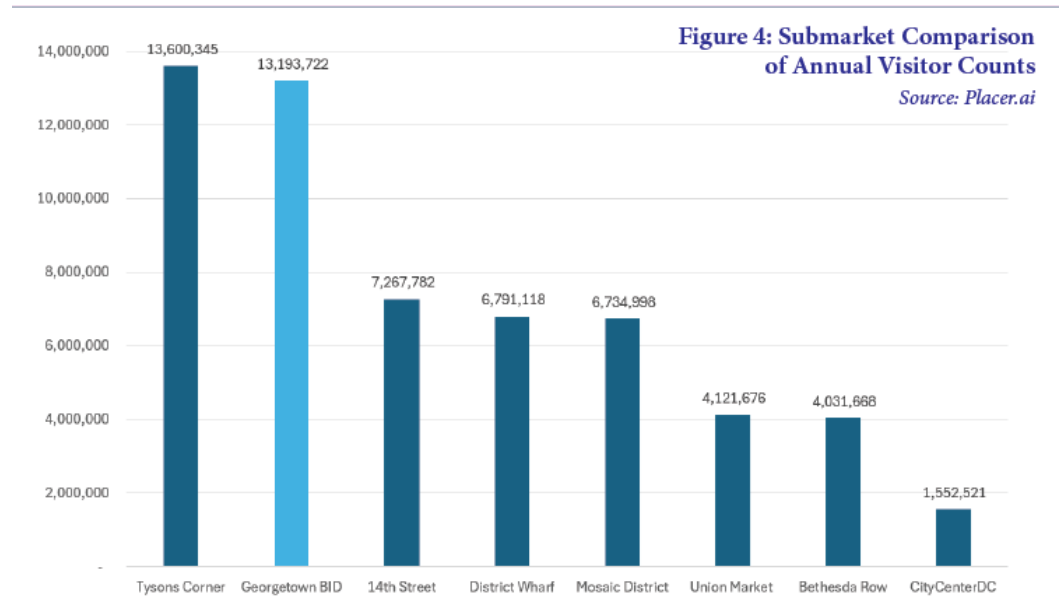
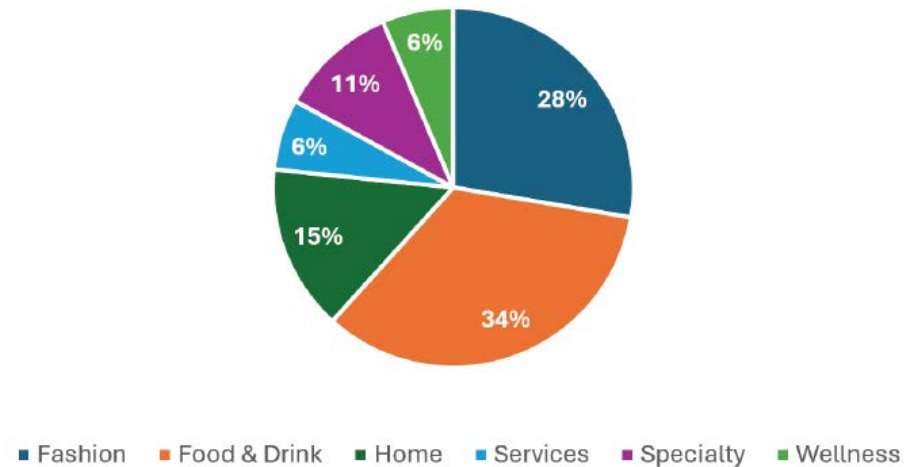


Figure 1: Business Openings by Sector
Source: Georgetown BID



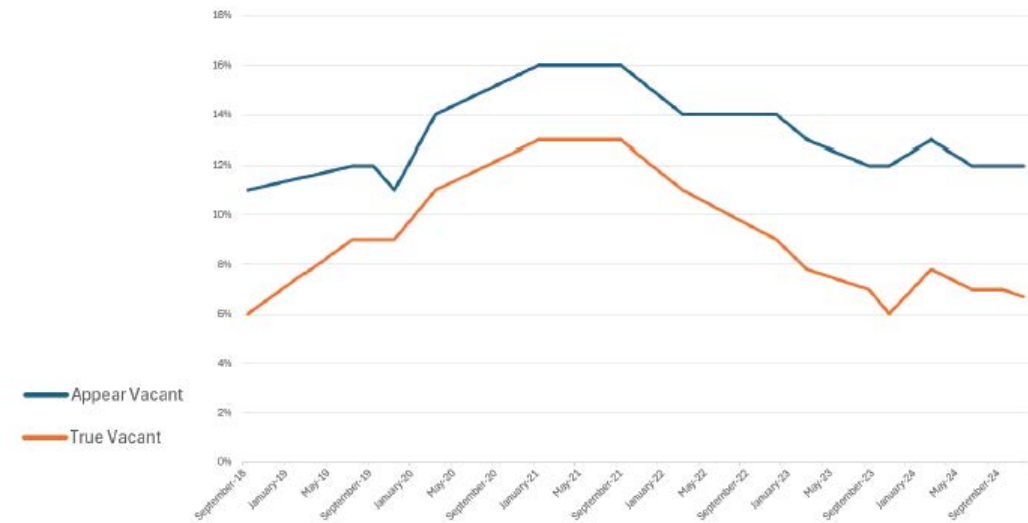
Market Insights

GEORGETOWN RETAIL

- ▶ Visitor activity increased 5% year-over-year, outperforming other outdoor and urban shopping districts across the region.
- ▶ Retail vacancy remains tight, with true vacancy at 6.5%, reflecting limited supply and high long-term demand for small-format storefronts.
- ▶ Over 700,000 Capital Bikeshare rides started or ended in Georgetown in 2024, underscoring consistent micromobility traffic and accessibility.

Figure 2: Retail Vacancy Over Time

Source: Georgetown BID



Lease Information & Terms

NNNS (2024 ACTUALS)

PROPERTY TAX	\$70,406
BID TAX	\$6,926
INSURANCE	\$5,996
ADMIN FEE	2% of base rent
UTILITIES	Water, Electric, Cable, Security, etc. — Tenant Pays All
REPAIRS & MAINTENANCE	Tenant Pays All

LEASE PREFERENCES

AS-IS DELIVERY
NO CONTINGENCIES
NO TI ALLOWANCE
10-YEAR NON-TERMINABLE TERM
NO RENT ABATEMENT, REDUCTION, OR CONCESSION
PARENT GUARANTOR
INVESTMENT GRADE B+ OR BETTER CREDIT



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