



1515 9TH STREET NW | WASHINGTON, D.C.

Executive Summary

MAC Realty Advisors (“MAC”) is pleased to present 1515 9th Street NW, a premier development opportunity in Washington, DC’s historic Shaw neighborhood. This shovel-ready site offers approved plans and permits, allowing investors to capitalize on its strategic location and condensed timeline to minimize speed to market. The project calls for a seven-level design with 40 residential units and 4 parking spaces, totaling over 32,000 rentable/sellable square feet. The neighborhood boasts excellent walkability and seamless access to Metro stations, key roadways, and the Washington Convention Center, enhancing its appeal for future residents.

Thoughtfully blending high-density living with historic charm, the development offers a balanced approach to urban residential life in one of DC’s most desirable neighborhoods. This site can support a boutique multifamily or condo project that presents a unique opportunity to integrate modern living with the historic charm of Shaw, while benefiting from the area’s outstanding transit connectivity and growing demand for quality housing.



View looking North along 9th Street



View looking South along 9th Street

Address	1515 9 TH STREET NW
Submarket	Shaw
Zoning	MU-5B
Square & Lot	0397 0030
Units	40 Residential Units
Average Sale Price	\$658,947

ANDREW MCALLISTER
Executive Director | 202.296.0007
amcallister@macrealtyadvisors.com

NICHOLAS RUBENSTEIN
Senior Director | 202.296.0015
nrubenstein@macrealtyadvisors.com

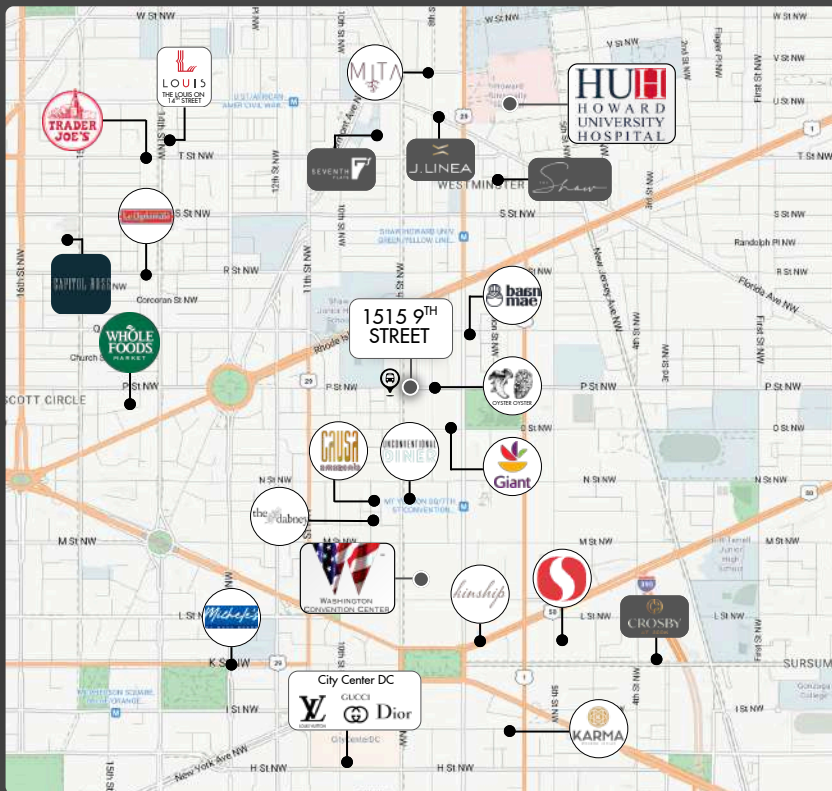
BRYAN LEIGH
Principal | 703.307.8144
bleigh@factorref.com

PINSON NEAL
Analyst | 804.980.6236
pneal@factorref.com

Location Summary

In a city as rich in history as Washington, D.C., it's no small claim that the neighborhoods of Northwest, especially around 9th Street, carry a unique blend of historic charm and steady growth. Over the past decade, this vibrant corner of Shaw and the surrounding NW corridor has seen consistent population growth. Its appeal lies in the area's walkability, diverse housing options, and easy access to downtown employment hubs.

Centrally located, 1515 9th Street boasts exceptional walkability to shopping, dining, and transit options. The location allows errand and grocery runs to be quick and effortless with a variety of options nearby, such as Giant Foods (**3-minute walk**), Whole Foods (**11-minute walk**), and Safeway (**13-minute walk**). The property is also in close proximity to the local attractions, including the Washington Convention Center (**9-minute walk**) and City Center DC (**13-minute walk**), a luxury shopping hub with high-end retailers such as Louis Vuitton, Gucci, Dior, and Chanel. 1515 9th Street is also in close range to a plethora of **Michelin Starred-restaurants**, including Oyster Oyster (**2-minute walk**), The Dabney (**6-minute walk**), Causa Amazonia (**7-minute walk**), Mita (**11-minute walk**), and Kinship (**11-minute walk**). Additional, nearby Bib Gourmand eateries include Baan Mae (**4-minute walk**), Unconventional Diner (**6-minute walk**), Karma Modern Indian (**7-minute walk**), and Michele's (**17-minute walk**). The property also allows excellent connectivity to the rest of the D.C. Metropolitan area, with two bus stops located on the same block and nearby access to both the **Shaw-Howard University** and **Mount Vernon Square Metro stations**.



Investment Highlights

- *Prime Urban Location with Strong Growth Indicators*
- *Shovel Ready with Fully Approved Designs, Plans and Permits*
- *Attractive Investment Metrics and Market Position*
- *Demographic Alignment and Lifestyle Demand*
- *Over 5 Class-A Buildings Within a 1-Mile Radius*

Washington, DC not only hosts the Federal Government and many of the nation's top law firms, but also a wide variety of employers from healthcare (Medstar Washington Hospital Center, Howard University Hospital, Children's National Hospital), finance (The World Bank Group, Fannie Mae), education (George Washington University, Catholic University, Georgetown University, Howard University), media (The Washington Post, National Geographic), consulting (Deloitte, Booz Allen Hamilton, Accenture), and many, many others.



ANDREW MCALLISTER
Executive Director | 202.296.0007
amcallister@macrealtyadvisors.com

NICHOLAS RUBENSTEIN
Senior Director | 202.296.0015
nrubenstein@macrealtyadvisors.com

BRYAN LEIGH
Principal | 703.307.8144
bleigh@factorref.com

PINSON NEAL
Analyst | 804.980.6236
pneal@factorref.com