

# 2600 PENNSYLVANIA AVENUE NW

Washington, DC



Confidential Offering Memorandum



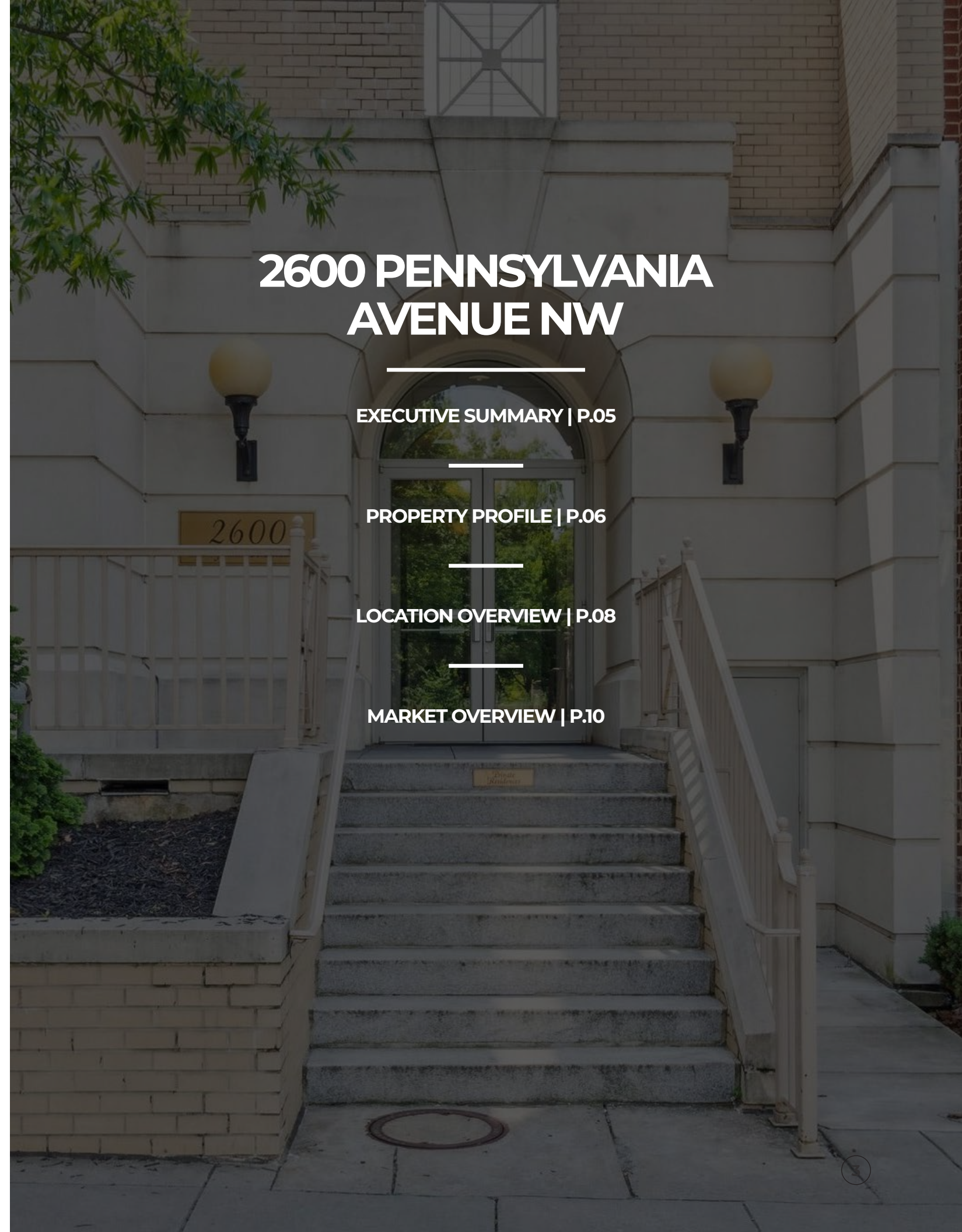
The material contained in this Offering Memorandum is confidential and furnished to prospective purchasers solely to assist you in considering the purchase of the property located at 2600 Pennsylvania Avenue NW in Washington, DC (the "Property"). Without prior written approval from Divaris Real Estate, Inc. ("DRE" or, alternatively, the "Independent Contractor"), it is not to be used for any other purpose or made available to any other persons. Sensitive information is included within this Offering Memorandum, and it is understood that you will in no way use such information to solicit any managers or franchisees for any reason,

and that this information will not be used in a manner that could be construed as competing with the current ownership in any way. No legal commitment or obligation shall be incurred by the Owner by reason of your receipt of this material or any other material supplied to you by or on behalf of the Owner or Independent Contractor. By accepting this Offering Memorandum, you agree that its contents are confidential and that you will hold the material contained in the Offering Memorandum in strict confidence, and not disclose it or any portion of it to anyone without prior written authorization of the Owner or Independent Contractor.

#### INVESTMENT ADVISORS

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# 2600 PENNSYLVANIA AVENUE NW

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EXECUTIVE SUMMARY | P.05

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PROPERTY PROFILE | P.06

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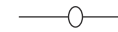
LOCATION OVERVIEW | P.08

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MARKET OVERVIEW | P.10



## EXECUTIVE SUMMARY



**Divaris Real Estate, Inc., as exclusive representative to the owner, is pleased to offer for sale this retail condo portfolio located in Northwest / Foggybottom, D.C.**

The subject property is a ground-floor commercial condominium on Pennsylvania Avenue NW, at 26th Street NW, in the West End neighborhood. The 4,387-square-foot unit conveys with two reserved parking spaces, and a terrace for outdoor dining. It is fully built out as a restaurant with full service commercial kitchen, multiple dining areas, and high-quality finishes. The space is owner-operated and well-maintained.

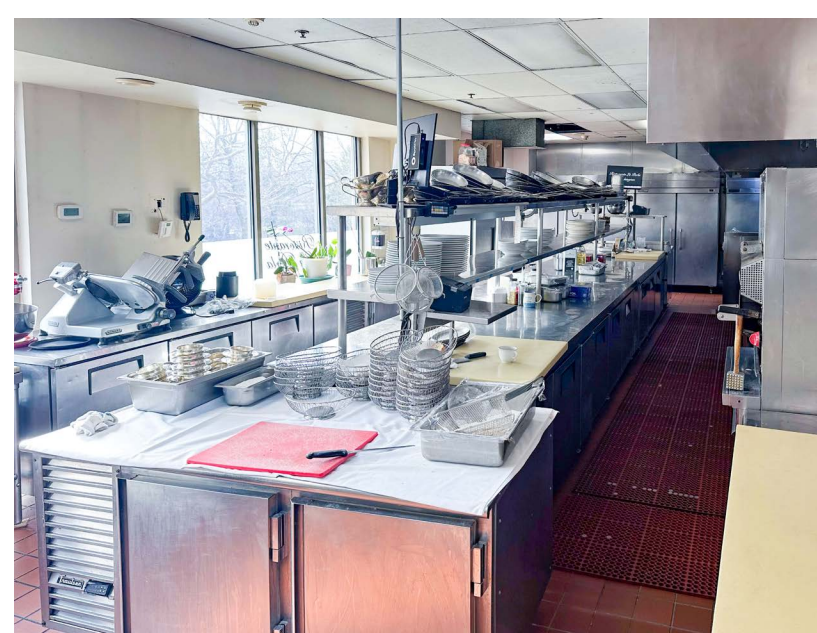
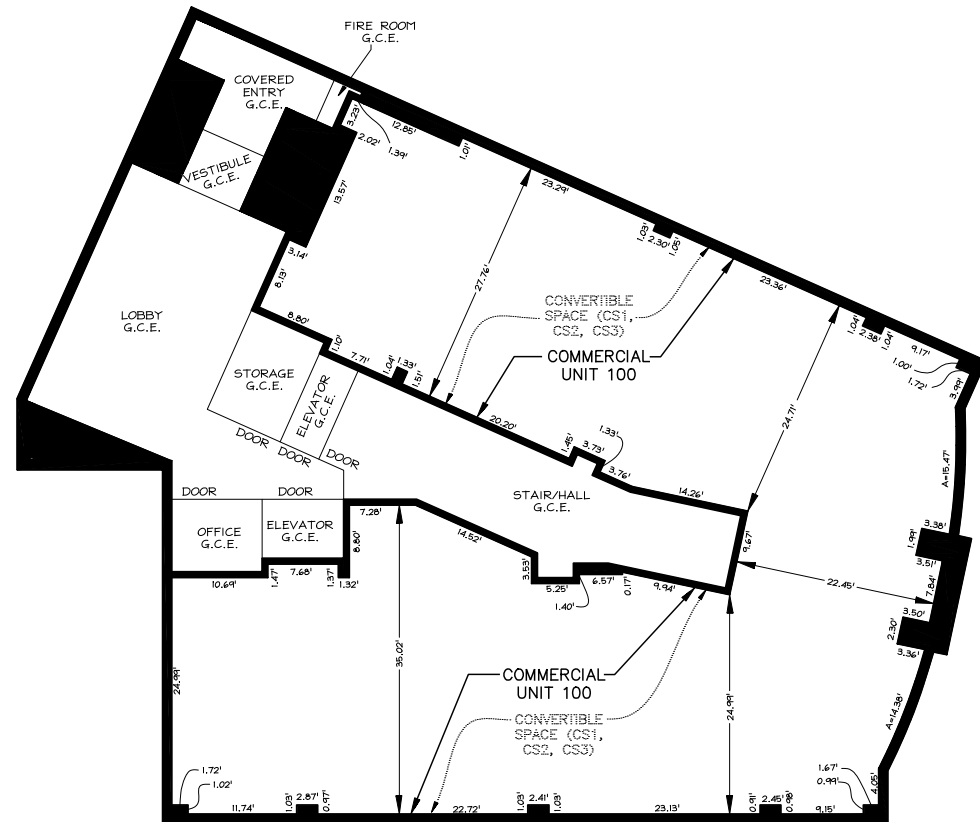
Surrounded by affluent areas like Georgetown, Dupont Circle, Foggy Bottom, and the CBD, the property offers prime retail potential. Built in 2001, the building includes seven residential stories above the ground-floor commercial space, below-grade parking, and outdoor patio rights. Located near Farragut West Metro (36,335 riders per day) and Foggy Bottom Metro (39,675 riders per day), the site is accessible by metro and car.

### Highlights

- Fully built out restaurant with 175 seat indoor occupancy and 40 outdoor seats.
- High foot traffic near Farragut West and Foggy Bottom Metro stations.
- Patio with outdoor dining rights for added revenue potential.
- Well-maintained, owner-occupied space with 2 reserved parking spaces.

# PROPERTY PROFILE

<b>Address</b>	2600 Pennsylvania Ave, NW, Unit #100 & CS2
<b>Parcel Number</b>	0004 N 2032
<b>Asking Price</b>	\$3,500,000
<b>Size (three condos)</b>	4,387 SF
<b>Frontage</b>	105' (Pennsylvania Ave) / 45' (26th St NW)
<b>Condo Fees</b>	\$2,924.00 per month for 3 condominiums
<b>Taxes (2024)</b>	\$56,793.66
<b>Project</b>	Class 'A' mixed use high-rise building with 32 residential units
<b>Zoning</b>	MU-10
<b>Year Built</b>	2001





K  
O  
F  
A  
C  
O

**Kennedy Center**

**Watergate Building**

**Georgetown**

**K St NW - 21,078 VPD**

**2600 Pennsylvania Ave NW**

**Pennsylvania Ave NW - 16,107 VPD**

FOUR SEASONS

**TRADER JOE'S**

**Villa Yara**

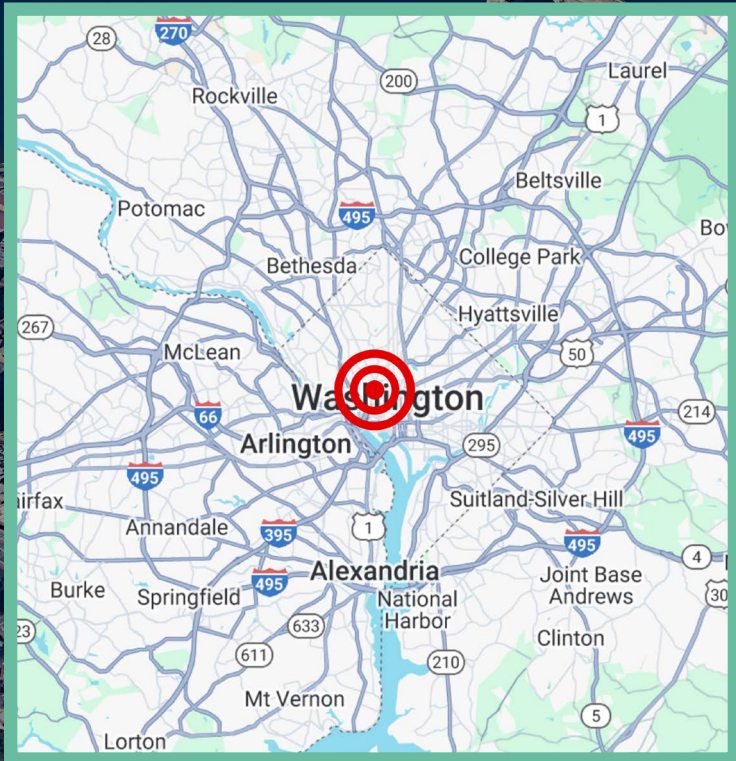


**M St NW - 10,400 VPD**

**NOBU**

**Rock Creek Pkwy - 45,749 VPD**

*Fairmont*  
WASHINGTON, D.C.  
GEORGETOWN



The Washington D.C. metropolitan area, encompassing the District of Columbia and surrounding counties, is a vibrant hub located near the Mid-Atlantic coast. Major highways servicing the area include Interstates I-95, I-395, and I-66, and U.S. Routes 1, 29, and 50. The Washington D.C. area is home to over 6.2 million residents, making it the sixth-largest metropolitan area in the United States.

The region is host to over 64,000 business establishments, generating an impressive economic output valued at over \$500 billion annually. Key employers in the area include the federal government, Lockheed Martin, Northrop Grumman, MedStar Health, and the National Institutes of Health (NIH), among others.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	33,853	250,337	629,851
Median Age	40	40	39
Households	15,563	111,989	284,492
Average HH Income	\$209,668	\$211,298	\$198,370



WASHINGTON, D.C. - Downtown area.

**D.C. CONTINUES TO SEE STRONG EMPLOYMENT, DRIVING RETAIL, OFFICE, AND MULTIFAMILY DEVELOPMENT.**

The West End and Foggy Bottom neighborhoods are upscale, heavily developed areas with a mix of residential, commercial, and special-purpose properties, including George Washington University, GWU Hospital, and Rock Creek Park. Notable nearby landmarks include the White House, U.S. State Department, Kennedy Center, and Watergate complex, with Georgetown University located close by.

The area is over 95% built-out, featuring high-density office and multifamily developments, with retail concentrated along major corridors such as Pennsylvania Avenue, New Hampshire Avenue, and M Street NW. Georgetown, adjacent to the West End, is a premier residential and commercial neighborhood with historic buildings, high-end retailers, and low-rise residential properties. The subject property is in the West End office district near the boundaries of Foggy Bottom, Georgetown, and the Central Business District (CBD), surrounded by a blend of office, hotel, and residential developments.

Long-term trends indicate suburban job growth in the Washington area, but downtown D.C. continues to see strong employment, driving retail, office, and multifamily development. The subject property is in a prime location within an affluent, high-density area of Northwest D.C., near Foggy Bottom and Georgetown—major tourist and commercial hubs. Its position along a busy commercial corridor with excellent access and visibility enhances its appeal for retail and restaurant tenants. The area’s proximity to regional employers and high foot and vehicle traffic supports strong demand for commercial space.

# MARKET OVERVIEW

The Washington D.C. metropolitan area is located in the heart of the Mid-Atlantic region. As of 2020, the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area had a population of approximately 6.385 million, with a median age of 38.6 and a median household income of \$127,469.





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