



DOCHTER & ALEXANDER  
RETAIL ADVISORS

VIDEO WALKTHROUGH [↗](#)

TURN-KEY 2<sup>ND</sup> GENERATION

BRANDING  
OPPORTUNITY

704 7<sup>TH</sup> STREET NW  
WASHINGTON, DC | EAST END

Square Footage | +/- 3,338 SF

Frontage | 60' 1"

Ceiling Heights | 13' 9"

Rent/Nets | Negotiable

Timing | Immediate

## CONTACT

### David Dochter

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### Matthew Alexander

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## HIGHLIGHTS

- Second generation restaurant located in the East End - a major destination for **entertainment** and **dining**
- Located along the **7<sup>TH</sup> street corridor**, adjacent to the soon to be developed **Capital One Arena** and DC's busiest intersection: **7<sup>TH</sup> & H Street NW**
- Flanked amongst national brands and local favorites including **Chopt**, **Chick-Fil-A**, **Dos Toros Taqueria**, and **Clyde's**

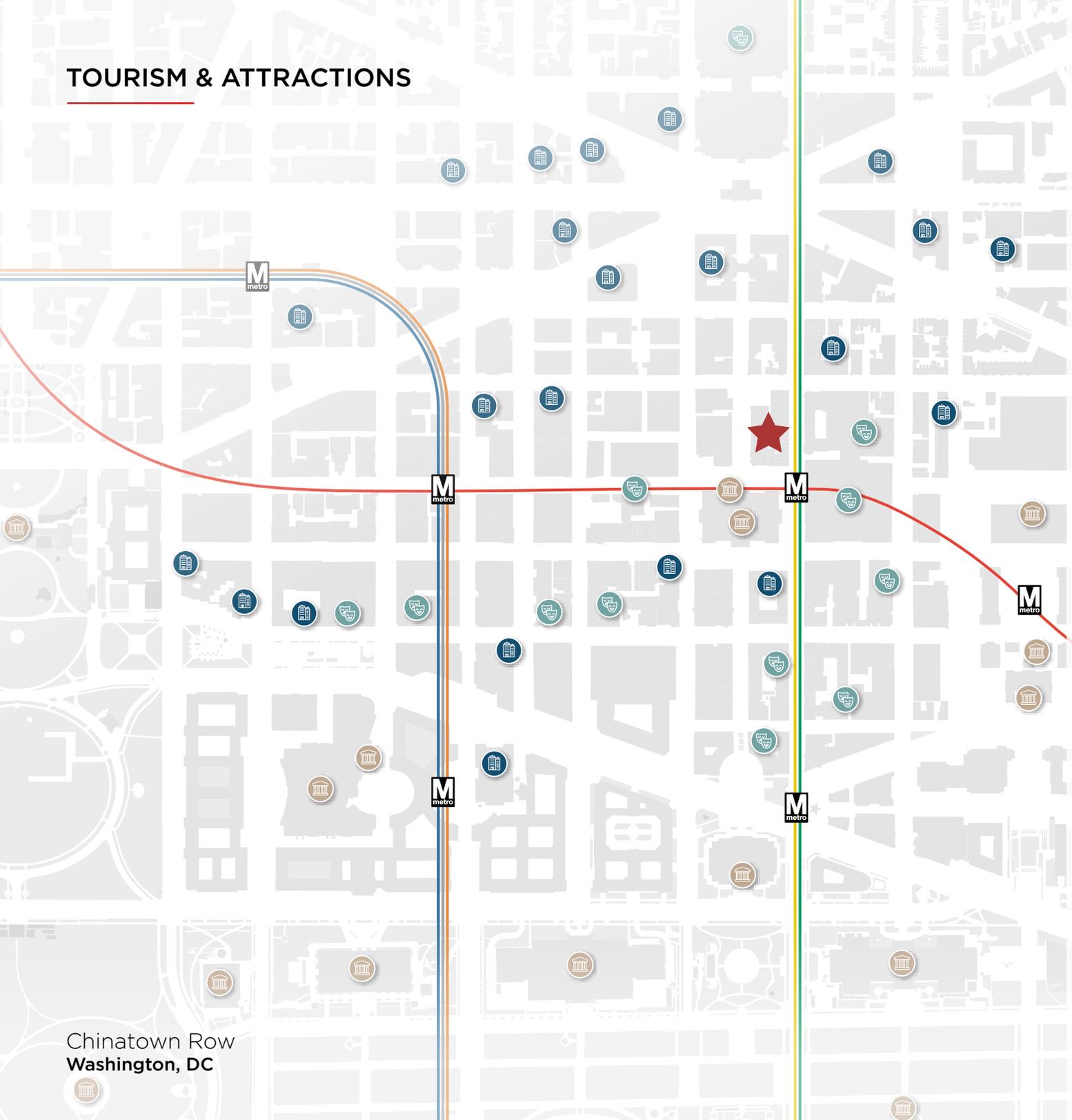
## NEARBY TENANTS



# INTERIOR PHOTOS



# TOURISM & ATTRACTIONS



Chinatown Row  
Washington, DC

## HOTELS TOTAL ROOMS | 8,298

SLS Lux Hotel & Residences	198
Hampton by Hilton	228
Renaissance Hotel	807
Embassy Suites by Hilton	384
Harrington Hotel	242
Marriott Washington	459
Hilton Garden Inn	300
Hotel Washington	326
Kimpton Hotel Monaco	184
Riggs DC	181
Fairfield Inn & Suites	198
Motto by Hilton	245
Grand Hyatt Washington	897
AC Hotels	234
MOXY	200
Eaton	209
Marriott Marquis	1175
The Henley Park Hotel	96
Conrad	360
Trump International Hotel	263
JW Marriott Hotel	777
InterContinental Willard	335

## ENTERTAINMENT TOTAL CAPACITY | 72,915

Capital One Arena Center	20,356
Walter E. Convention Center	42,000
National Theatre	1,676
Warner Theatre	1,847
E Street Cinema	2,080
Regal Gallery Place	2,800
Shakespeare Theater Company	1,226
Woolly Mammoth Theater Co	265
Ford's Theater	665

## MUSEUMS & LANDMARKS TOTAL VISITORS | 18.95M

The White House	1.25M
Ronald Reagan Building	1M
National Portrait Gallery	1.7M
American Art Museum (Smithsonian)	2M
National Archives	1M
National Air and Space Museum (Smithsonian)	3.2M
National Museum of African American History	2M
National Museum of American History	2.8M
National Gallery of Art	4M

# CENTRALLY LOCATED RETAIL



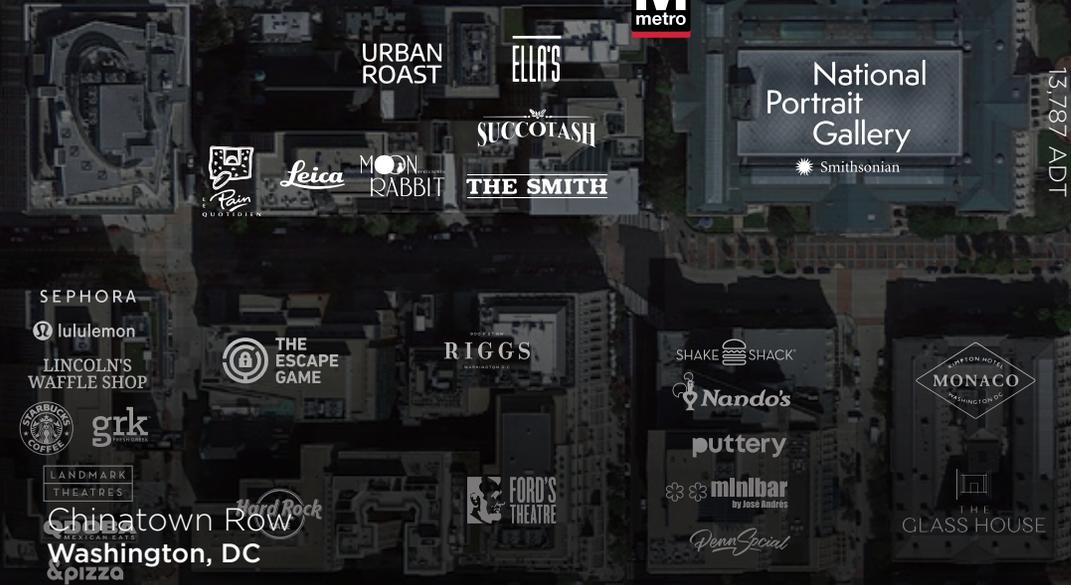
.5 MILE DEMOGRAPHICS	Chinatown Row	Capitol Riverfront
Daytime Population	114,595	34,206
Daytime Employees	\$162,444	\$177,411
Metro Exits (Weekdays)	13,332	15,363
Average HH Income	\$6,776	\$6,751

## H STREET NW 16,383 ADT



### Capital One Arena

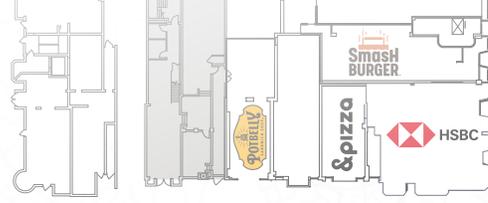
### \$510 MILLION INVESTED



Chinatown Row  
Washington, DC  
& pizza

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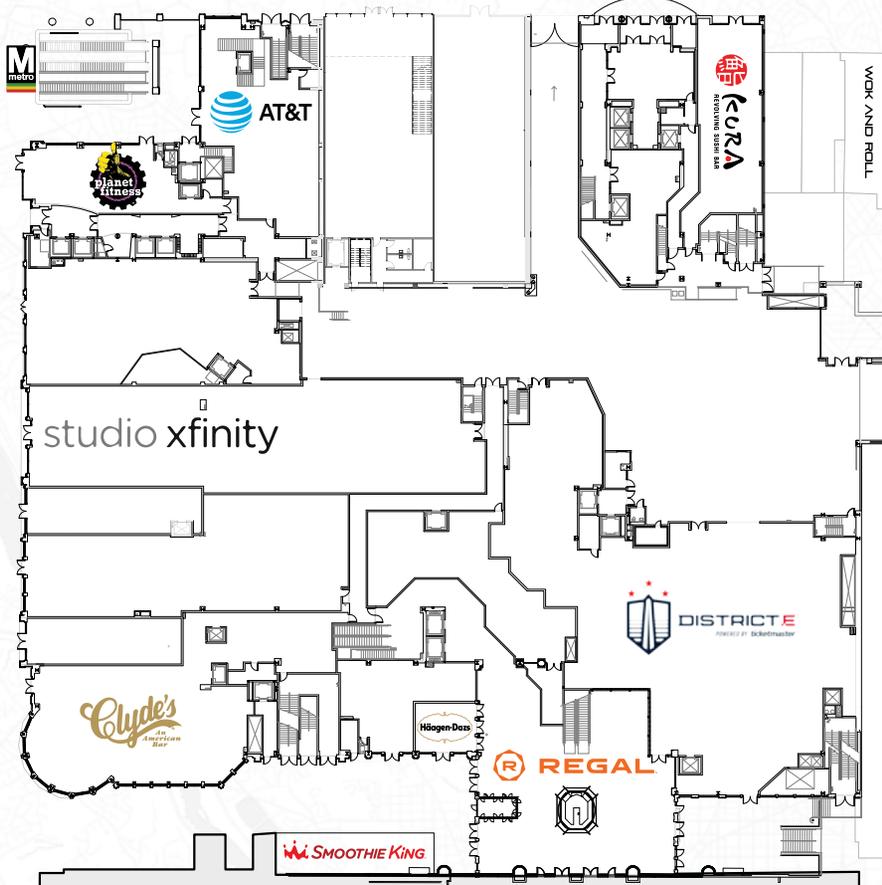
# NEARBY CO-TENANCY



8<sup>TH</sup> STREET NW



7<sup>TH</sup> STREET NW



H STREET NW

**M** **GALLERY PLACE METRO STATION**  
 Gallery Place consistently ranks as the **top 3** busiest Metro stations from 2010 to 2024

Weekday Entries | 12,913  
 Weekend Entries | 10,716

G STREET NW

**Capital One Arena**

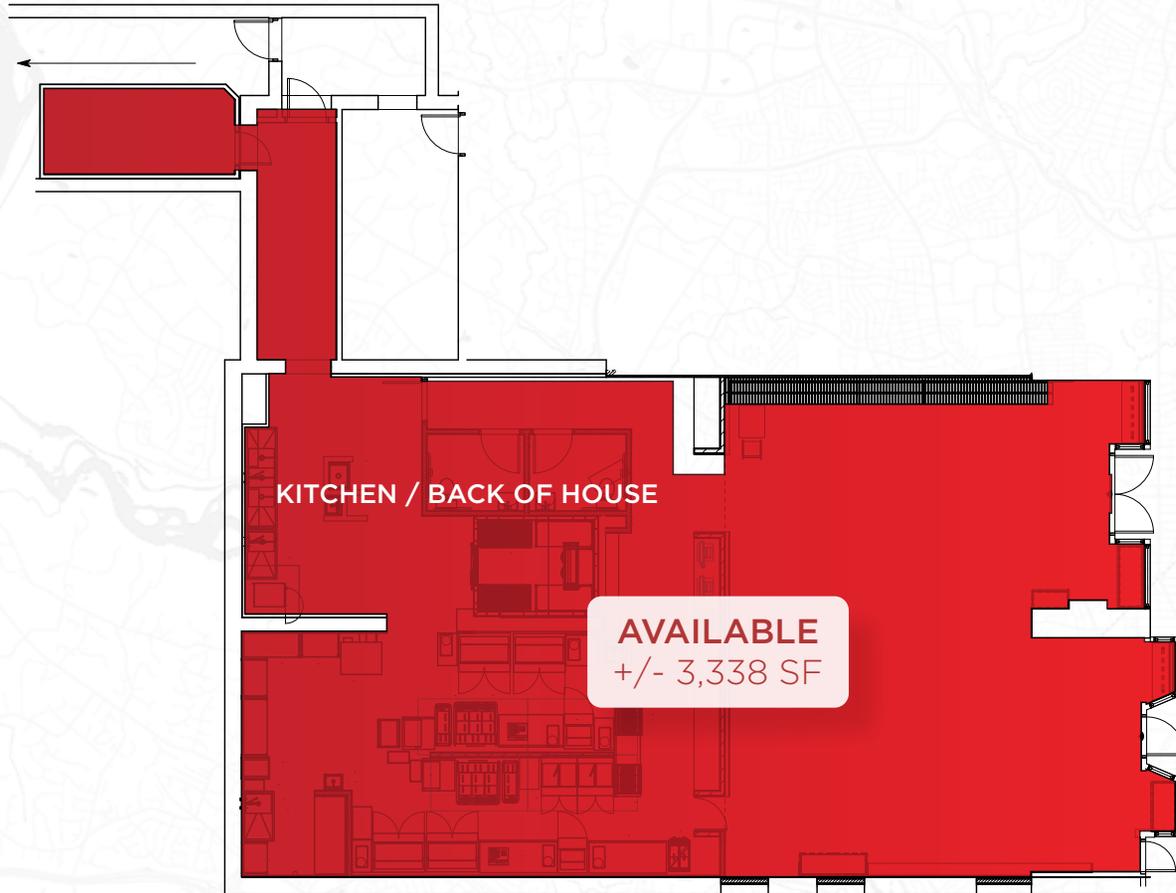
**\$510 MILLION INVESTED**



Chinatown Row  
 Washington, DC

**DA** **DOCHTER & ALEXANDER**  
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# FLOORPLAN



## SPECS

- Square Footage | +/- 3,338 SF
- Frontage | 60' 1"
- Ceiling Heights | 13' 9"  
11' 2" in kitchen area
- Timing | Immediate
- Rent/Nets | Negotiable

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[DOCHALEX.COM](https://www.dochalex.com)

Chinatown Row  
Washington, DC



**TOTAL OFFICE SF**  
WITHIN A MILE

**83M SF**

**CONVENTION CENTER**  
AVERAGE ANNUAL ATTENDEES

**1.5M**  
FROM 2003 TO 2021

**AVERAGE WEEKDAY METRO RIDERS**  
AT GALLERY PLACE METRO IN 2024

**12,913**

**CAPITAL ONE ARENA**  
SEATING CAPACITY

**20,356**

**DEMOGRAPHICS\***

	<b>.25 Miles</b>	<b>.5 Miles</b>	<b>1 Mile</b>
DAYTIME POPULATION	27,571	115,032	290,276
TOTAL OFFICE SF	11,994,855 SF	39,945,564	83,051,859
HH ENTERTAINMENT SPENDING (AVG)	\$6,772	\$5,989	\$5,718
HH FOOD AWAY FROM HOME (AVG)	\$7,568	\$6,663	\$6,291

*\*2024 Data*