



**TOM'S**  
WATCH BAR

tropical CAFE  
SMOOTHIE

**TAP99**

**SILVER**  
SOCIAL

**SILVER DINER**  
THE NEXT GENERATION DINER

**F45**

**TOM'S**  
WATCH BAR

**TAP99**

**K THE KELVIN**

**THE KELVIN**

**K**

**1250 HALF ST SE**

**WASHINGTON, DC 20003**

**RC** RENAUD  
CONSULTING  
COMMERCIAL REAL ESTATE

JairLynch

# AERIAL RETAIL MAP



**DISTRICT WHARF**

Del Mar DE FABIO TRABACCHI

COLADA SHOP

MI-VIDA RESTAURANTE

BOARDWALK

INTERCONTINENTAL WASHINGTON D.C. - THE WHARF

ANTHEM

SHAKE SHACK

TIKI TINT

DOLCEZZA est. 2004

canopy BY HILTON

**THE WATERFRONT**

CVS pharmacy

Starbucks

SAFeway

**BALLPARK DISTRICT**

IRCA

BLUESTONE LANE COFFEE SHOPS & CAFES

BOON BOX

&pizza

[solidcore]

GATSBY

CAVA Mezza Grill

RASA

TAKODA

MISSION

SHAKE SHACK

ATLAS

the Greene Turtle

WALTERS SPORTS BAR

Scalopasta

**THE KELVIN K**

**NORTH OF M**

WHOLE FOODS

SCARLET OAK CHASE

CVS pharmacy

GREGORYS

Orangetheory FITNESS

small door VETERINARY

myeyeDR.

**CAPITAL HILL/BARRACKS ROW**

TRADER JOE'S

TED'S BULLETIN

CAVA Mezza Grill

YALOR BREW PUB

SEPHORA

Rose's Luxury

**THE WASHINGTON NATIONALS**

THE SALT LINE OYSTER - ALE DACHA BEER GARDEN ALL-PURPOSE

**THE YARDS**

THOMPSON HOTELS

Toastique

SHILLINGS CANNERY

La Famosa

CONTE'S BIKE SHOP

OSTERIA MORINI

CHLOE

BEARDED GOAT

albi

jenis

DISTRICT WINERY

sweetgreen

MAYWEATHER BOXING-FITNESS

Harris Teeter

ice cream jubilee

AGUA301

Emmy Squared

**THE POINT** WASHINGTON, DC

Hains Point East Cherry Blossoms Area

## STEP INTO THE CENTER OF THE ACTION

Discover Navy Yard, Washington, DC's waterfront gem that has transformed from historic naval base to vibrant urban hotspot. This dynamic neighborhood along the Anacostia River blends industrial heritage with modern luxury, featuring Nationals Park, The Yards development, and the stunning Yards Park. Just minutes from Capitol Hill, Navy Yard offers an irresistible mix of award-winning restaurants, craft breweries, boutique shopping, and waterfront recreation. With luxury residences, outdoor entertainment, and continuous growth, this thriving district represents DC's exciting evolution—where historic charm meets contemporary urban living in one of the capital's most coveted destinations.

## JOIN THESE NEARBY RETAILERS



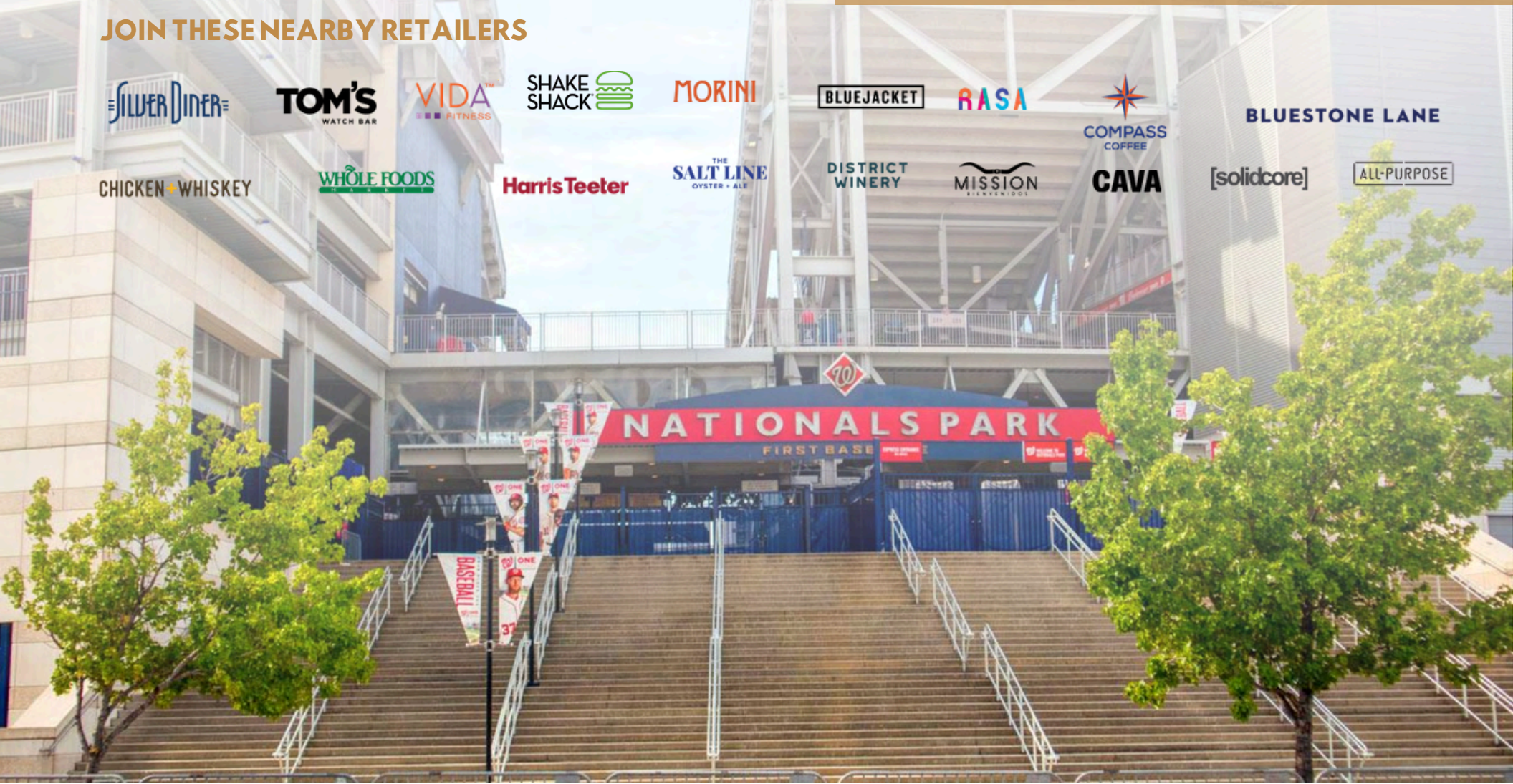
6.2M SF  
OFFICE SPACE

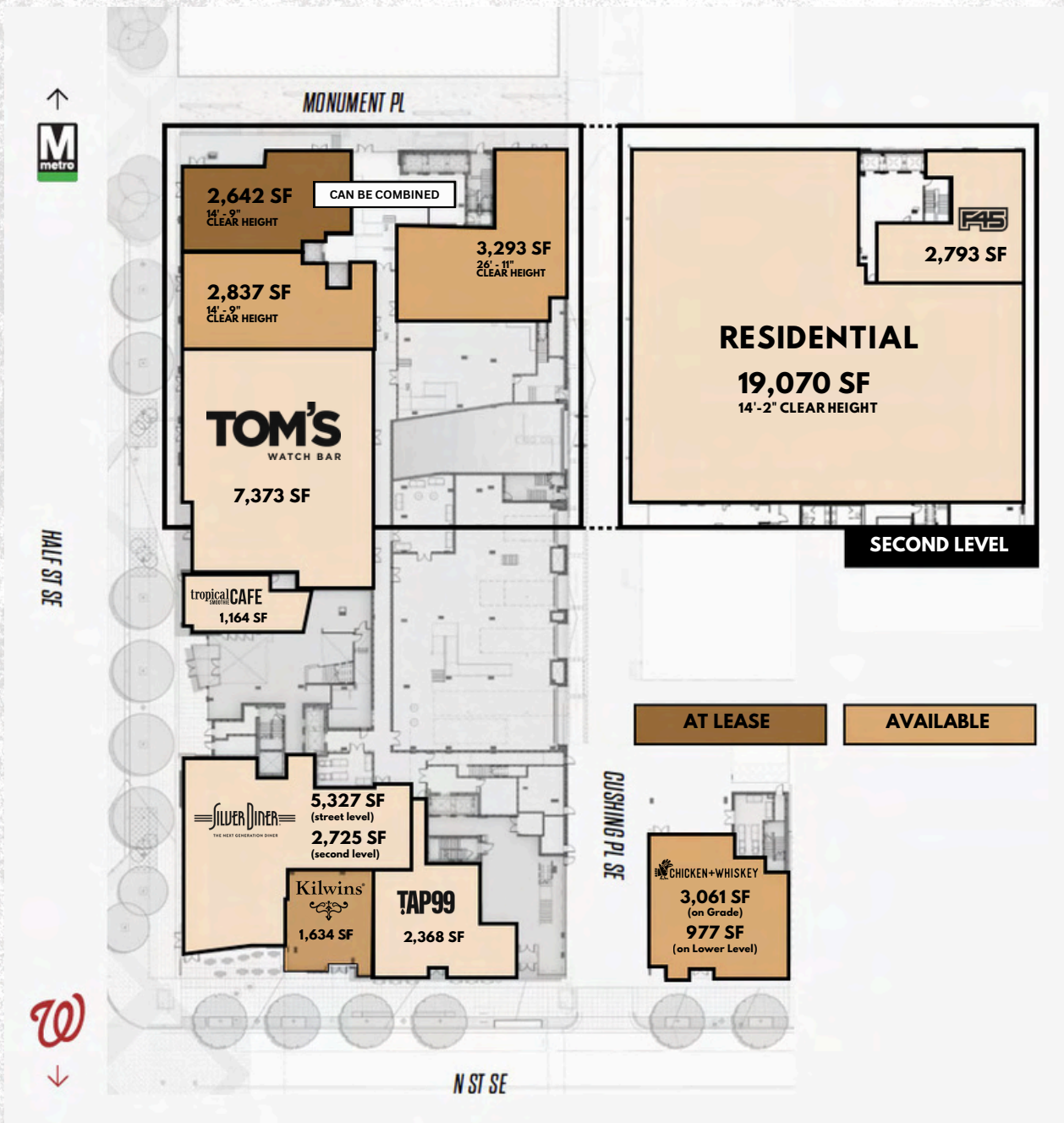
43,000  
DAYTIME  
EMPLOYEES

3,000,000  
ANNUAL VISITORS

92 WALK SCORE

72% OF RESIDENTS ARE  
BETWEEN THE AGES  
OF 18-34





# RETAIL SITE PLAN



# THE KELVIN

**1250 HALF ST SE**  
WASHINGTON, DC 20003

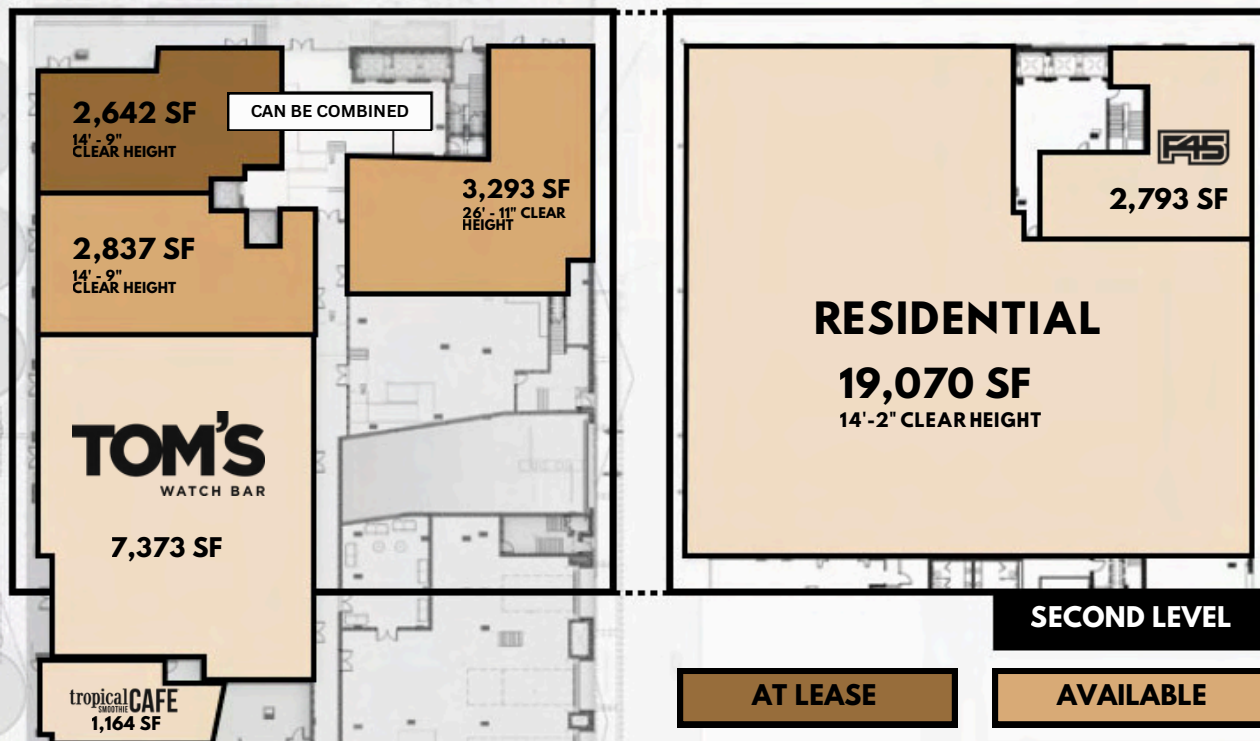
## AVAILABILITY

5,479 SF (DIVISIBLE)

3,293 SF



MONUMENT PL



**ANDREW PONCHER**  
312.399.5566  
aponcher@renaudconsulting.net

**JOHN MARIGLIANO**  
301.775.4419  
jmarigliano@renaudconsulting.net

**KAMRON IZADI**  
301.655.9406  
kizadi@renaudconsulting.net

**JONATHAN HOLLAND**  
240.435.0803  
jholland@renaudconsulting.net

HALF ST SE

**THE  
KELVIN** **K**

**1250 HALF ST SE**  
WASHINGTON, DC 20003

**AVAILABILITY**

**3,293 SF**

**ANDREW PONCHER**  
312.399.5566  
aponcher@renaudconsulting.net

**JOHN MARIGLIANO**  
301.775.4419  
jmarigliano@renaudconsulting.net

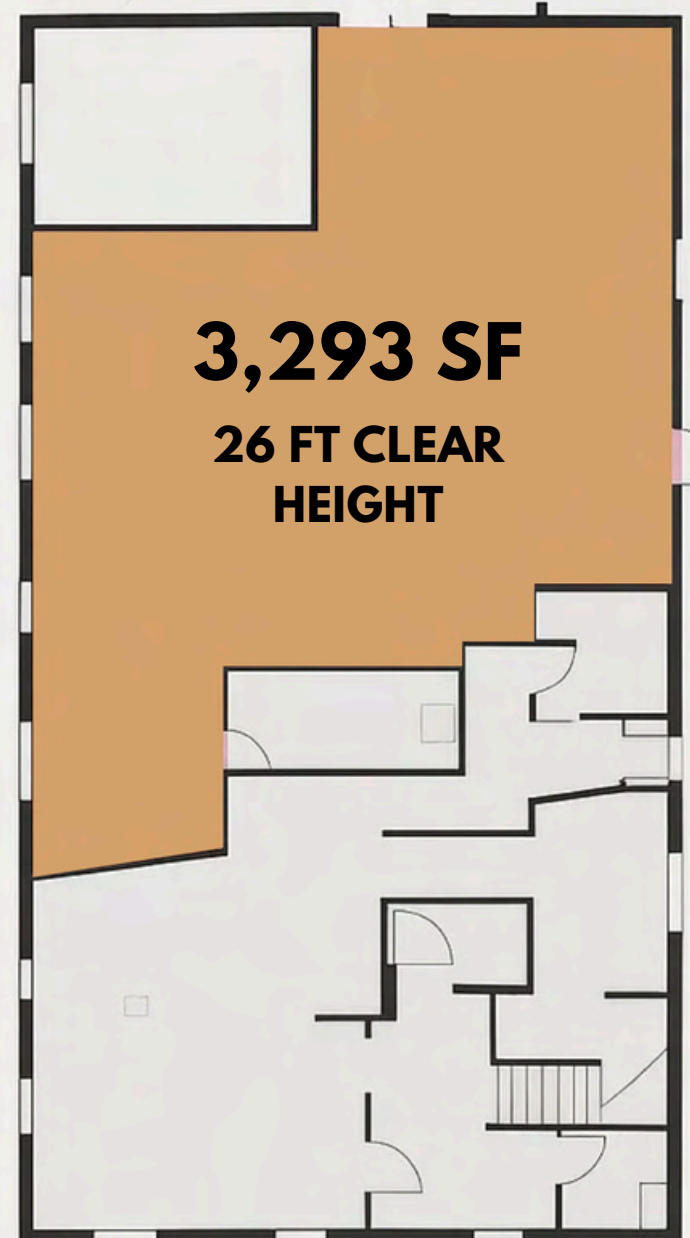
**KAMRON IZADI**  
301.655.9406  
kizadi@renaudconsulting.net

**JONATHAN HOLLAND**  
240.435.0803  
jholland@renaudconsulting.net



**MONUMENT PL**

**MONUMENT PL**



**3,293 SF**

**26 FT CLEAR  
HEIGHT**

# THE KELVIN K

1250 HALF ST SE  
WASHINGTON, DC 20003

## AVAILABILITY

2,837 SF



ANDREW PONCHER  
312.399.5566  
aponcher@renaudconsulting.net

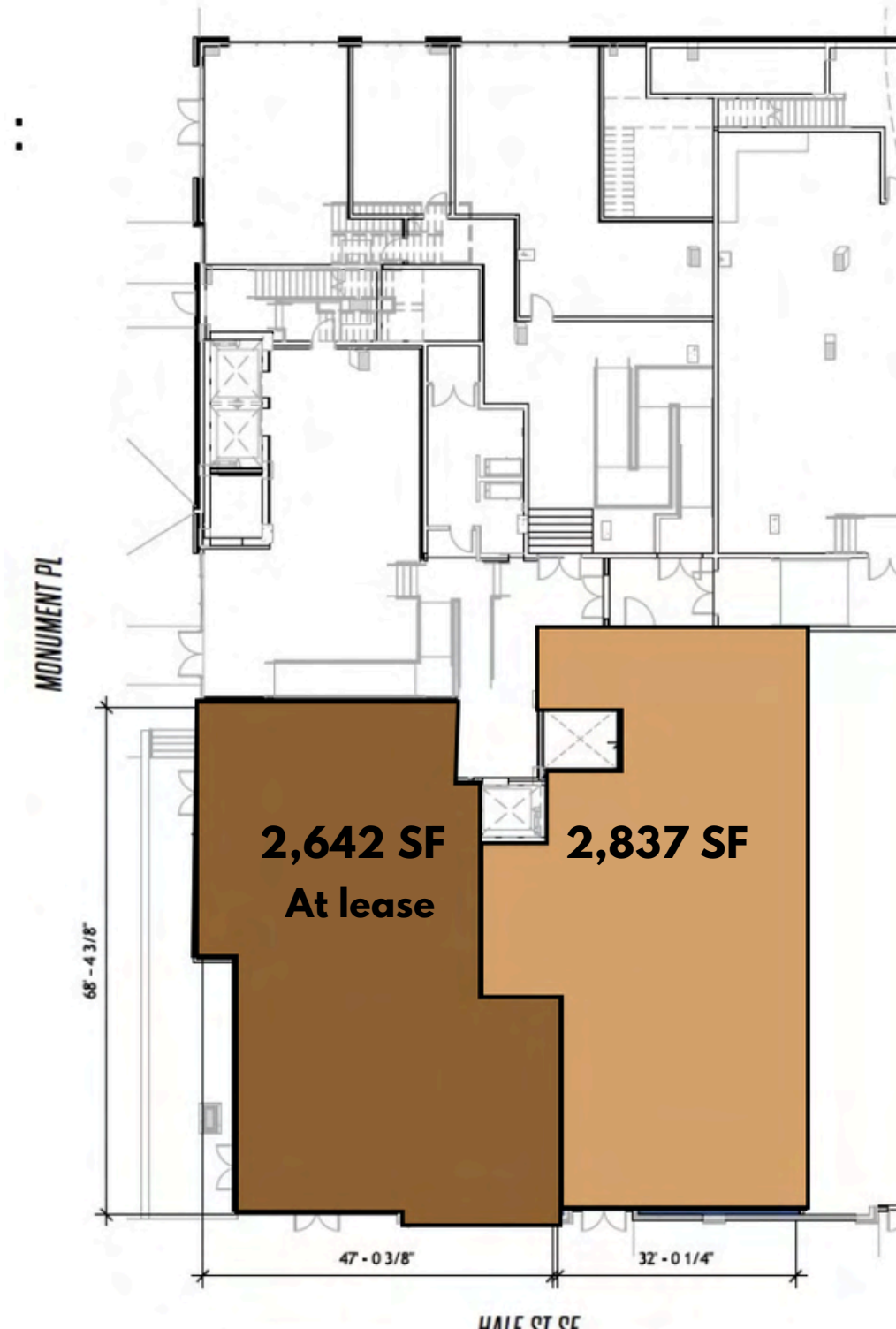
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301.775.4419  
jmarigliano@renaudconsulting.net

KAMRON IZADI  
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## GROUND FLOOR SCENARIO A: DEMISING OPTION



***HIT IT OUT OF THE PARK  
AT THE KELVIN - RETAIL OPPORTUNITIES***

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