



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

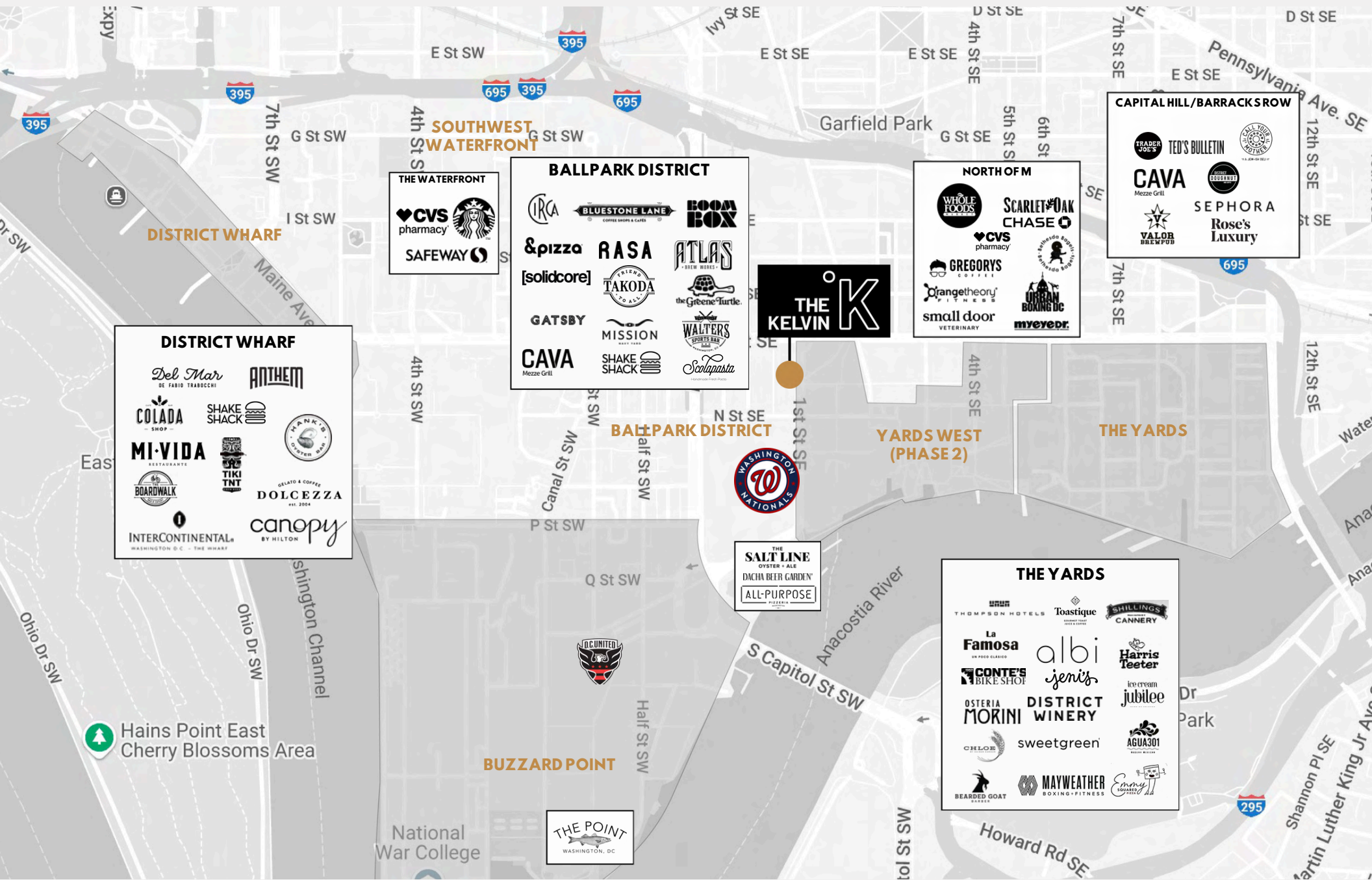
1250 HALF ST SE

WASHINGTON, DC 20003

RC **RENAUD**
CONSULTING
COMMERCIAL REAL ESTATE

JairLynch

AERIAL RETAIL MAP



DISTRICT WHARF

DISTRICT WHARF

Del Mar
DE FABIO TRABACCHI

ANTHEM

COLADA
SHOP

SHAKE SHACK

MI-VIDA
RESTAURANTE

BOARDWALK

TIKI TNT

DOLCEZZA
EST. 2004

canopy
BY HILTON

INTERCONTINENTAL
WASHINGTON D.C. - THE WHARF

THE WATERFRONT

CVS
pharmacy

Starbucks

SAFeway

BALLPARK DISTRICT

BALLPARK DISTRICT

IRCA

BLUESTONE LANE
COFFEE SHOPS & CAFES

BOOM BOX

&pizza

RASA

ATLAS

[solidcore]

TAKODA

the Greene Turtle

GATSBY

MISSION

WALTERS

CAVA

SHAKE SHACK

Scorapasta

THE KELVIN K

NORTH OF M

WHOLE FOODS

SCARLETT OAK CHASE

CVS
pharmacy

GREGORYS

Orangetheory FITNESS

small door
VETERINARY

myevedr

CAPITAL HILL/BARRACKS ROW

TRADER JOE'S

TED'S BULLETIN

CALL YOUR BOSS

CAVA

Mezze Grill

SEPHORA

Rose's Luxury

VALOR BREWERY

BALLPARK DISTRICT

YARDS WEST (PHASE 2)

THE YARDS



THE SALT LINE

OYSTER + ALE

DACHA BEER GARDEN

ALL-PURPOSE

THE YARDS

THOMPSON HOTELS

Toastique

SHILLINGS CANNERY

La Famosa

albi

CONTE'S BIKE SHOP

jenis

OSTERIA MORINI

DISTRICT WINERY

CHLOE

sweetgreen

BEARDED GOAT

MAYWEATHER BOXING + FITNESS

Emmy

Harris Teeter

ice cream jubilee

AGUA301

BUZZARD POINT

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



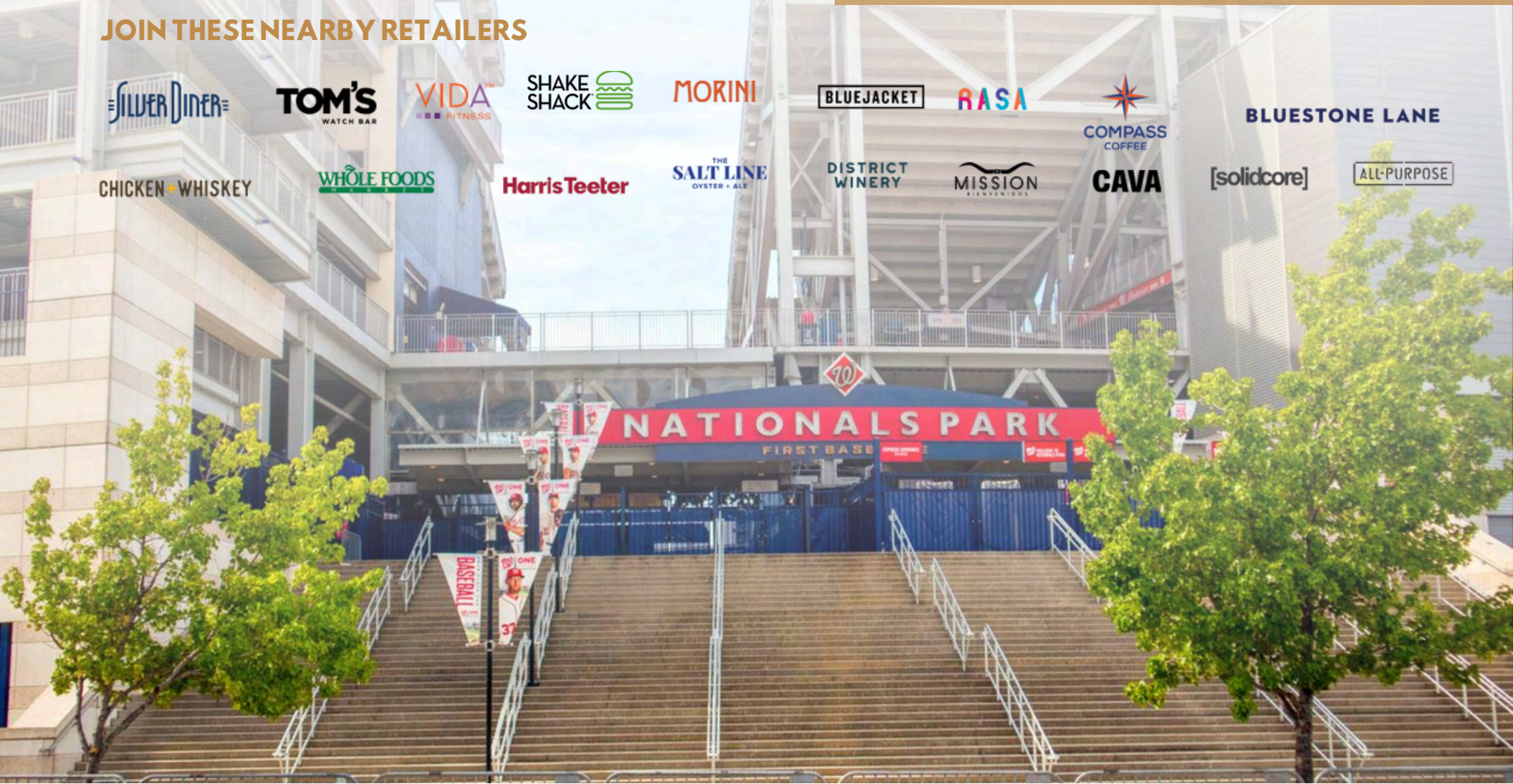
6.2M SF
OFFICE SPACE

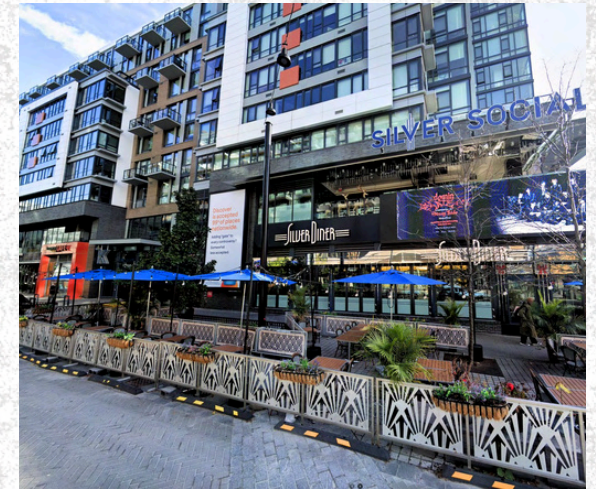
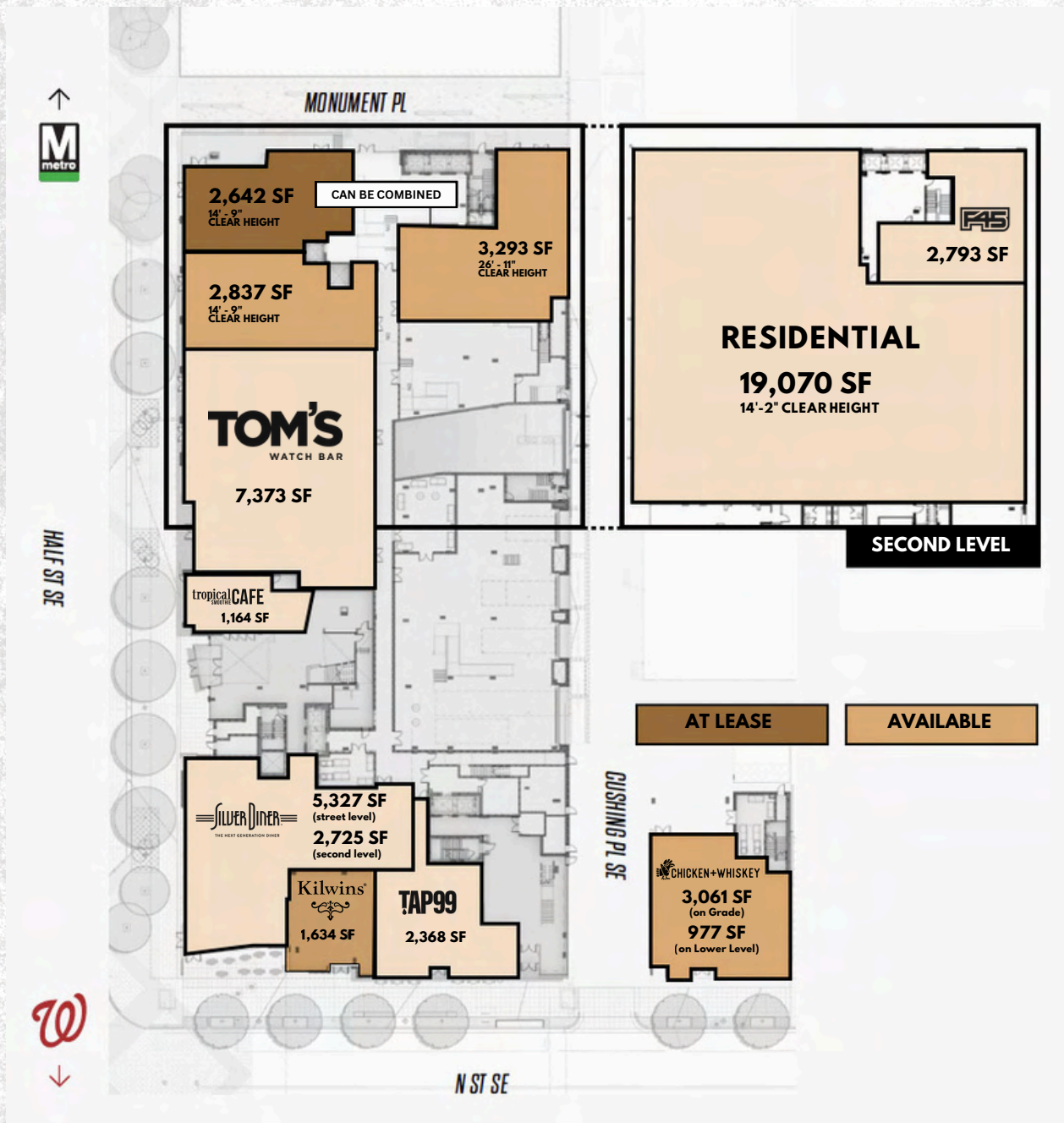
43,000
DAYTIME
EMPLOYEES

3,000,000
ANNUAL VISITORS

92 WALK SCORE

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





RETAIL SITE PLAN



**THE
KELVIN** K

1250 HALF ST SE
WASHINGTON, DC 20003

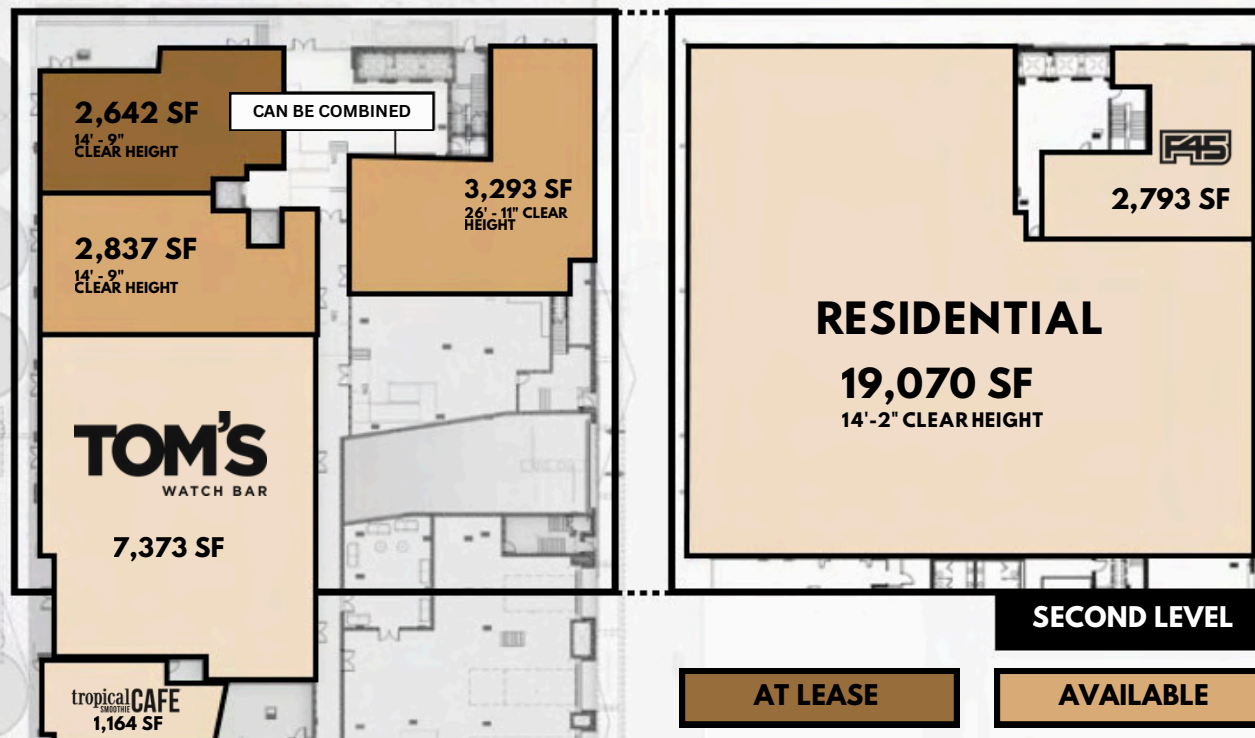
AVAILABILITY

5,479 SF (DIVISIBLE)

3,293 SF



MONUMENT PL



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HALF ST SE



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WASHINGTON, DC 20003

AVAILABILITY

3,293 SF

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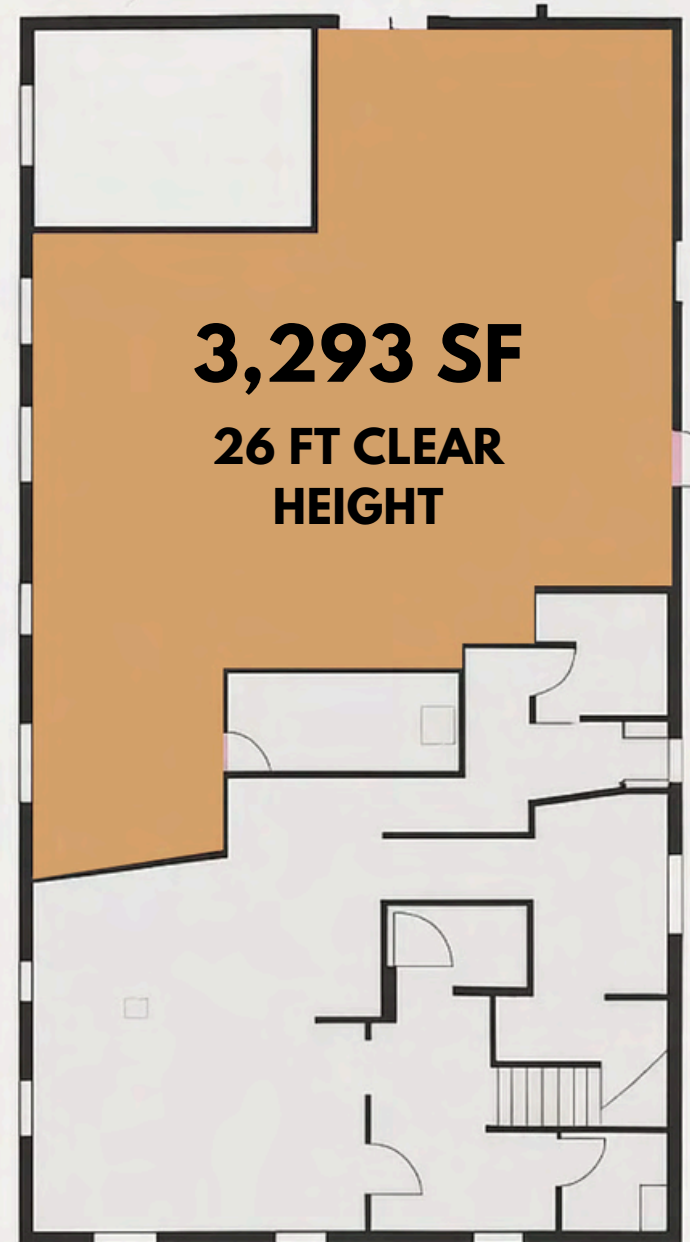
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MONUMENT PL

MONUMENT PL

3,293 SF
26 FT CLEAR
HEIGHT





1250 HALF ST SE
WASHINGTON, DC 20003

AVAILABILITY

2,837 SF



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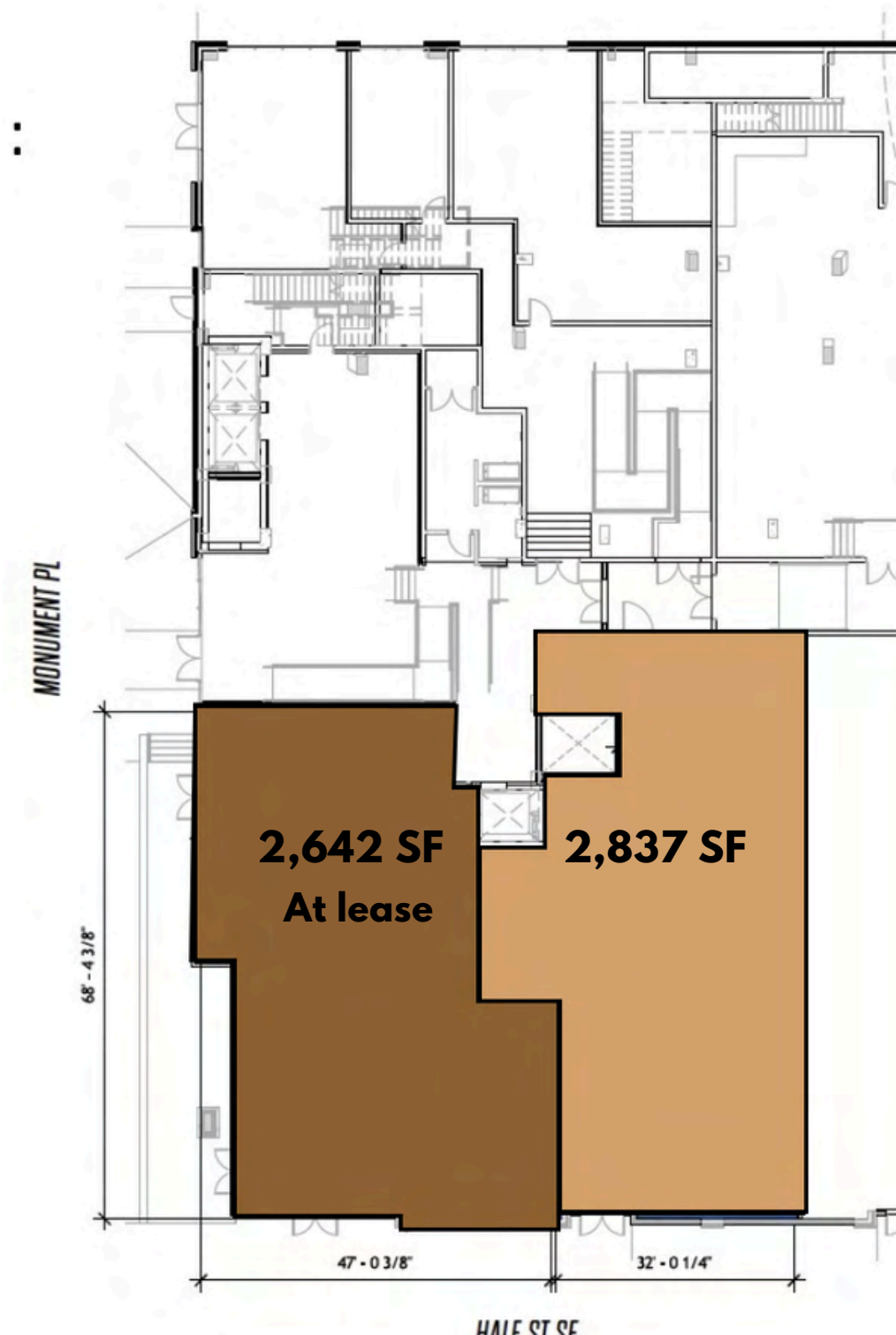
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GROUND FLOOR SCENARIO A: DEMISING OPTION



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

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