



**TOM'S**  
WATCH BAR

**TAP99**

**SILVER**  
DINER  
THE NEXT GENERATION DINER

tropical **CAFE**  
SMOOTHIE

**SILVER**  
SOCIAL

**F45**

**THE KELVIN**  
**OK**

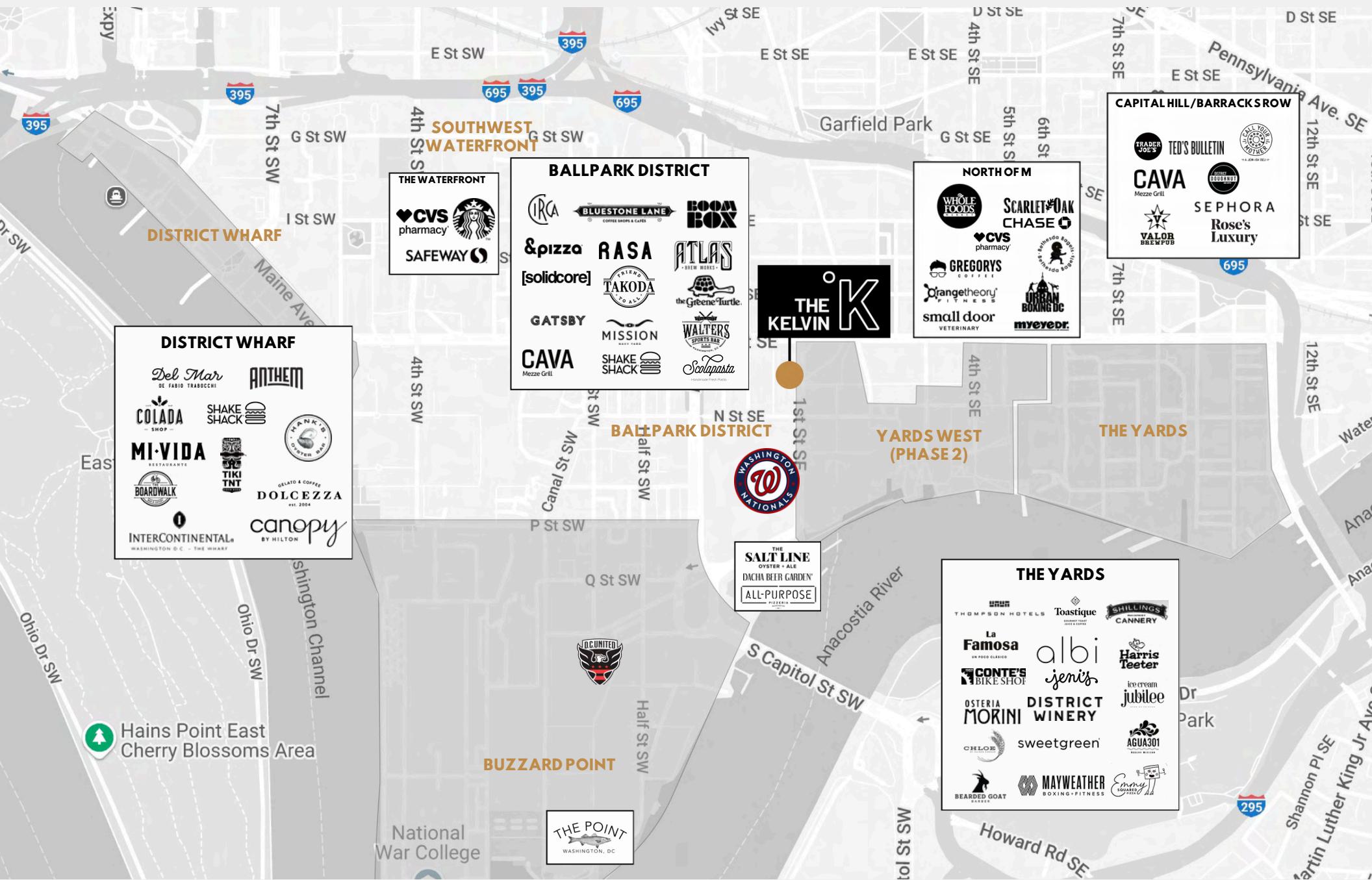
**1250 HALF ST SE**

**WASHINGTON, DC 20003**

**RC** RENAUD  
CONSULTING  
COMMERCIAL REAL ESTATE

**JairLynch** 

# AERIAL RETAIL MAP



## 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



CHICKEN + WHISKEY



Harris Teeter



CAVA

BLUESTONE LANE

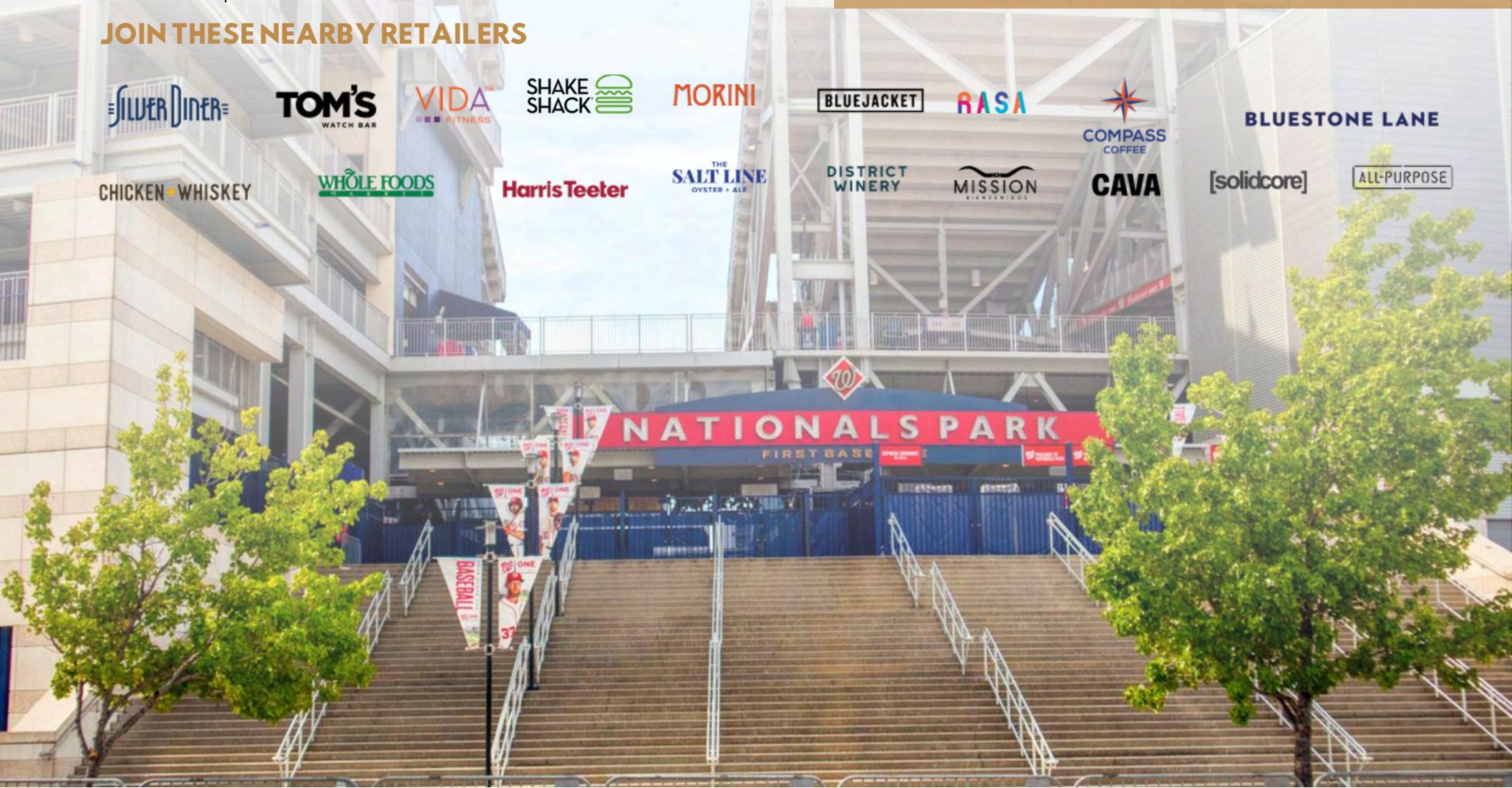
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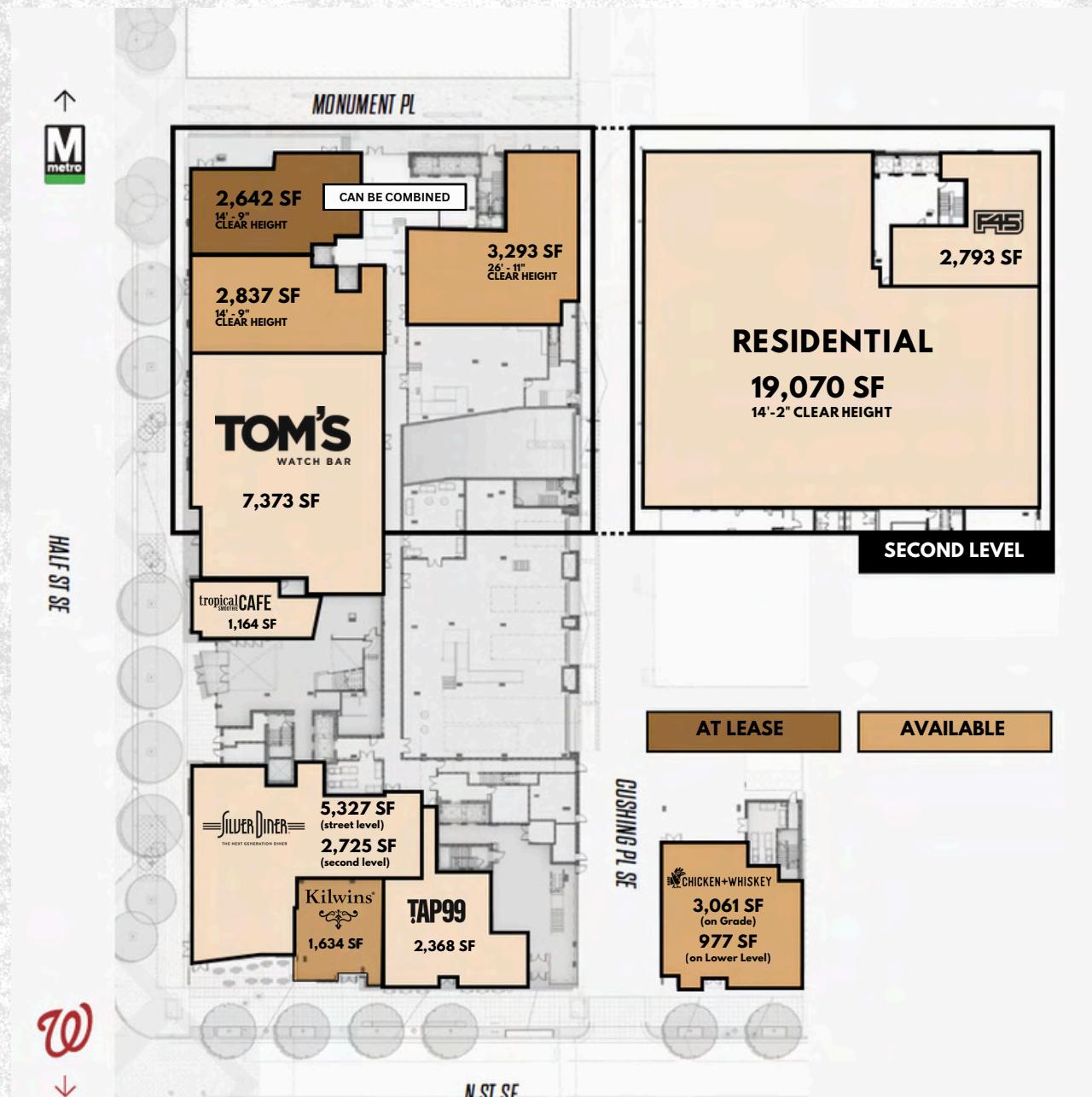
ALL-PURPOSE

92 WALK SCORE

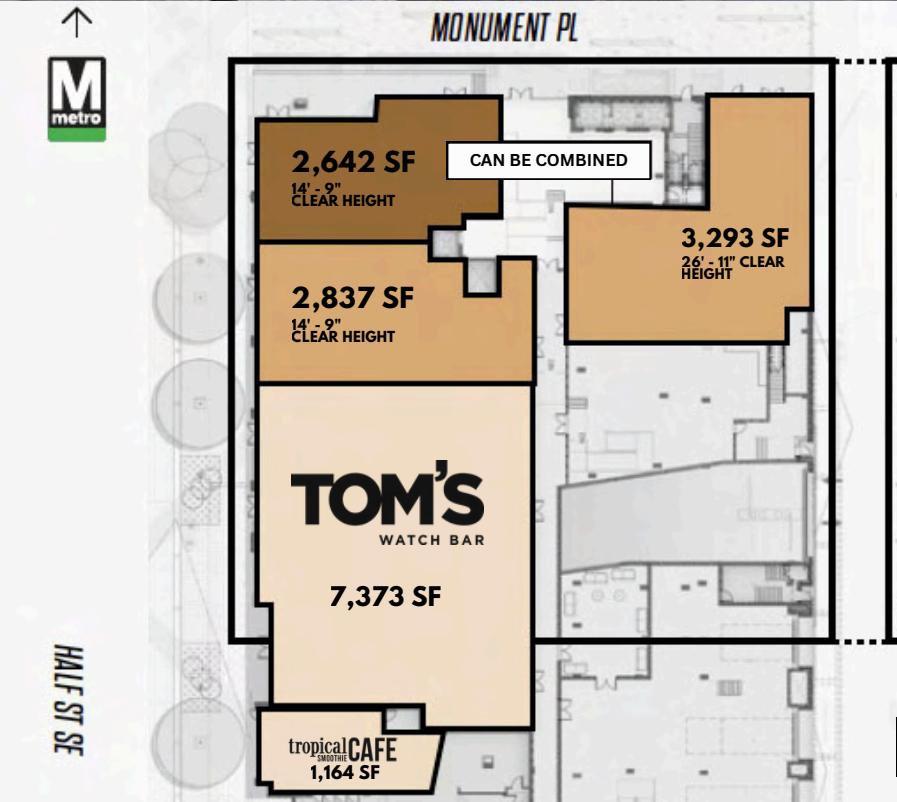
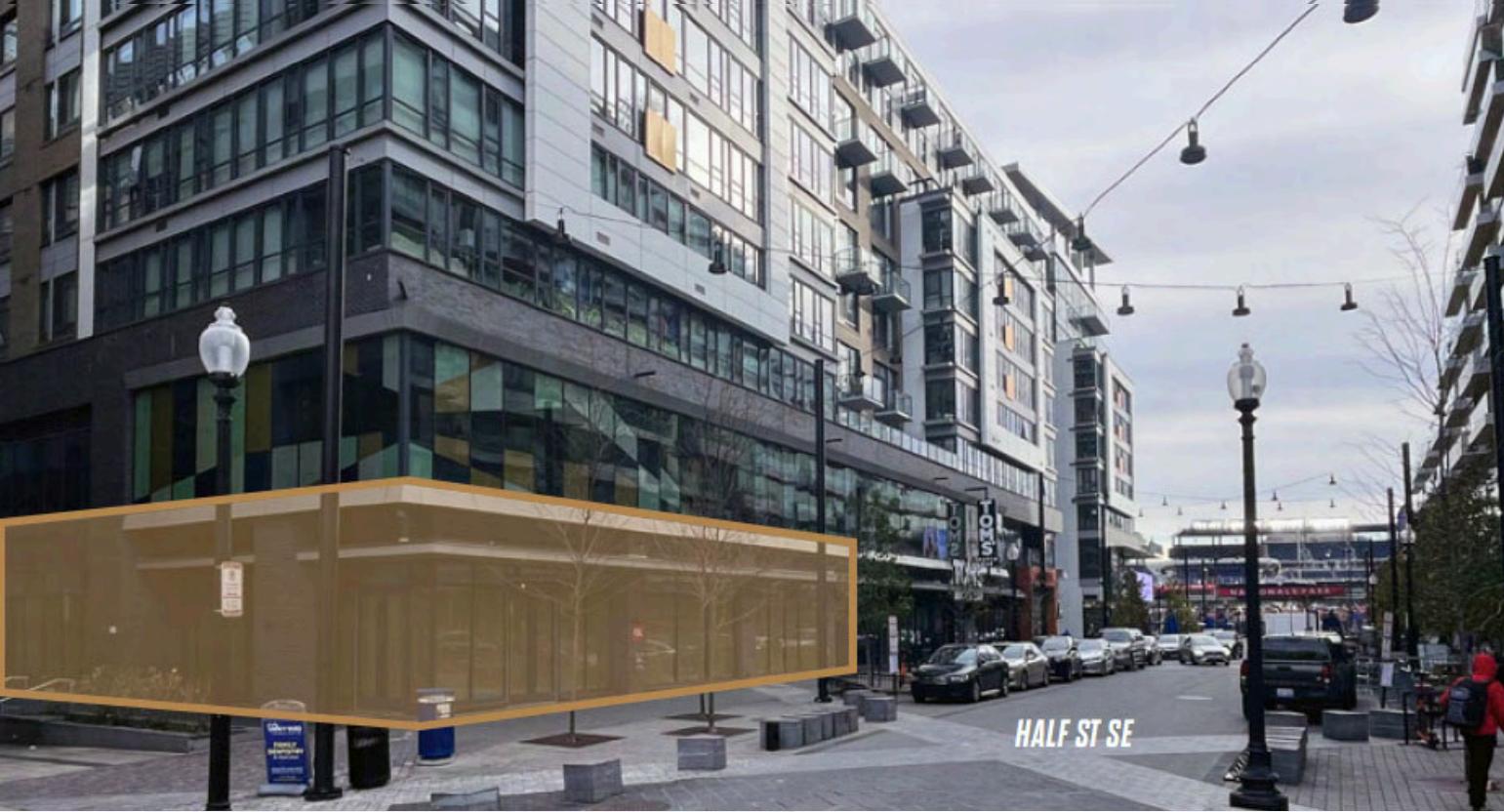
72%

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**



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THE  
KELVIN K

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

AVAILABILITY

3,293 SF

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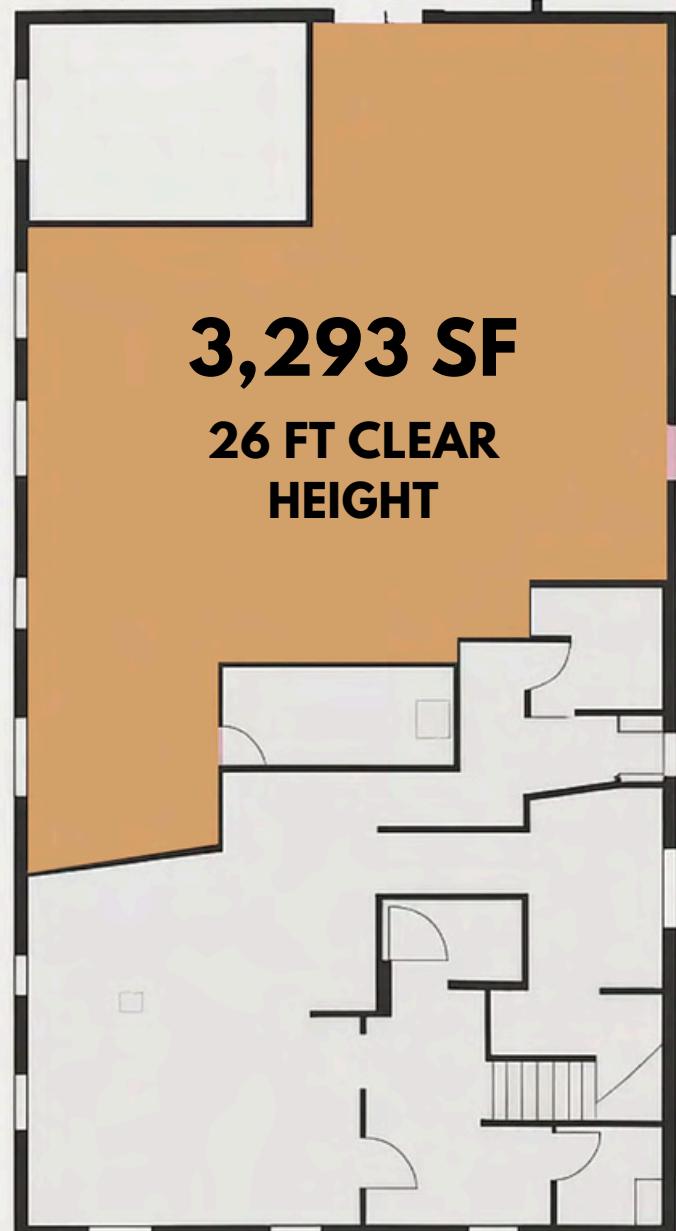
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MONUMENT PL

**3,293 SF**  
**26 FT CLEAR  
HEIGHT**



# THE KELVIN K

1250 HALF ST SE  
WASHINGTON, DC 20003

## AVAILABILITY

2,837 SF



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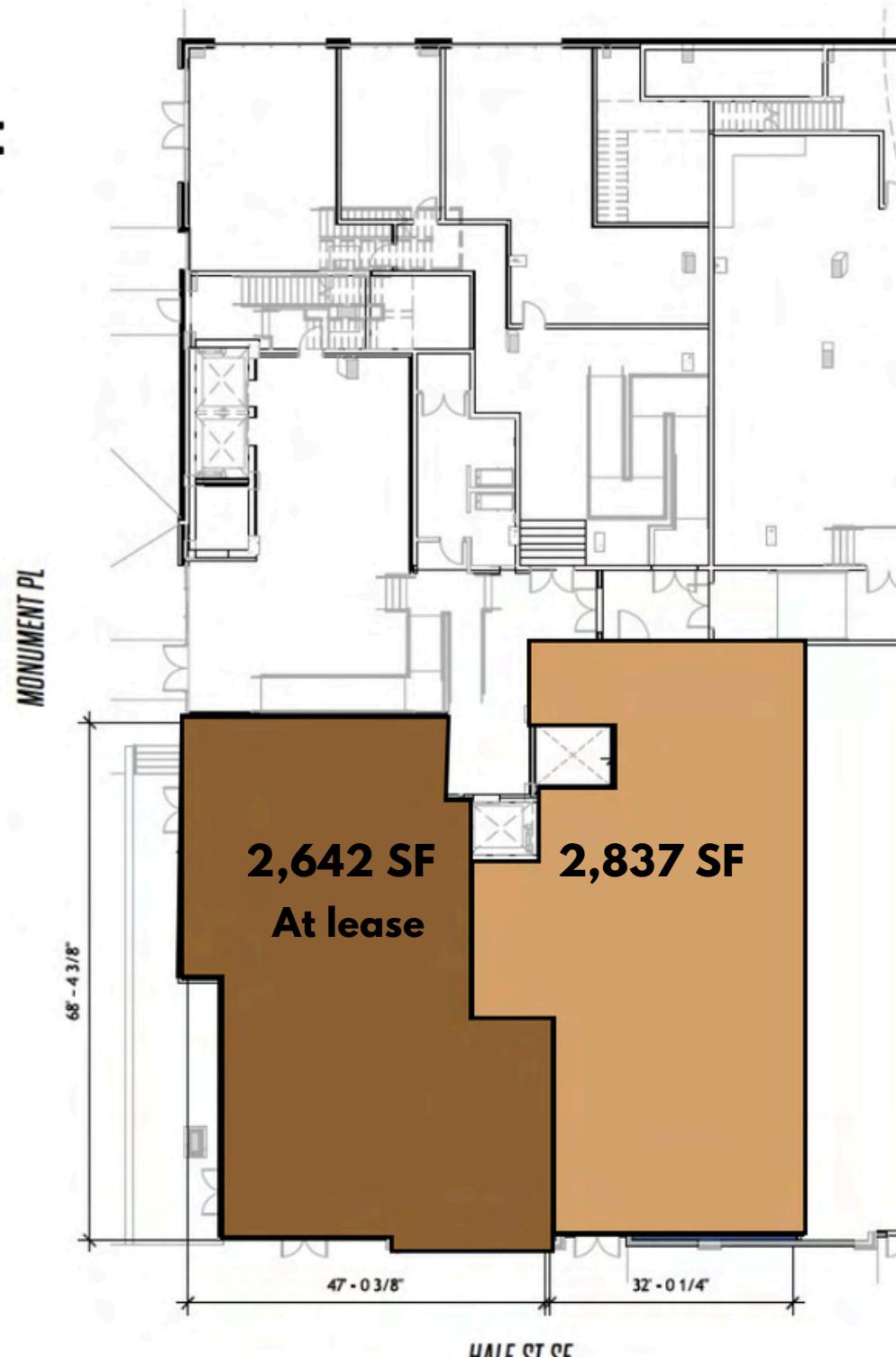
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## GROUND FLOOR SCENARIO A: DEMISING OPTION





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

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