

FOR SALE OR LEASE

TREMENDOUS OWNER-USER OPPORTUNITY | 1,780SF (WITH 340SF ROOF DECK)
TWO-STORY RETAIL BUILDING IN THE HEART OF THE 14TH STREET CORRIDOR



1807 14TH STREET NW | WASHINGTON, DC 20009

RICH SILLERY Managing Director - Retail
Email: rsillery@monumentretail.com
Phone: 202.777.2005



Monument
RETAIL



90
TRANSIT SCORE

98
WALK SCORE

98
BIKE SCORE



FOR SALE OR LEASE

2 FLOORS | FRONTING 14TH STREET | FULL BUILDING SIGNAGE AVAILABLE



DEMOGRAPHICS

1 MILE

2024 Population	92,6889
Total Households	51,608
Median Age	35.2
AADT (14th Street)	20K VPD

DEMOGRAPHICS

1 MILE

Average H.H Income	\$146,356
Median Home Value	\$756,089
Daytime Employees	145,736
Total Annual Consumer Spending	\$1.7B

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AERIAL RETAIL MAP

RESTAURANTS & BARS

- 1 Amsterdam Falafelshop
- 2 Barcelona Wine Bar
- 3 Bar Pilar
- 4 Black Cat
- 5 Black Whiskey
- 6 Cafe Saint-Ex
- 7 Chicken + Whiskey
- 8 Colada Shop
- 9 Compass Rose
- 10 Cork Wine Bar & Market
- 11 Doi Moi
- 12 Dolcezza Gelato & Coffee
- 13 El Centro D.F.
- 14 Estadio
- 15 Etto
- 16 Garden District
- 17 Ghibellina
- 18 Ice Cream Jubilee
- 19 Jeni's Splendid Ice Creams
- 20 JRINK Juicery
- 21 Kingfisher
- 22 Le Diplomate
- 23 Left Door
- 24 Logan Tavern
- 25 Lupo Verde
- 26 Manny & Olga's Pizza
- 27 Matchbox
- 28 Pearl Dive Oyster Palace
- 29 Peregrine Espresso
- 30 Players Club
- 31 Red Light
- 32 RICE
- 33 Sette Osteria
- 34 Smoothie King
- 35 Taqueria Nacional
- 36 Ted's Bulletin
- 37 Tico
- 38 The Wydown Coffee Bar

GROCERY & CONVENIENCE

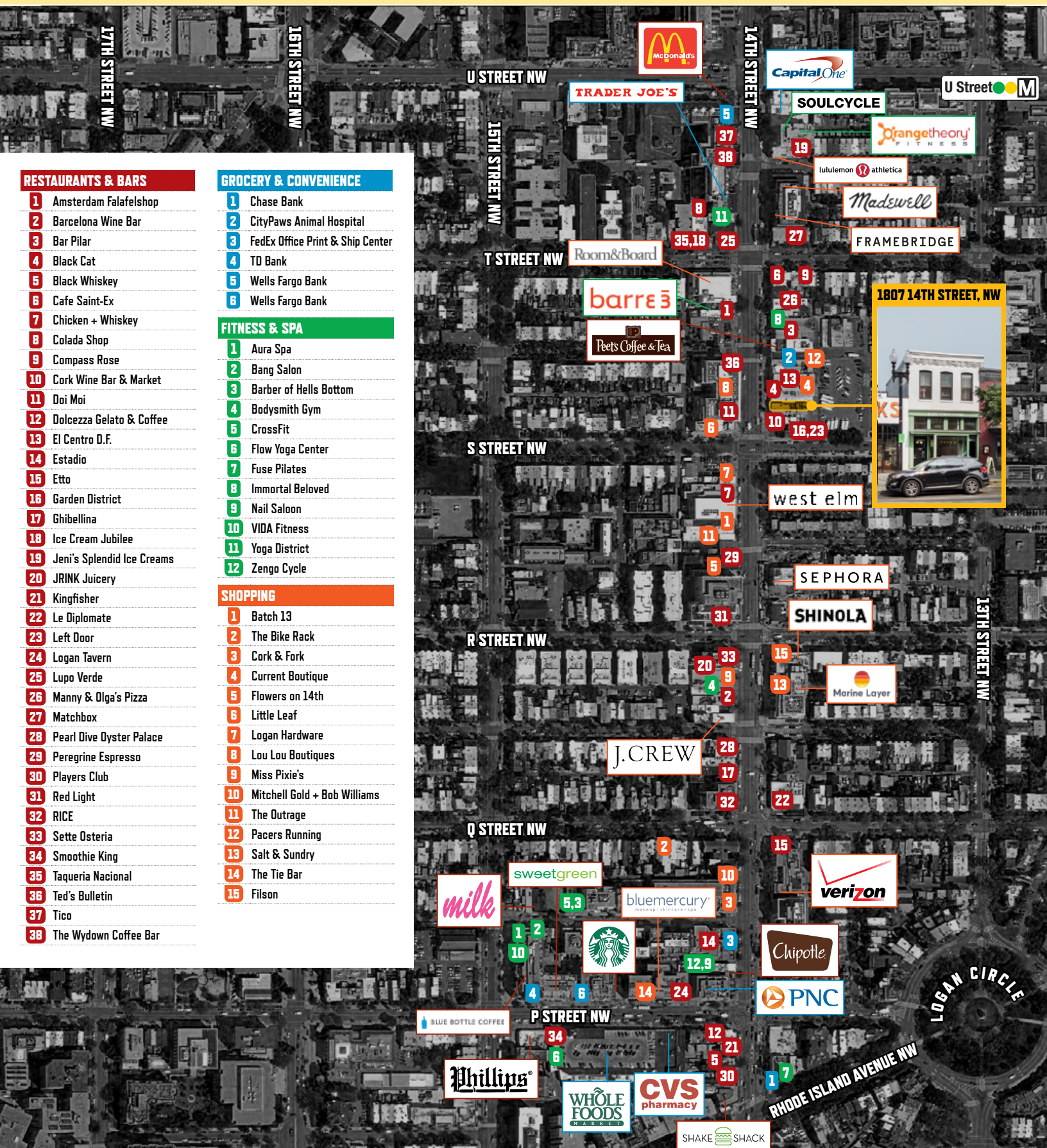
- 1 Chase Bank
- 2 CityPaws Animal Hospital
- 3 FedEx Office Print & Ship Center
- 4 TD Bank
- 5 Wells Fargo Bank
- 6 Wells Fargo Bank

FITNESS & SPA

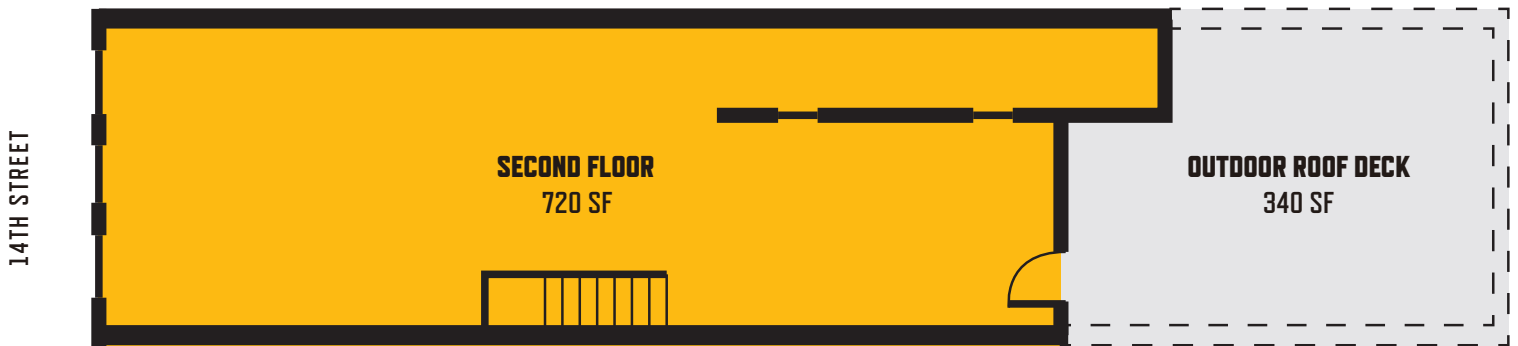
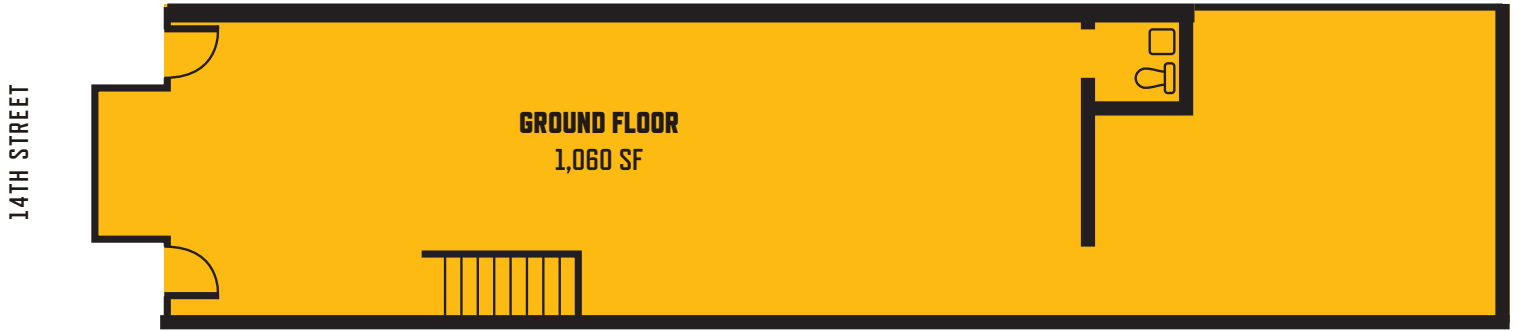
- 1 Aura Spa
- 2 Bang Salon
- 3 Barber of Hells Bottom
- 4 Bodysmith Gym
- 5 CrossFit
- 6 Flow Yoga Center
- 7 Fuse Pilates
- 8 Immortal Beloved
- 9 Nail Salon
- 10 VIDA Fitness
- 11 Yoga District
- 12 Zengo Cycle

SHOPPING

- 1 Batch 13
- 2 The Bike Rack
- 3 Cork & Fork
- 4 Current Boutique
- 5 Flowers on 14th
- 6 Little Leaf
- 7 Logan Hardware
- 8 Lou Lou Boutiques
- 9 Miss Pixie's
- 10 Mitchell Gold + Bob Williams
- 11 The Outrage
- 12 Pacers Running
- 13 Salt & Sundry
- 14 The Tie Bar
- 15 Filson



PROPERTY FLOOR PLAN



**1,060 SQUARE FEET GROUND FLOOR; 720 SQUARE FEET ENCLOSED
WITH 340 SQUARE FOOT ROOF DECK SECOND FLOOR**