

1000

SOUTH CAPITOL

1000 S Capitol St, SE
Washington, DC 20003

Now Delivered in Navy Yard!

NORTH RETAIL

5,110 SF + Outdoor Seating
Immediately Available
Conceptual Demising Scenarios on Page 6

SOUTH RETAIL

4,495 SF + Outdoor Seating
Immediately Available
In Search of High-End Restaurant or Cafe
Conceptual Restaurant Layout on Page 8



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NORTH

5,110 SF
Can Be Demised

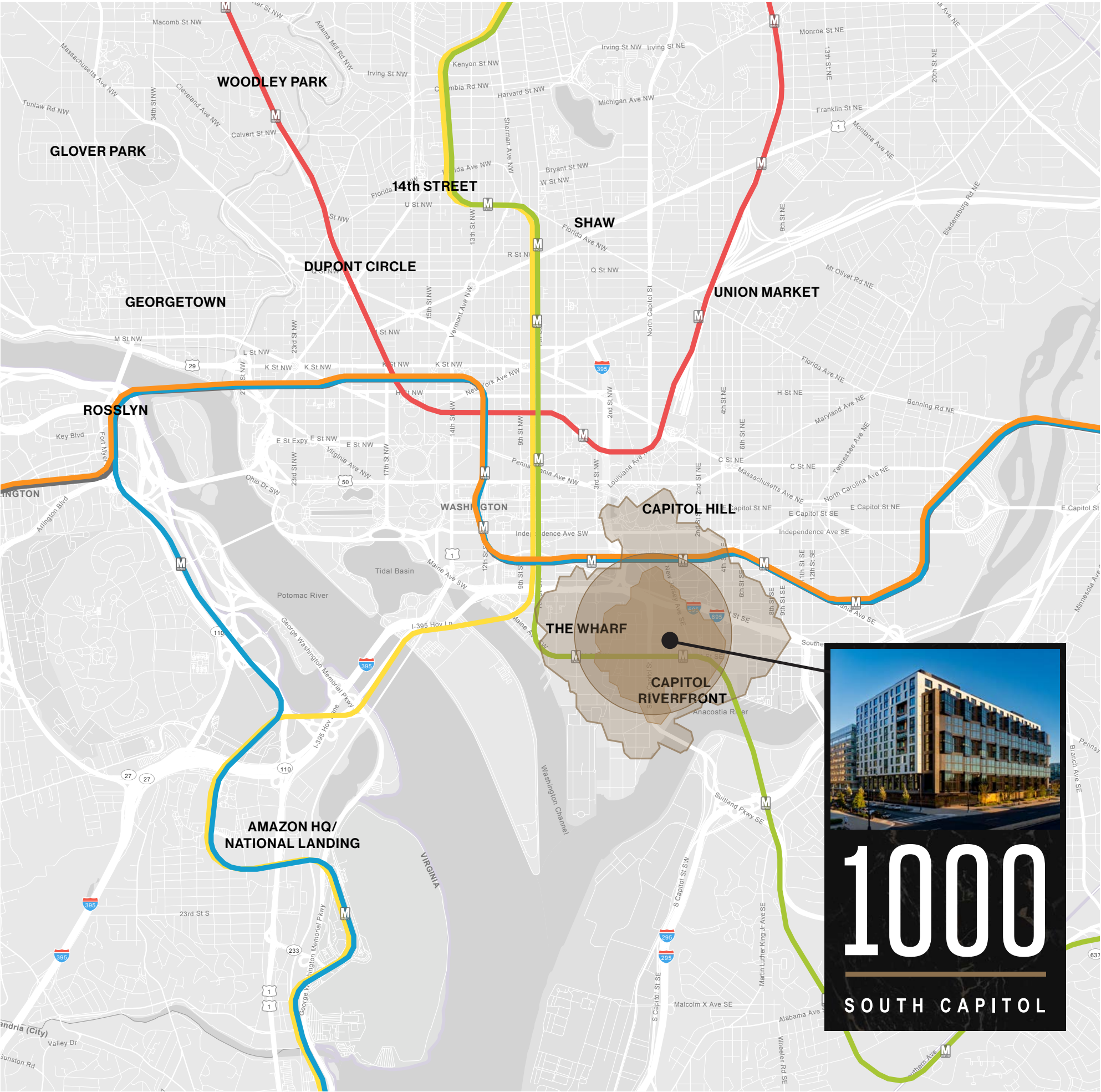
Conceptual Restaurant
Layout on Page 8

SOUTH

4,495 SF + Outdoor
Seating Available

K St SE - 3,545 ADT

S Capitol St SE - 36,537 ADT



A CENTRAL LOCATION

DEMOGRAPHICS

	10 MIN WALK	15 MIN WALK	0.5 MILE RADIUS
POPULATION	16,470	31,806	24,918
HOUSEHOLDS	10,082	19,382	15,476
BACHELORS' DEGREE OR HIGHER	82%	80%	83%
AVERAGE HH INCOME	\$169,153	\$160,723	\$164,973
TOTAL EMPLOYEES	20,862	54,253	27,220
DAYTIME POPULATION	31,515	55,557	37,808

[CLICK HERE FOR DEMOGRAPHIC REPORT](#)

6.2 M SF
of office space

43,000
daytime employees

walk score
92

3 MILLION
visitors annually

TRAFFIC STATS

S CAPITOL ST SE	36,537 ADT
L ST SE	2,878 ADT
K ST SE	3,545 ADT
CAPITAL BIKESHARE	8,709 Monthly
NAVY YARD METRO	6,226 ADR

72%
of Capitol Riverfront
residents are between
the ages of

18-34

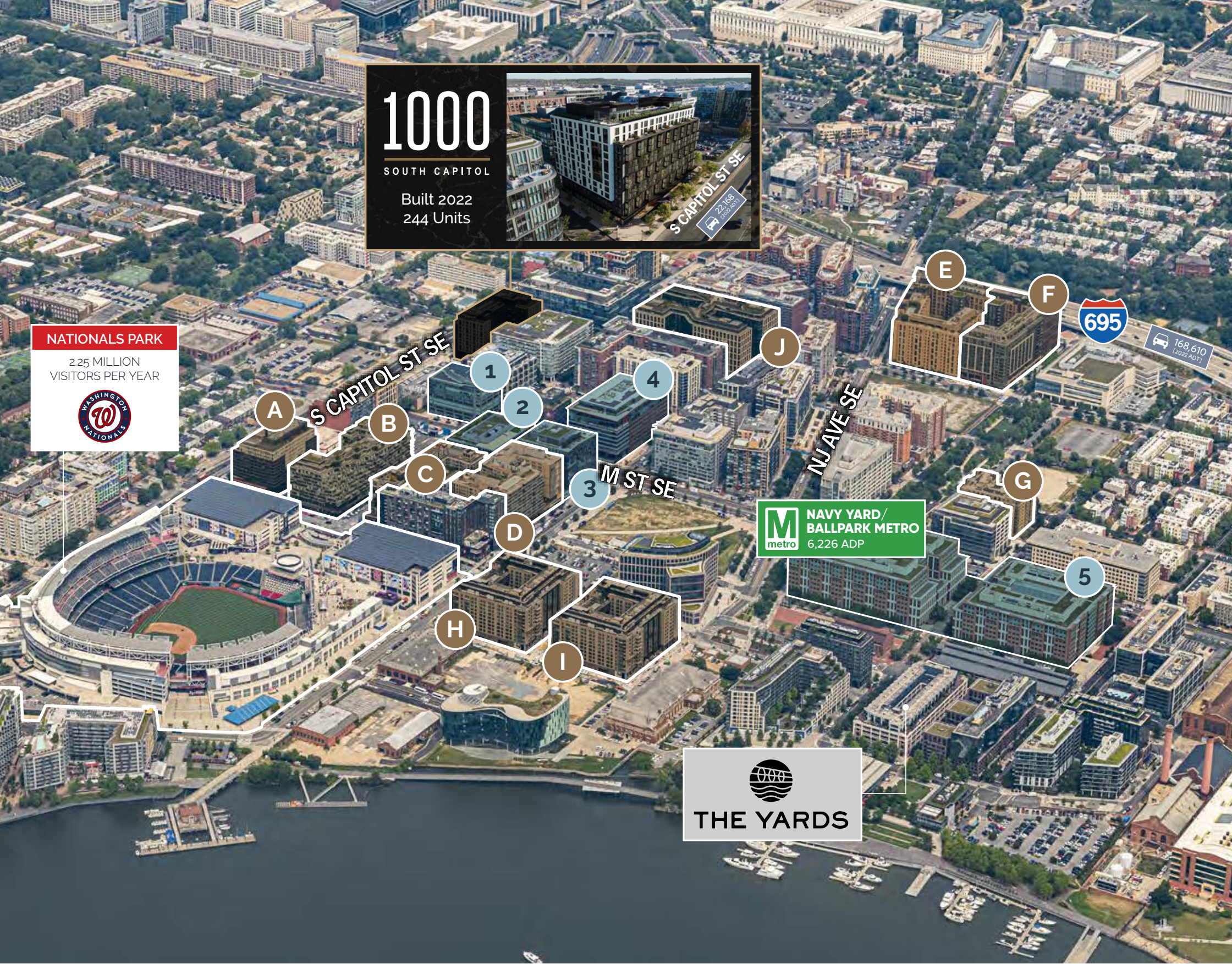
81
home games
per year

25,017
average attendance
per game

THE MARKET



DEVELOPMENTS



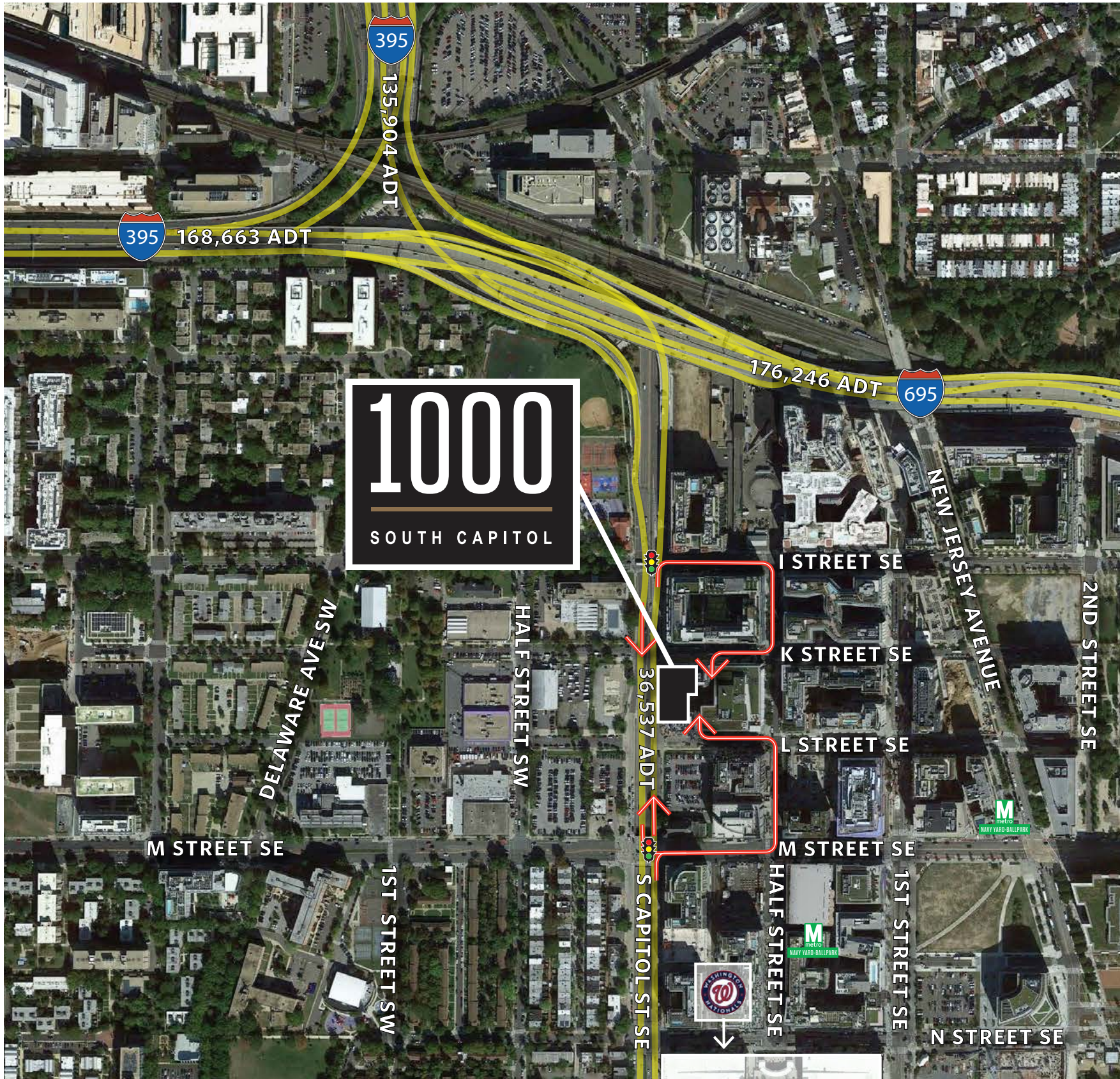
MULTI-FAMILY

	NAME	YR BUILT	UNITS
A	1221 Van	2019	291
B	West Half	2019	465
C	The Kelvin	2020	312
D	F1rst Residences	2017	324
E	Park Chelsea	2016	430
F	The Garrett	2020	373
G	Harlow	2019	179
H	URBY	2025	476
I	Vela	2023	379
J	Crossing DC	2020	820

OFFICE

	NAME	SQ FT
1	20 M Street	190,000
2	Half Street	280,000
3	99 M	235,000
4	80 M	392,000
5	Dept of Transportation HQ	1,500,000

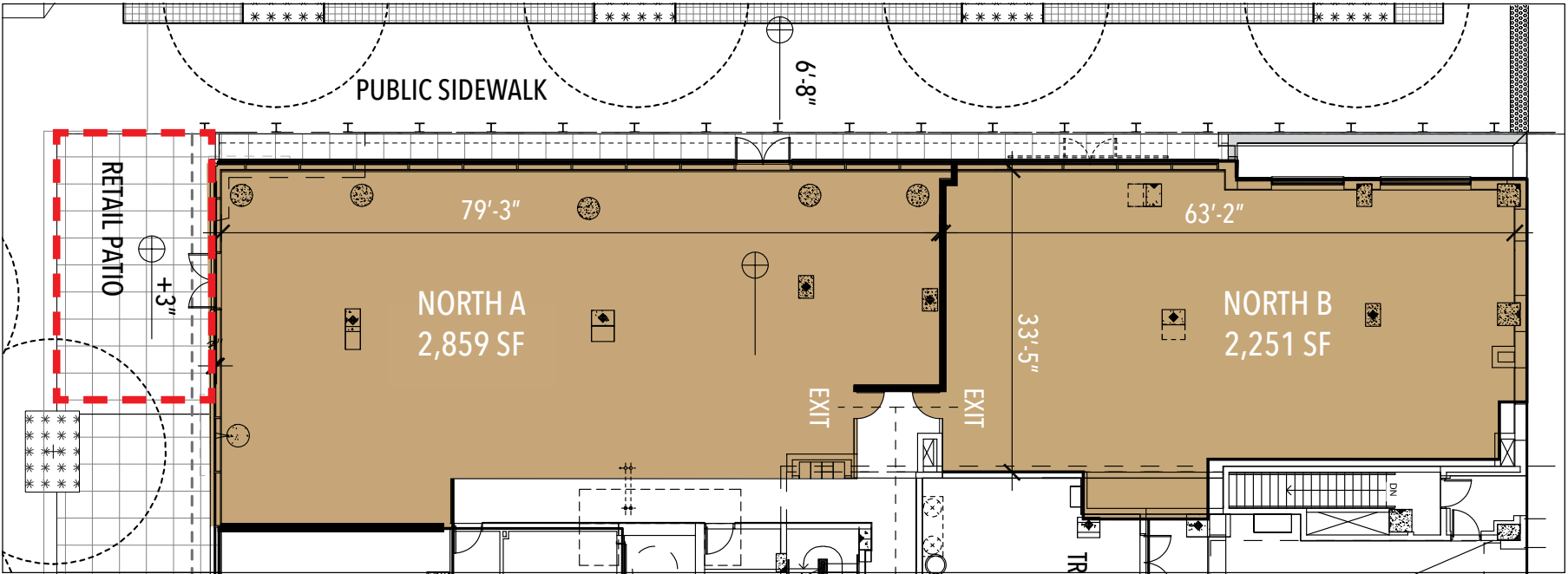
VISIBILITY



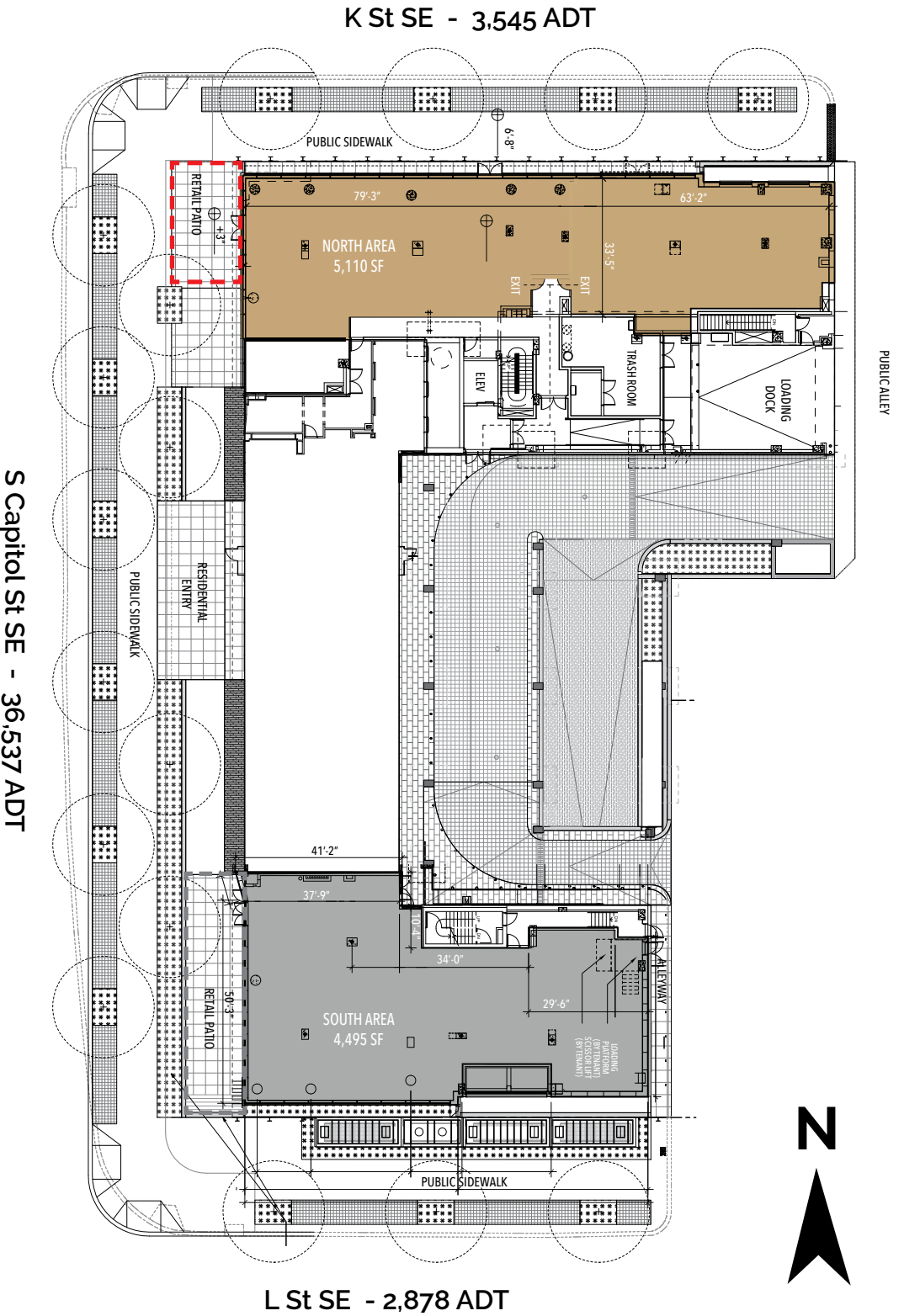
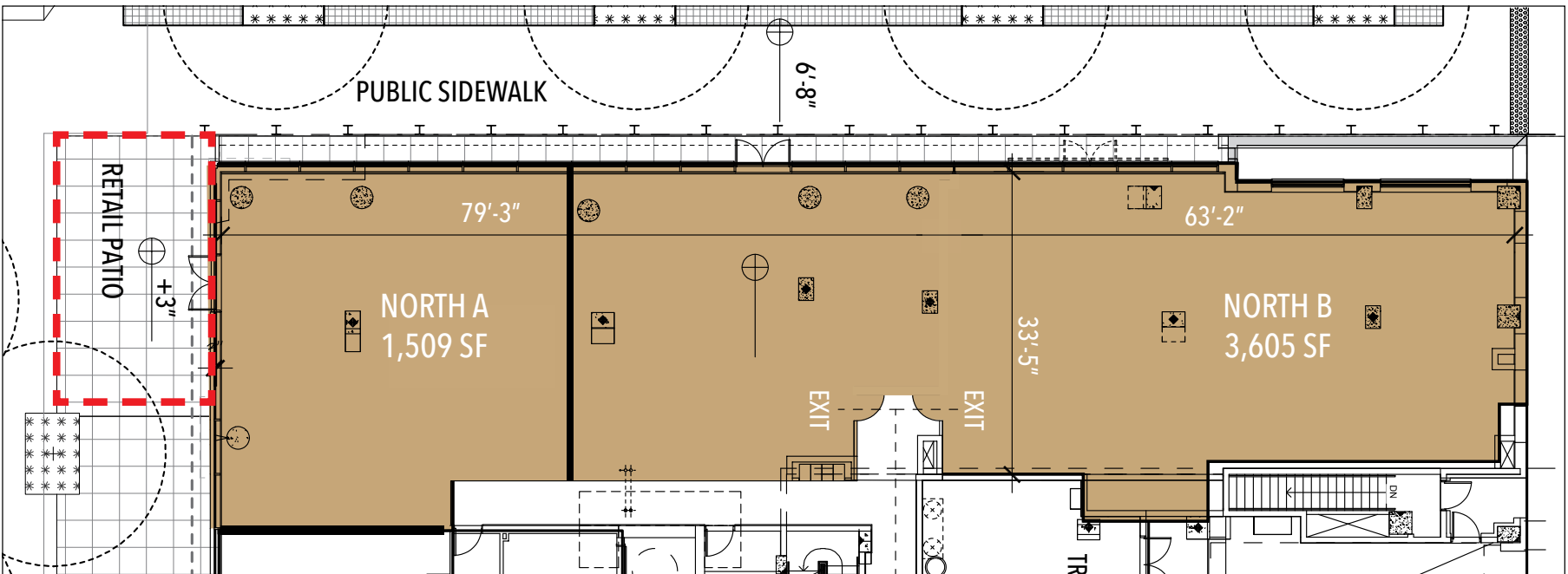
NORTH RETAIL

AVAILABLE AT LEASE OUTDOOR PATIO

DEMISING SCENARIO A [CLICK FOR LOD](#)



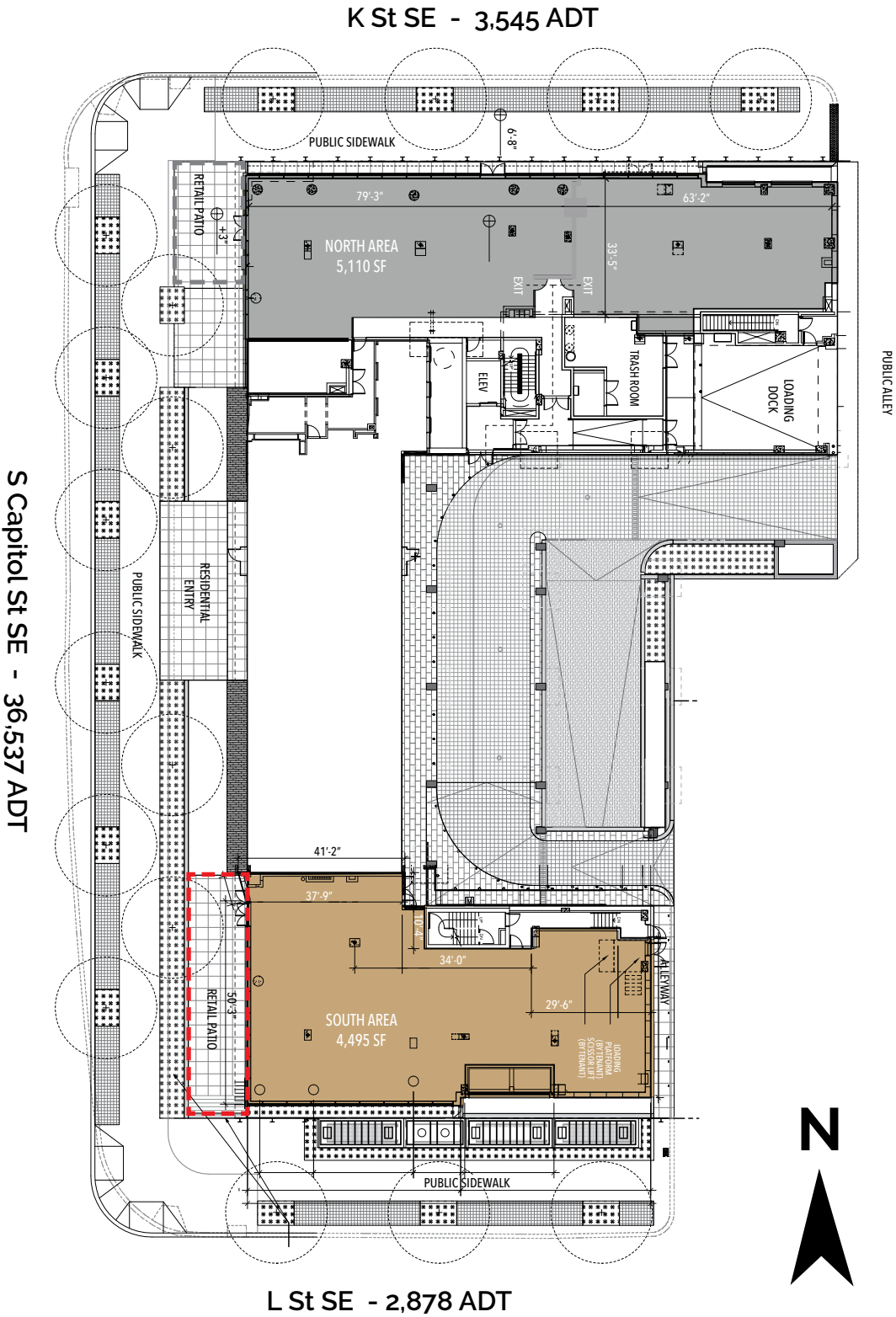
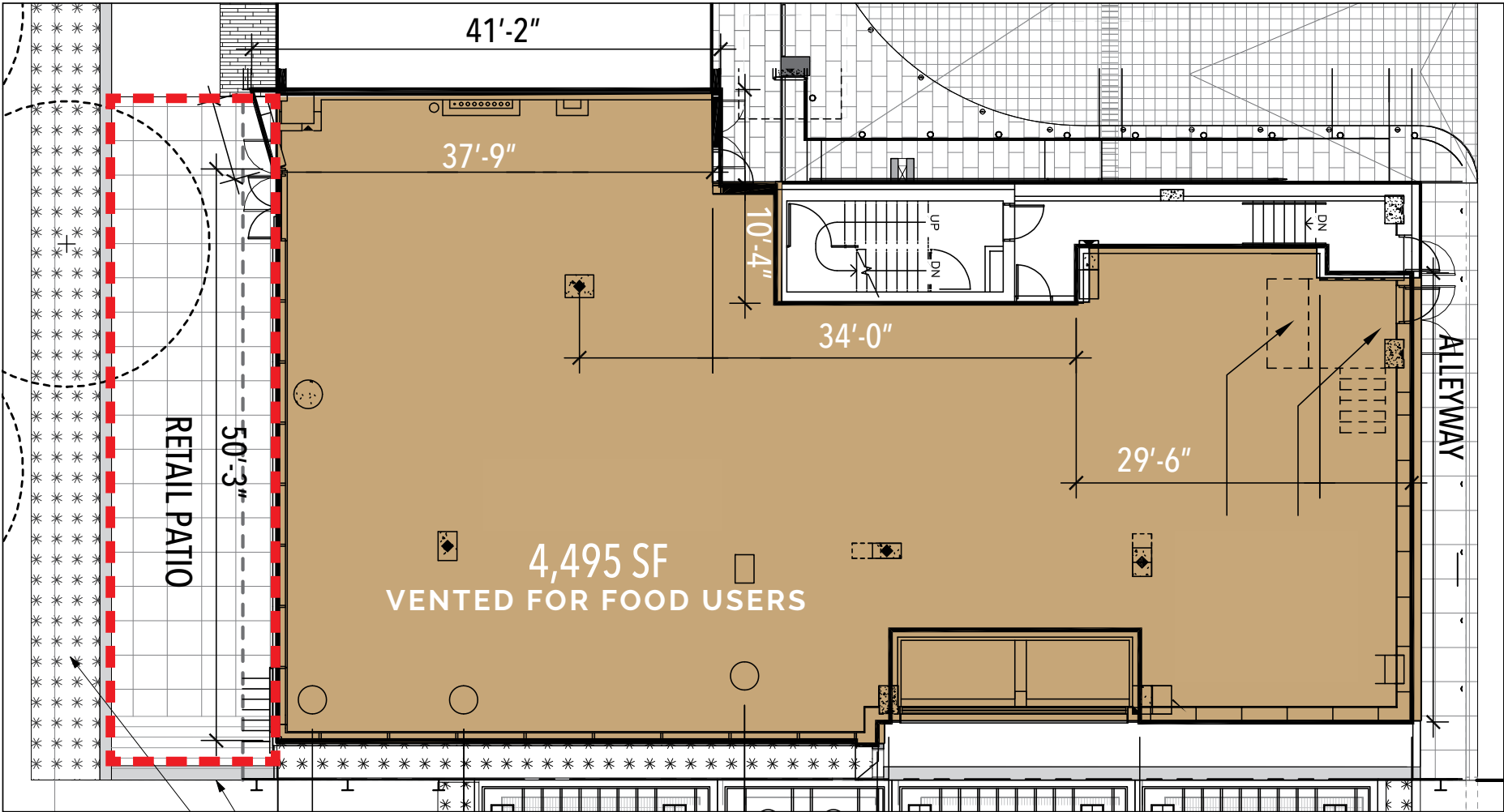
DEMISING SCENARIO B [CLICK FOR LOD](#)



SOUTH RETAIL

AVAILABLE AT LEASE OUTDOOR PATIO

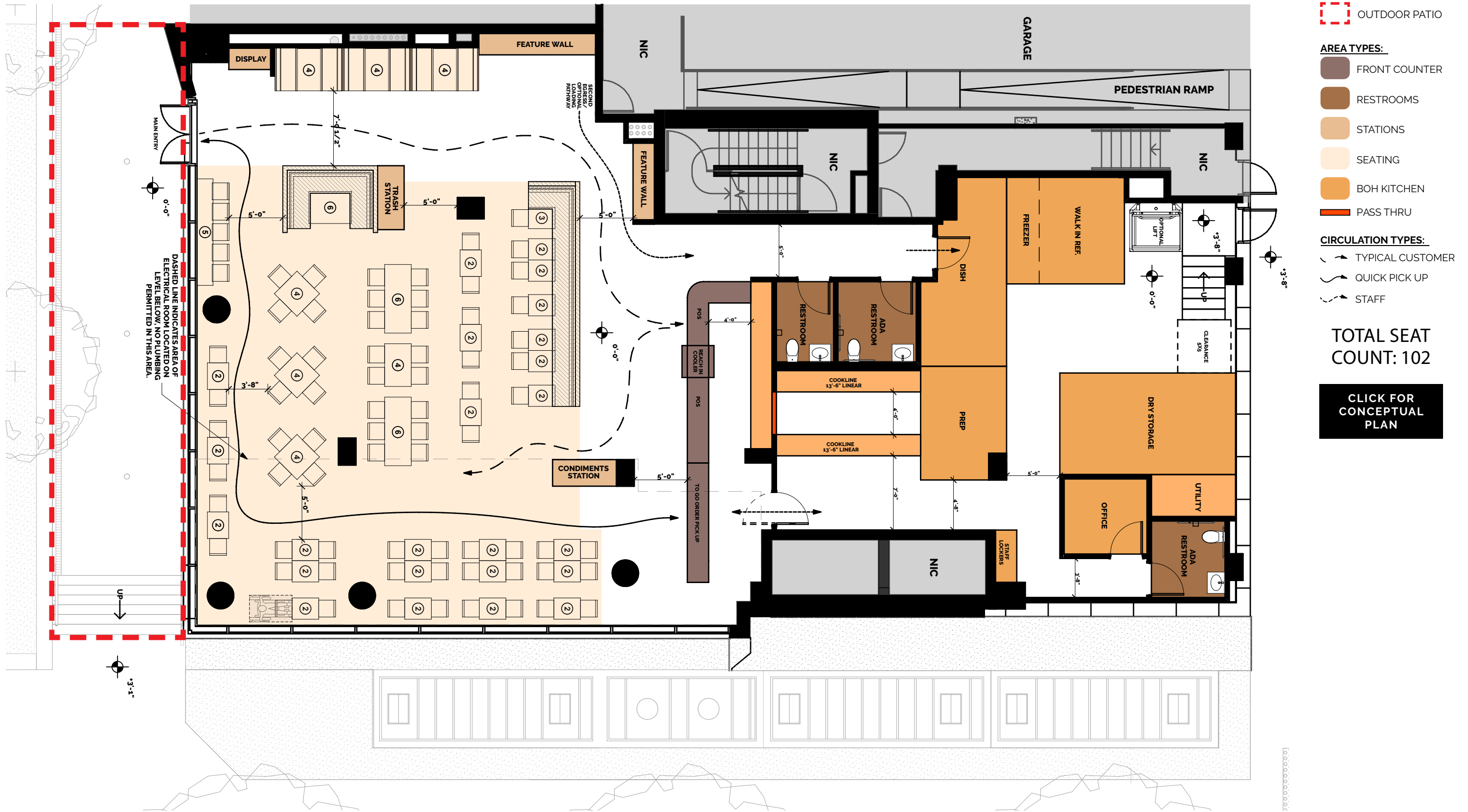
CLICK FOR LOD



CONCEPTUAL RESTAURANT LAYOUT




L St SE - 2,878 ADT



1000

SOUTH CAPITOL

[CLICK HERE TO SEE PROPERTY WEBSITE](#)

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