

NEARBY RETAILERS

RETAIL FOR LEASE

GEORGETOWN LAW

 **GONZAGA**
COLLEGE HIGH SCHOOL
Educating Young Men in the Jesuit Tradition Since 1821

**SMOOTHIE
KING**

**SUBWAY**
DISTRICT RICO

**QUICKWAY
HIBACHI**

- Rare retail anchor space on the corner of 1st St NW and H St NW
- Large garage with free parking for customers and staff
- Easy access to loading docks off of Eye St NW
- Adjacent to Gonzaga High School
- In close proximity to Union Station and Georgetown Law School

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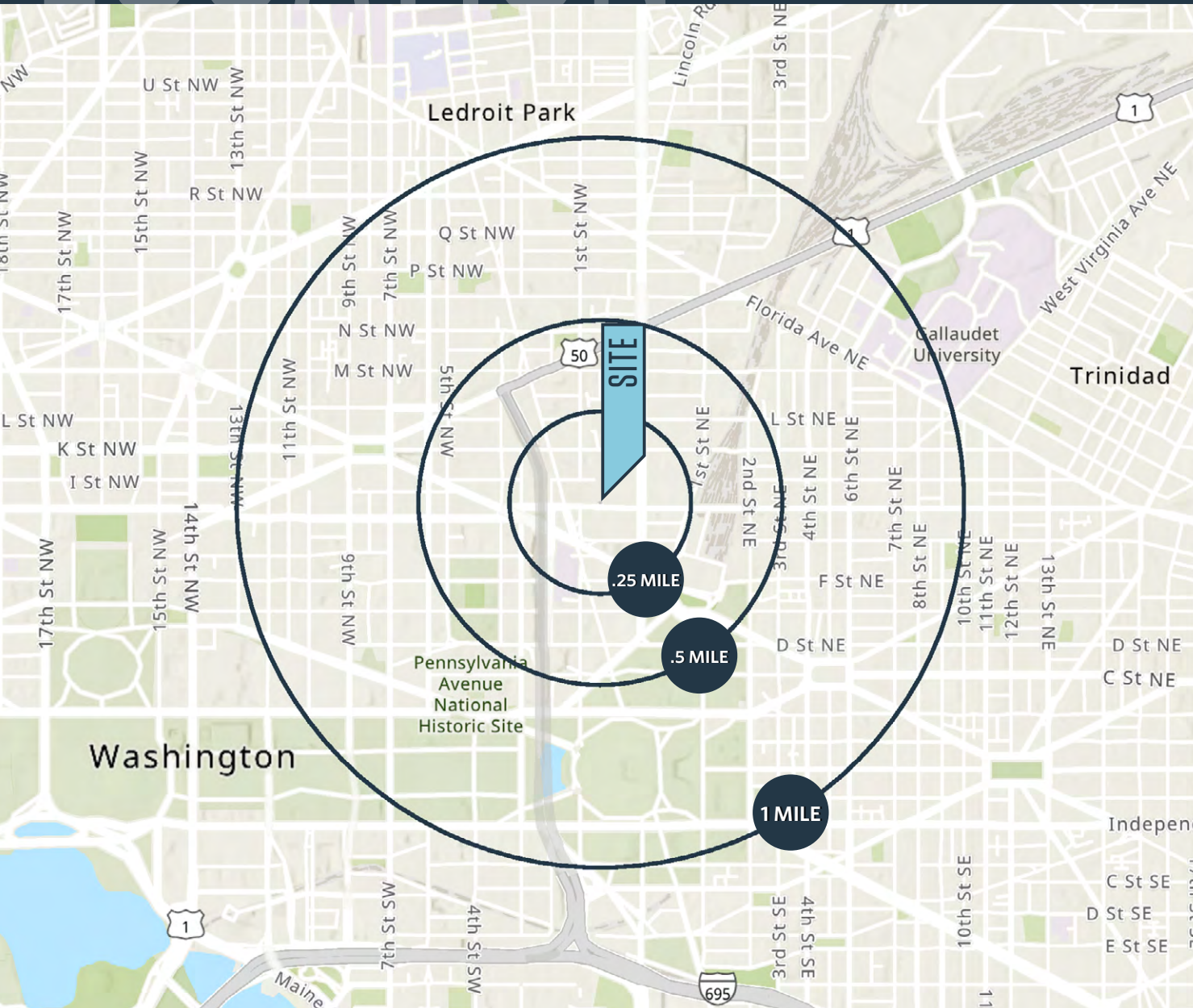
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LOCATION

77 H STREET NW

WASHINGTON, DC 20001



PROPERTY HIGHLIGHTS:

19' clear height
 Taxes: \$6.83
 CAM: \$3.41 PSF
 Insurance: \$0.35

DEMOGRAPHICS | 2022:

	0.25-MILE	0.5-MILE	1-MILE
Population	1,892	20,527	63,376
Daytime Population	14,281	53,728	169,254
Households	1,025	12,227	34,017
Average HH Income	\$152,060	\$152,060	\$176,414
Employees	14,349	55,750	164,326
Government Buildings	10	22	75

TRAFFIC COUNTS | 2021:

H Street NW	23,860 ADT
North Capital Street NW	30,152 ADT
Union Station Bus & Amtrak	40M Annually

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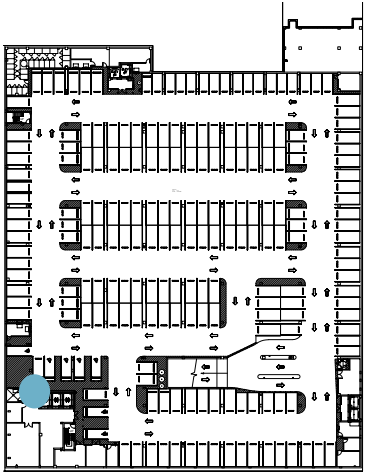
SITE PLAN

77 H STREET NW

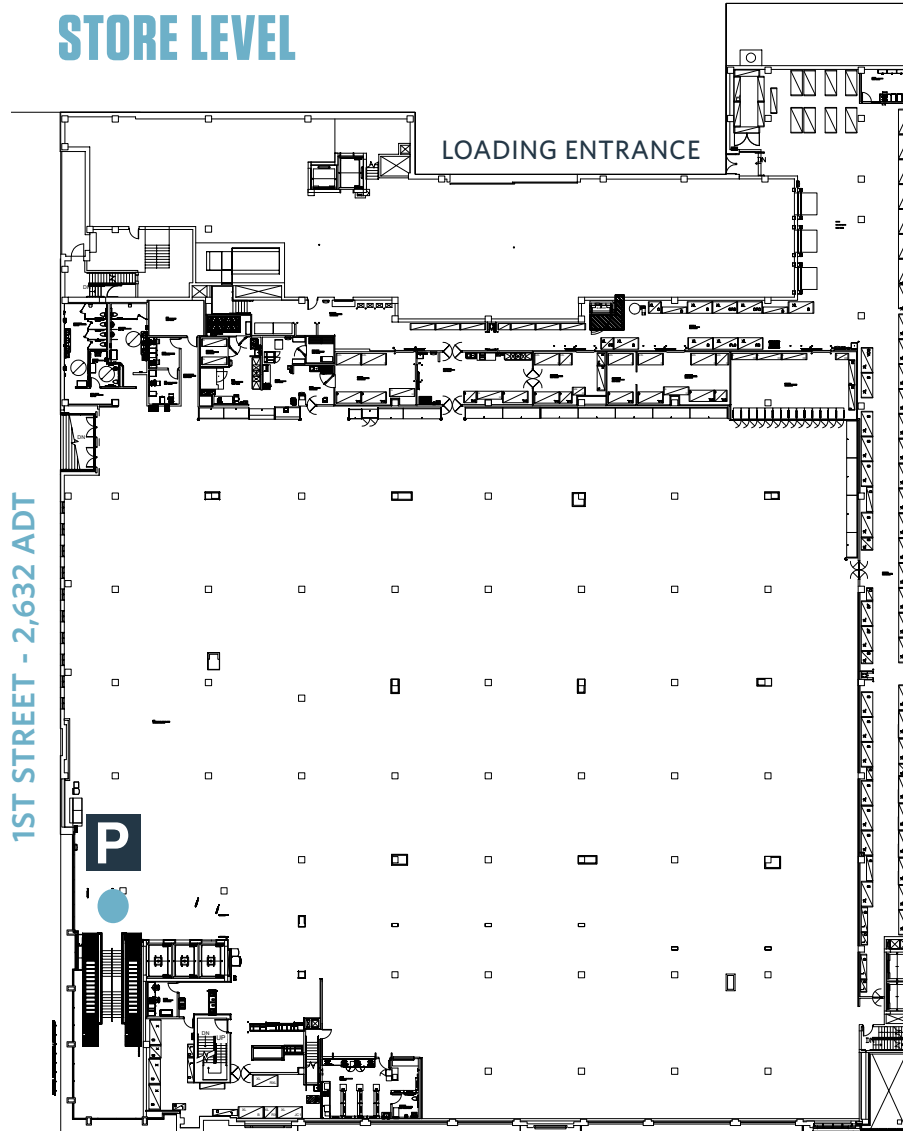
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EYE STREET

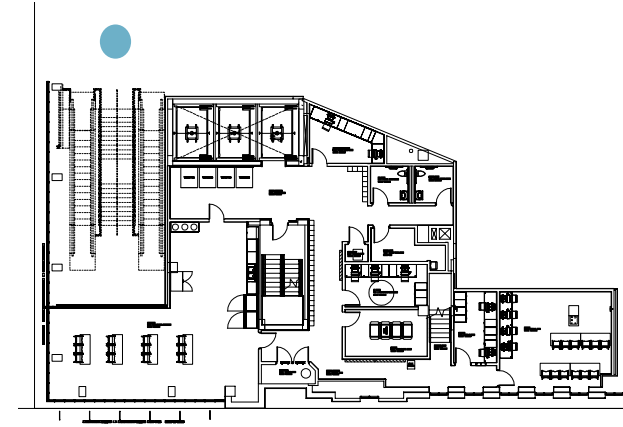
GARAGE LEVEL



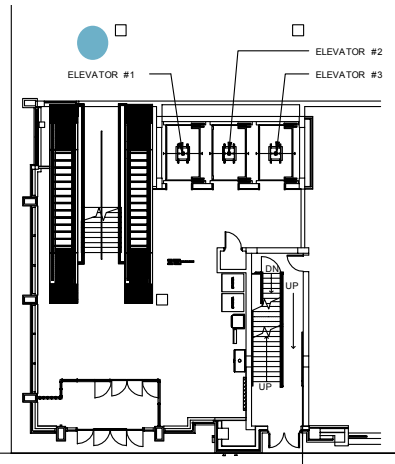
STORE LEVEL



MEZZANINE LEVEL



STREET LEVEL



1ST STREET - 2,632 ADT

H STREET - 23,850 ADT

● = CONNECTING POINT FOR ALL FOUR FLOORS

GARAGE LEVEL: 2,967 SF

STREET LEVEL: 3,012 SF

STORE LEVEL: 74,697 SF

MEZZANINE LEVEL: 4,404 SF

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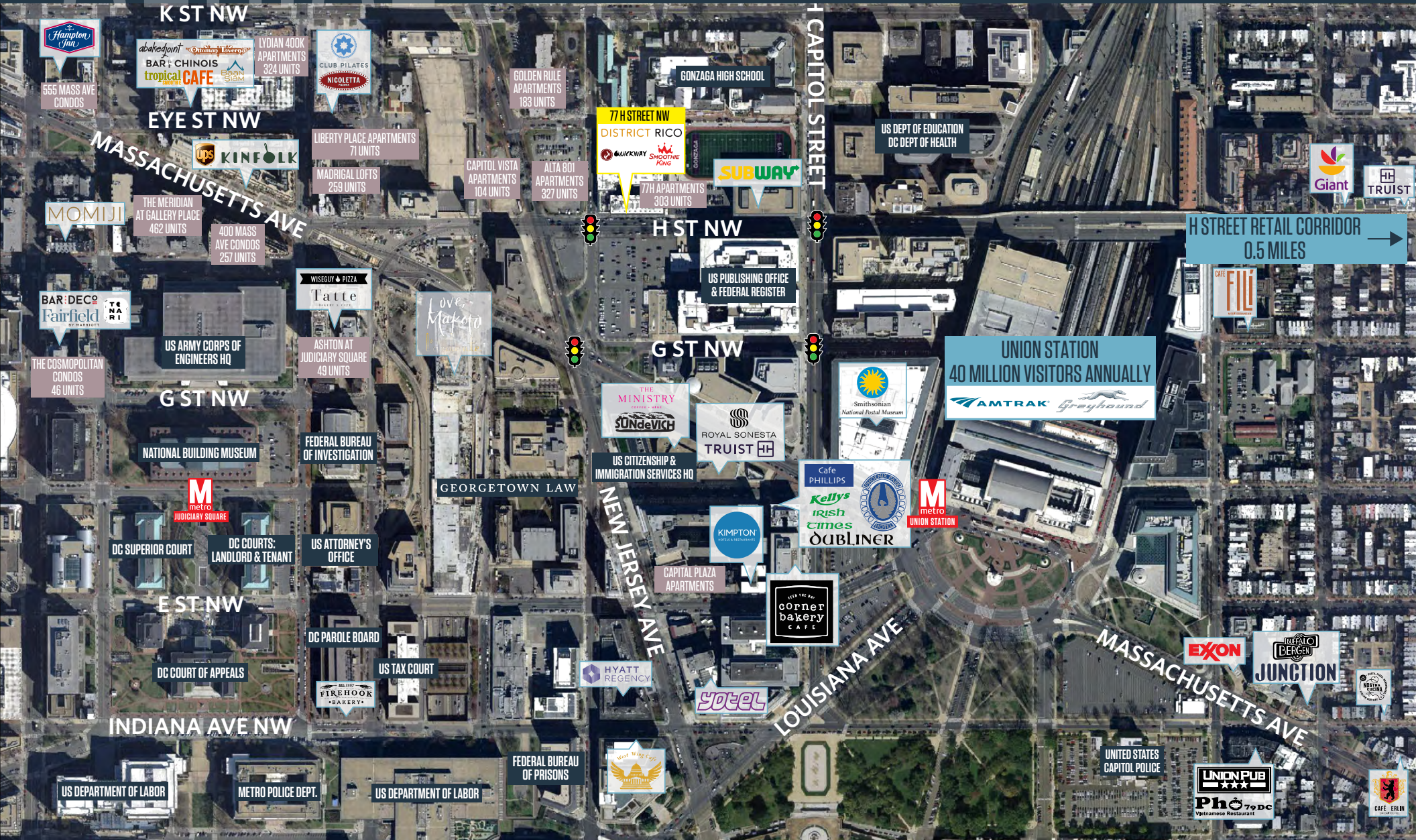
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