



DC USA
WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | 789 - 40,000+ SF

Ceiling Heights | Up to 20'

Rent/Nets | Available Upon Request

Timing | Immediate

CONTACT

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HIGHLIGHTS

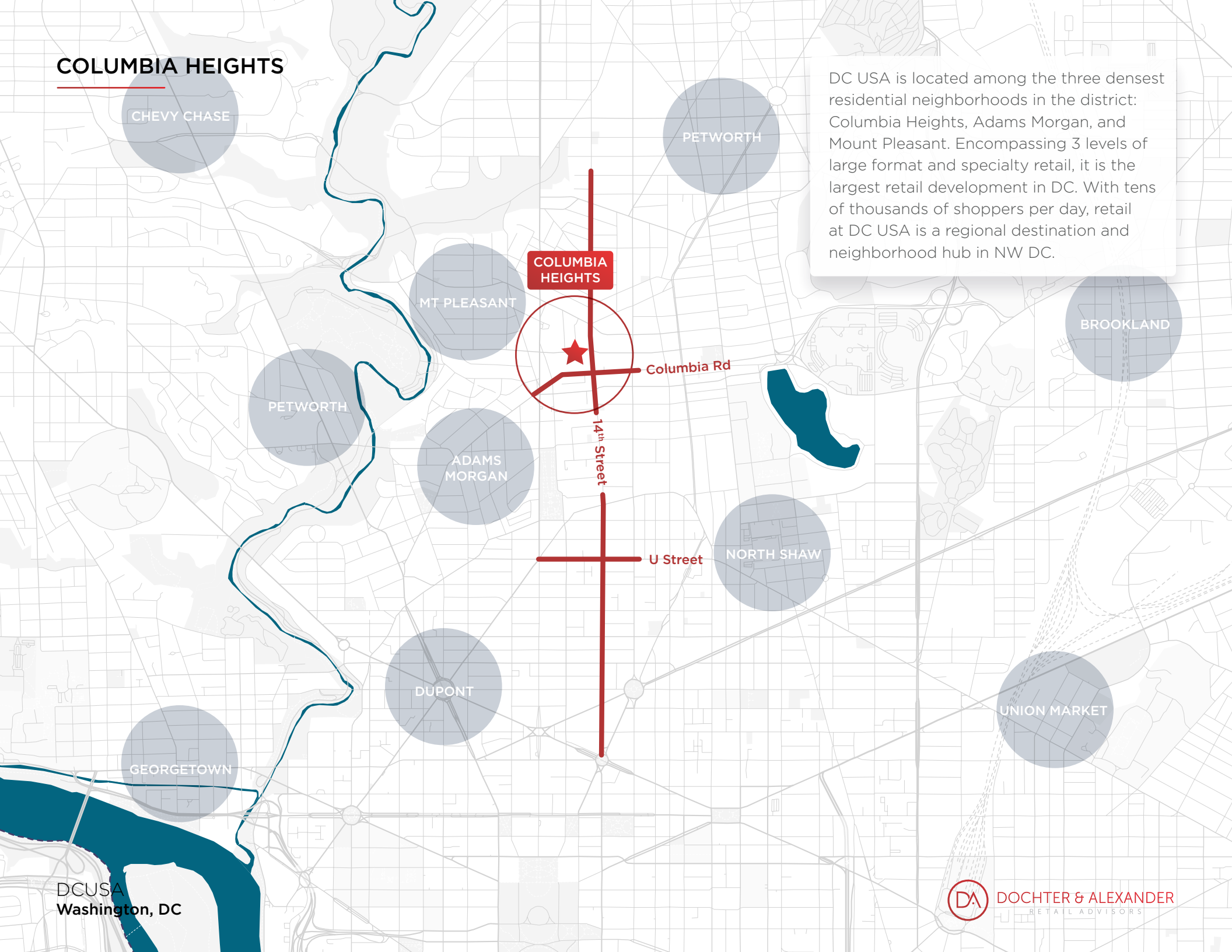
- DC USA, the largest retail development in DC, is a 540,000 SF pedestrian-orientated retail complex located at 14th and Irving Streets, NW in historic Columbia Heights
- DC USA is anchored by a two-level 180,000 SF Target, Marshalls and Washington Sports Club
- There is a two-level underground parking facility containing 1,000 spaces in addition to 90 covered bicycle storage spots on site
- On a typical weekday, approximately 25,529 pedestrians pass the site between the hours of 7AM and 7PM - with the number being even higher on weekends

NEARBY TENANTS



COLUMBIA HEIGHTS

DC USA is located among the three densest residential neighborhoods in the district: Columbia Heights, Adams Morgan, and Mount Pleasant. Encompassing 3 levels of large format and specialty retail, it is the largest retail development in DC. With tens of thousands of shoppers per day, retail at DC USA is a regional destination and neighborhood hub in NW DC.



CHEVY CHASE

PETWORTH

COLUMBIA HEIGHTS

MT PLEASANT

BROOKLAND

PETWORTH

ADAMS MORGAN

Columbia Rd

14th Street

U Street

NORTH SHAW

DUPONT

GEORGETOWN

UNION MARKET

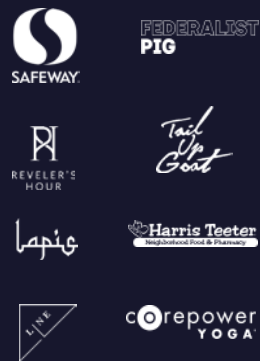
DCUSA
Washington, DC

CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK

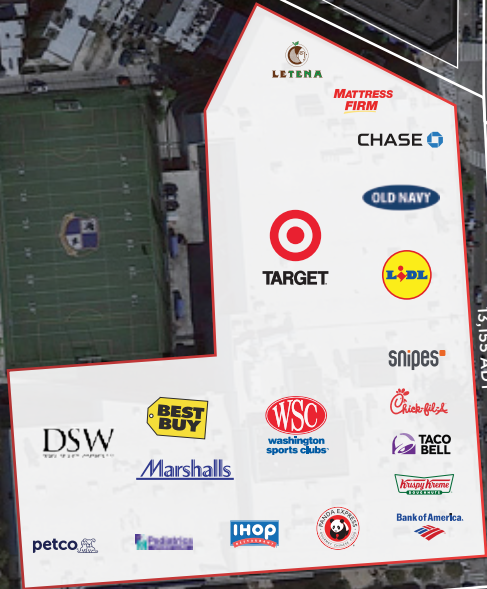


DCUSA
Washington, DC

IRVING ST
7,508 ADT



PARK RD
5,252 ADT



14TH STREET
13,155 ADT

COLUMBIA HEIGHTS
9,840 METERS | 6,007 METERS
AVERAGE EXITS



11TH STREET 6 MIN WALK

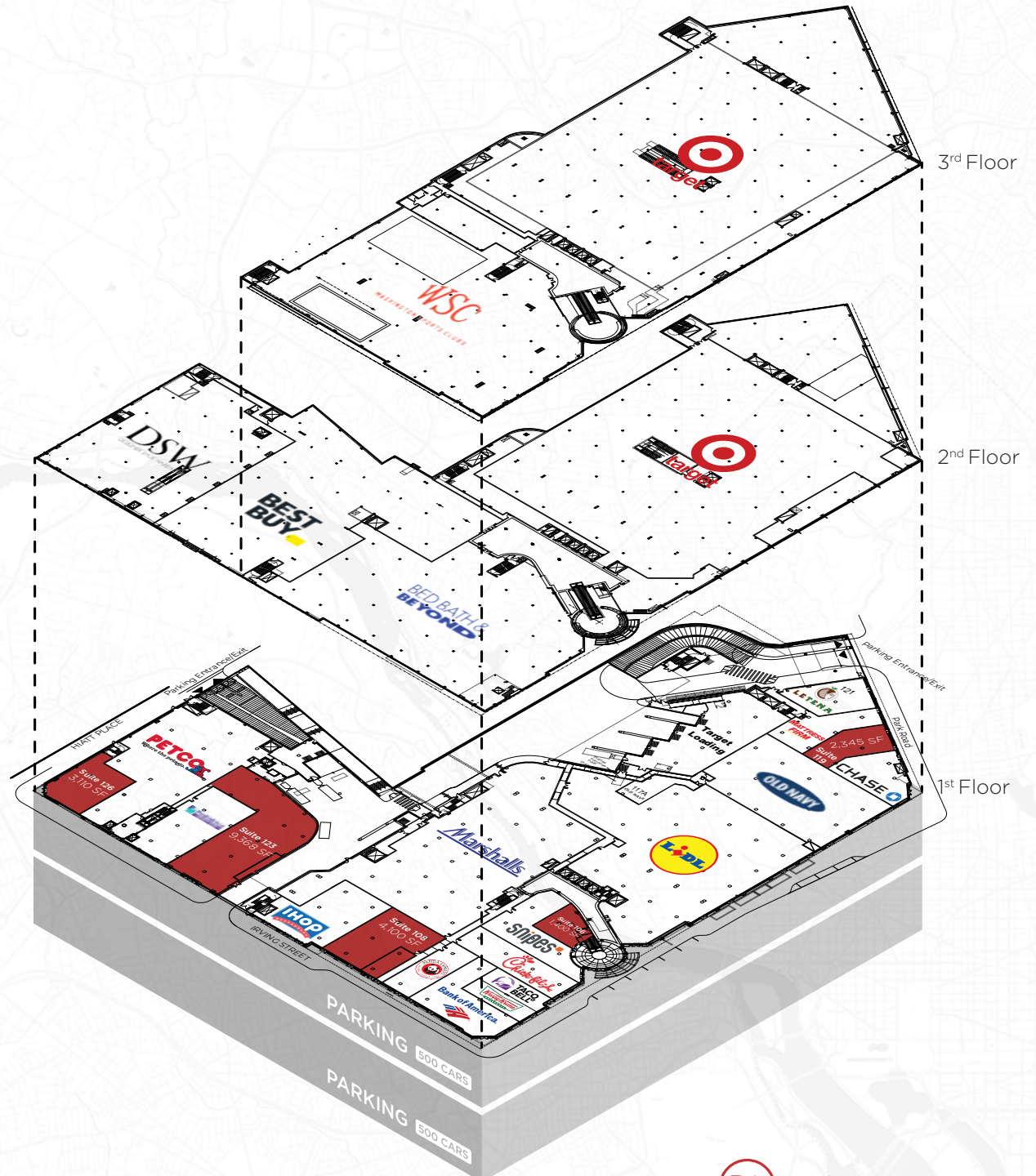


PROJECT STACK

TARGET
LIDL
WASHINGTON SPORTS CLUB
CHASE
OLD NAVY
PETCO
FIVE BELOW
PM PEDIATRICS
IHOP
PANDA EXPRESS
BANK OF AMERICA
CHICK-FIL-A
KRISPY KREME
TACO BELL
SNIPES
MARSHALLS
MATTRESS FIRM
LA TENA

NEARBY TENANTS

GIANT
GALA THEATRE
VERIZON WIRELESS
PNC
STICKY FINGERS
& PIZZA
POLLO CAMPERO
CHIPOTLE
STARBUCKS
CAVA
D'VINES
CVS PHARMACY
LOU'S CITY BAR
TYNAN COFFEE & TEA
THIP KHAO
LEDO'S PIZZA
ELLE
IRON AGE KOREAN BBQ
PHO 72
F45 TRAINING



DCUSA
Washington, DC

LEASING OPPORTUNITIES

FIRST FLOOR



SPECS

- SUITE 106**
Square Footage | 1,400
Timing | Immediate
Rent/Nets | Available Upon Request
- SUITE 108 DIVISIBLE**
Square Footage | 4,100
Ceiling Heights | 19' slab to slab
Timing | Immediate
Rent/Nets | Available Upon Request
- SUITE 107**
Square Footage | +/- 789
Ceiling Heights | 19' slab to slab
Timing | Immediate
Rent/Nets | Available Upon Request
- SUITE 119**
Square Footage | 2,345
Ceiling Heights | 20' slab to slab
Timing | Immediate
Rent/Nets | Available Upon Request
- SUITE 123**
Square Footage | 9,368
Ceiling Heights | 17' 7"
Timing | Immediate
Rent/Nets | Available Upon Request
- SUITE 126**
Square Footage | 3,110
Ceiling Heights | 17' 8" slab to slab
Timing | Immediate
Rent/Nets | Available Upon Request



AVERAGE DAILY PEDESTRIANS

PASSING DC USA ON 14TH, IRVING AND PARK

25,529

NEARBY BIG BOX RETAILERS



Marshalls



AVERAGE DAILY METRO RIDERS

AT COLUMBIA HEIGHTS

6,479

WEEKDAYS

4,431

WEEKENDS

DEMOGRAPHICS*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,633	24,011	62,898
AVERAGE HOUSEHOLD INCOME	\$131,938	\$150,475	\$170,116
TOTAL HOUSING UNITS	5,194	19,630	49,141
BACHELOR'S DEGREE+	60%	69%	74%

*2023 Data

DC USA

TAKING RETAIL TO NEW HEIGHTS

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