

**For Lease or Sale**

1359 U Street NW | Washington, DC



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**For Lease or Sale**  
 1359 U Street NW  
 Washington DC

**Property Specifications**

SPACE AVAILABLE

**2,100 SF**

PARCEL SIZE

**0.02 AC**

YEAR BUILT/REMODELED

**1905/2015/2024**



**About the Property**

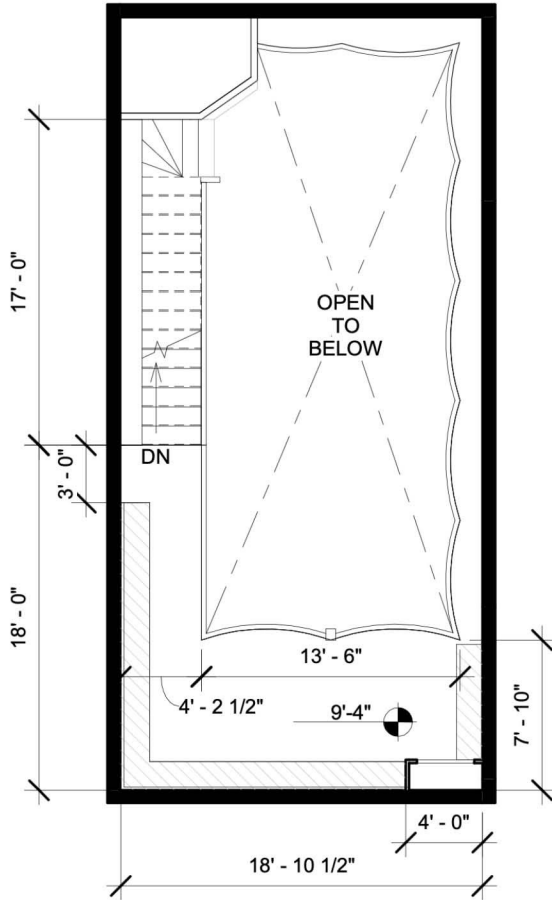
- Strategically located at the signalized, hard corner intersection of 14th Street NW and U Street NW, averaging a combined 19,300 vehicles passing by daily
- 14th Street and U Street corridors have undergone major revitalization over the past years and now offers a range of hip restaurants, retail, entertainment and nightlife
- Nearby national/credit tenants include Trader Joe's, Taco Bell, OrangeTheory, Starbucks and more
- Strong tenant synergy increases consumer draw to the trade are and promotes crossover exposure for this site

**Nearby Retailers**

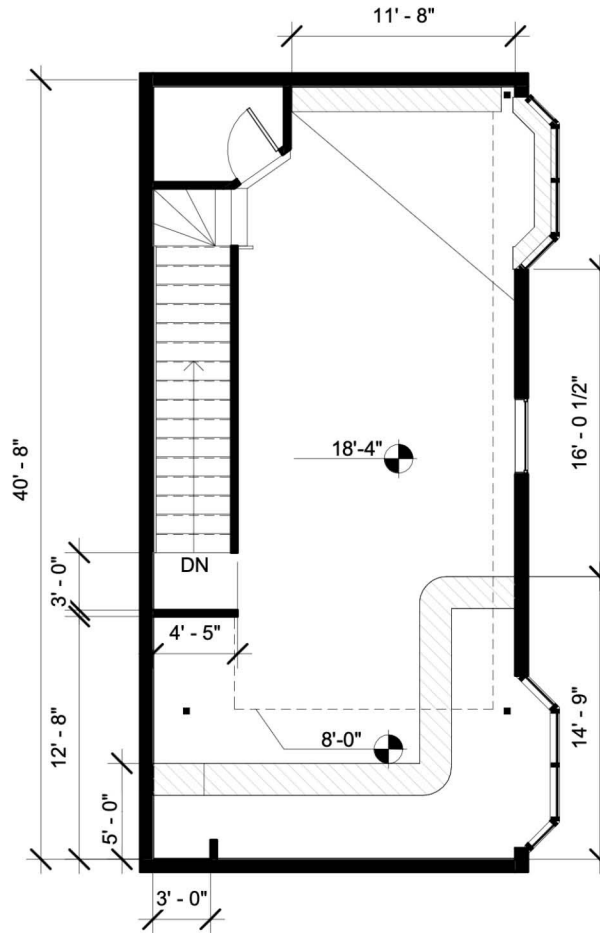


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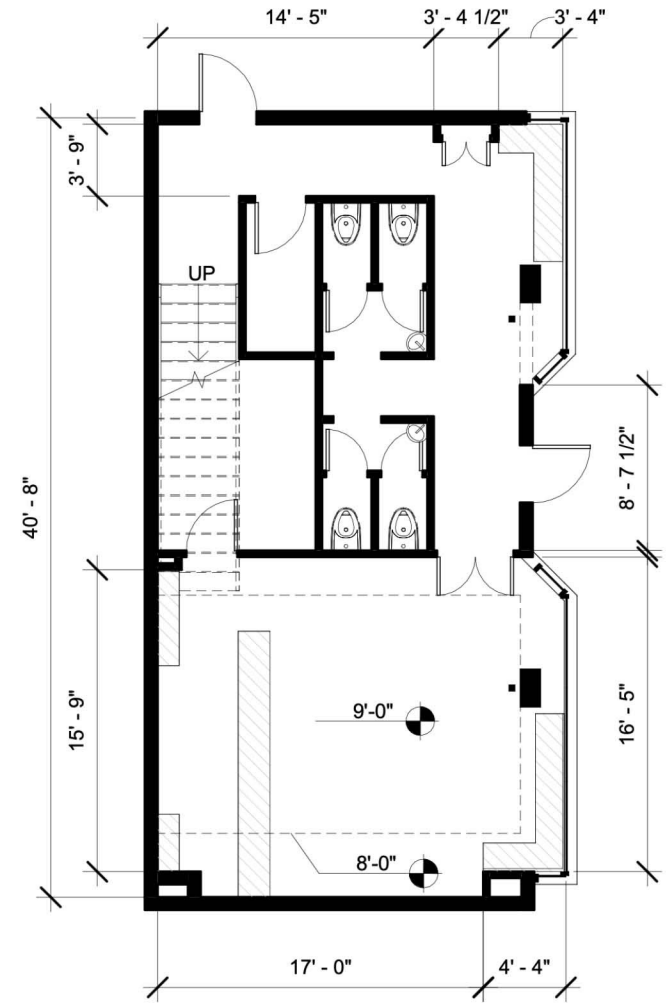
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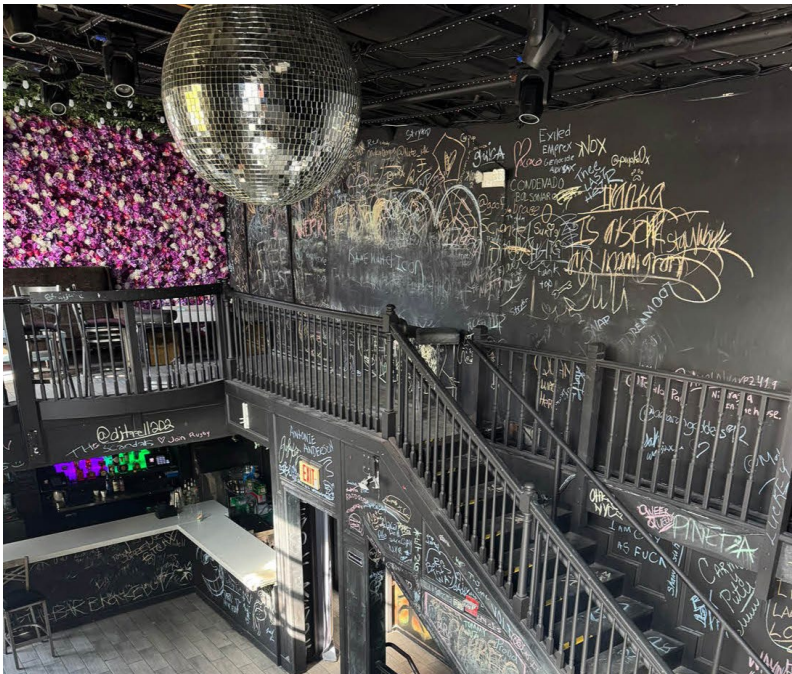
③ level 3  
1/8" = 1'-0"



② Level 2  
1/8" = 1'-0"



① Level 1  
1/8" = 1'-0"



# U Street NW

Intersection Aerial



NEW HAMPSHIRE AVE NW  
5,300 VPD

## V STREET NW

Paul Laurence  
Dunbar  
Apartments  
Sonnet  
Apartments

ROAMING  
ROOSTER  
catopia

IZAKAYA SERI

DC Fire  
& EMS

**SITE**

The Ellington

Rush  
bowls  
NEXTDOOR  
restaurant + bar  
Ben's  
FOUNDATION  
Established 2010

## U STREET NW 22,600 VPD

U STREET FAMILY  
DENTISTRY  
The Congressional Club  
CROSSFIT  
DC

TRADER JOE'S  
COMPASS  
COFFEE  
LUPA  
B RESCA  
YOGA  
DISTRICT

Capital One  
BANK OF AMERICA

Orangetheory  
FITNESS  
jenis

M  
metro  
CHI-CHA  
Ben's  
Chili Bowl

13TH STREET NW 7,800 VPD

AMOR  
FATI  
VIDA  
SMITH CENTER  
OF HEALING AND THE ARTS  
community, creativity, cancer support  
SWEAT  
BOX

## T STREET NW 3,300 VPD

FLOORS  
14th  
TED'S BULLETIN  
zipcar  
alton  
DISTRICT

TRUIST

14TH STREET NW 16,000 VPD

BLACK CAT  
1871 14th NW  
Manny  
& Olga's  
PIZZA  
Madewell  
SOLID STATE  
BOOKS 2017  
DISTRICT OF COLUMBIA  
brooklinen  
Best In Bed.  
VISUAL COMFORT & CO.

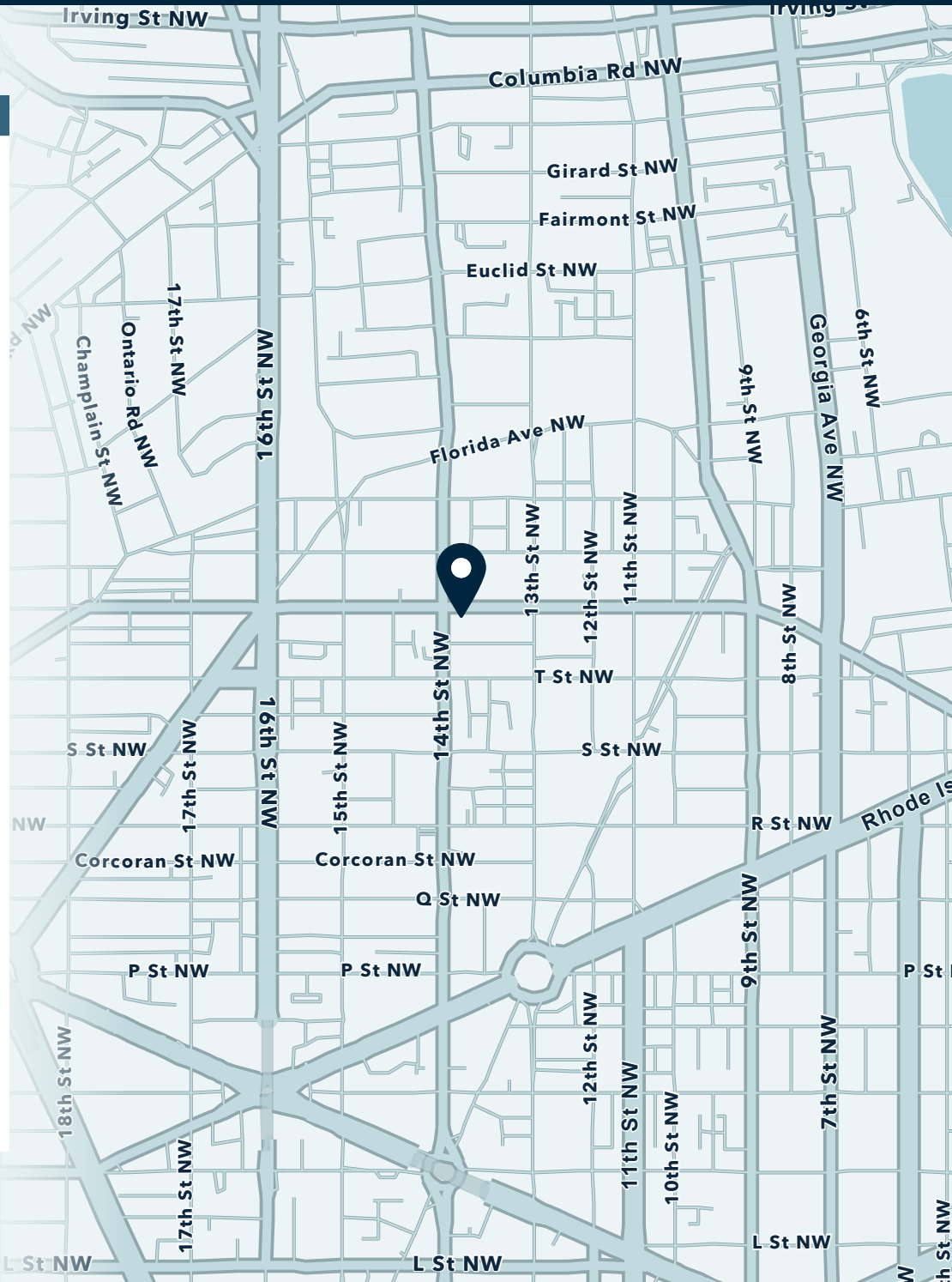
THE  
COFFEE  
BAR

VERMONT AVE NW  
3,300 VPD



## Area Snapshot

Population	5 MIN	10 MIN	15 MIN
2025 Estimated Population	8,059	26,492	57,360
2030 Projected Population	8,398	26,802	58,217
Proj. Annual Growth 2025 to 2030	0.83%	0.23%	0.30%
<b>Daytime Population</b>			
2025 Daytime Population	6,996	20,903	49,563
Workers	5,357	14,930	36,612
Residents	1,639	5,973	12,951
<b>Income</b>			
2025 Est. Average Household Income	\$218,170	\$219,153	\$202,053
2025 Est. Median Household Income	\$169,707	\$164,568	\$150,384
<b>Households &amp; Growth</b>			
2025 Estimated Households	4,945	14,947	33,165
2030 Estimated Households	5,262	15,422	34,189
Proj. Annual Growth 2025 to 2030	1.25%	0.63%	0.61%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	60%	59%	59%
2025 Est. Black or African American	17%	17%	17%
2025 Est. Asian or Pacific Islander	8%	8%	8%
2025 Est. American Indian or Native Alaskan	0%	1%	1%
2025 Est. Other Races	14%	16%	16%
2025 Est. Hispanic (Any Race)	11%	13%	14%

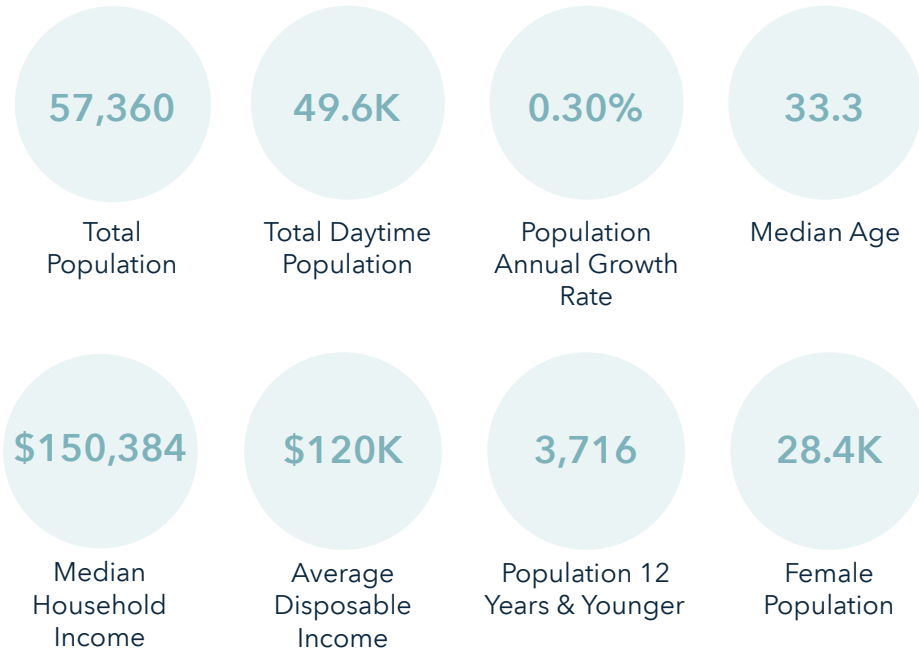


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

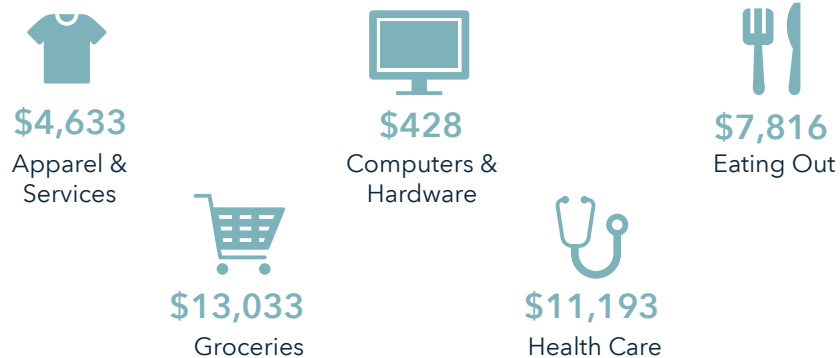


## 15 Minute Walk

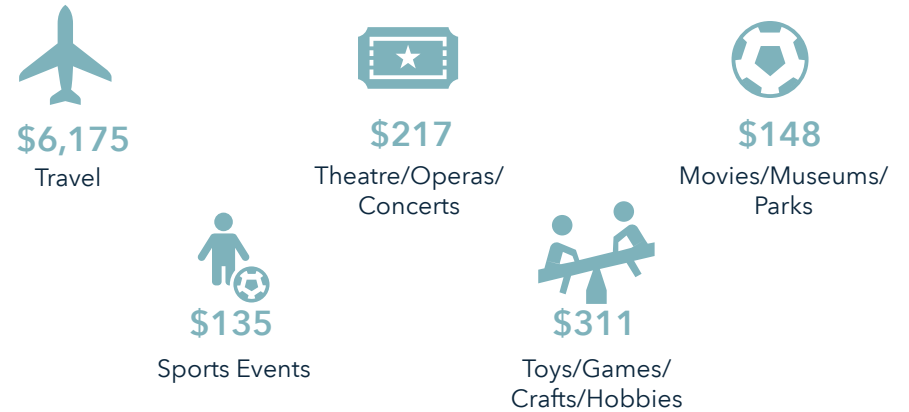
### Key Facts



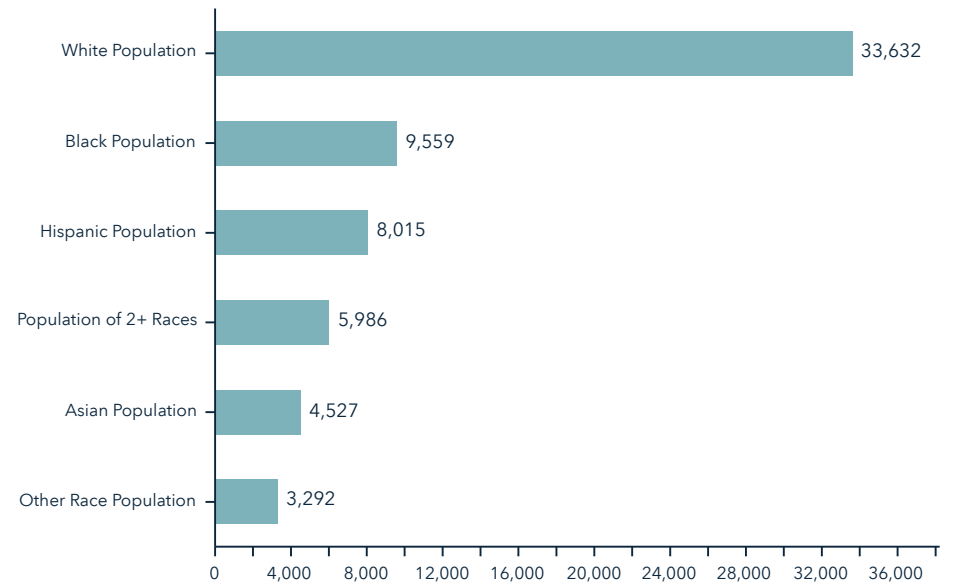
### Annual Household Spending



### Annual Lifestyle Spending



### Race





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**SRS REAL ESTATE PARTNERS**

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