

AT EASTERN
MARKET

THE RETAIL



700 Pennsylvania Avenue, SE
Washington, DC 20003
202-737-1000



THE ULTIMATE RETAIL EXPERIENCE

The Retail at Eastern Market is the absolute center of distinctive retail in Capitol Hill. It is situated between the established Barracks Row and Market Row retail corridors, adjacent to the Eastern Market Metro and the Historic

Eastern Market itself. Visited by tens of thousands of shoppers each weekend due to the open air markets, the retail space at Eastern Market represents a rare opportunity for unique, craft retailers to deliver their products, doing so in the company of other like-minded retailers and in partnership with DC's most sophisticated real estate teams.

NEIGHBORHOOD DEMOGRAPHICS

Household Income

- \$141,000 Average HH Income
- \$114,000 Median HH Income
- \$97,000 Disposable HH Income

Education

- 85% Bachelor's Degree +
- 54% Grad/Professional Degree

Median Age

- 36 years

Walkscore

- 97 Walker's Paradise

Metrorail Exits (Eastern Market)

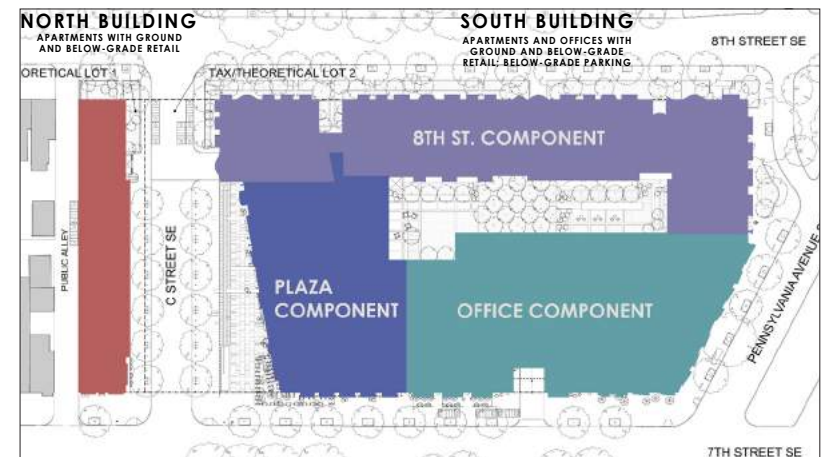
- 6,056 Average weekday
- 7,774 Average weekend

Source: WDCEP



MIXED-USE PROJECT:

- 150,000 sf office building (700 Penn)
- 3 residential buildings with 162 units
- 60,000 sf retail
- 320 below-grade parking spaces
- Trader Joe's grocery store
- Onsite infant daycare center
- C Street reopened to complete historic city grid
- Lively new plaza



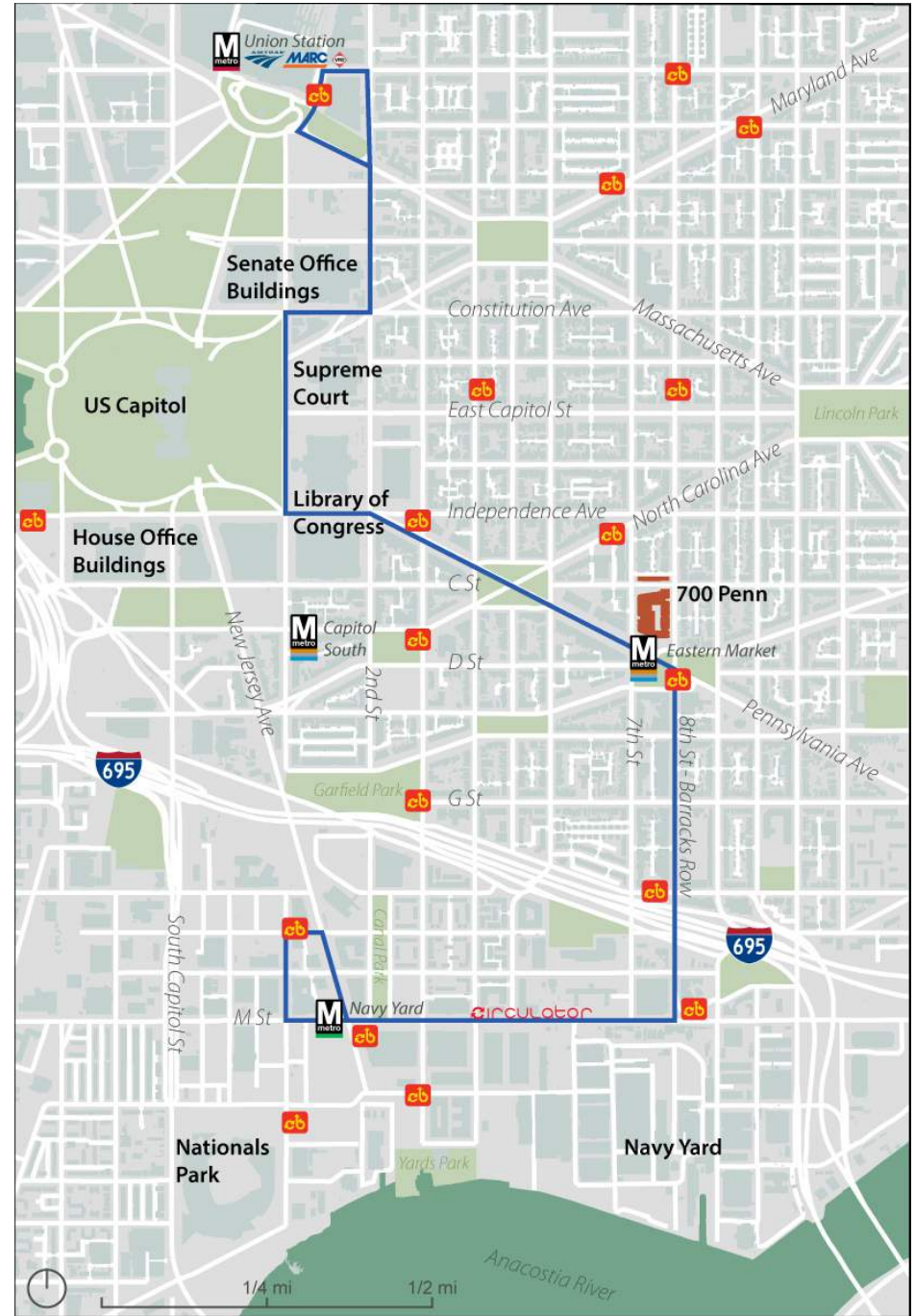


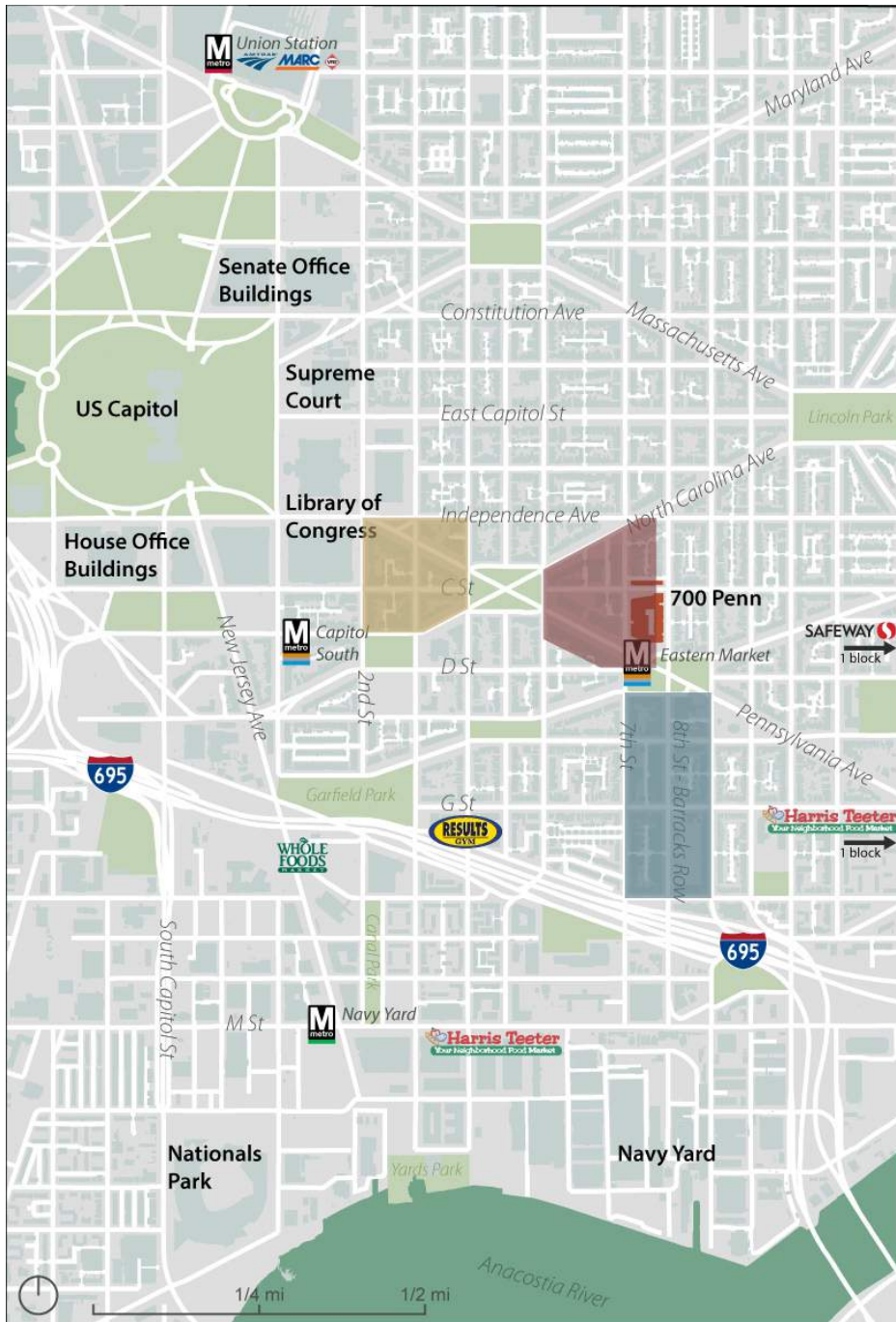
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PRIME CAPITOL HILL LOCATION

- Established historic neighborhood
- Adjacent to 3 Metro lines: orange, blue, and silver
- Less than 1 mile to U.S. Capitol, Senate and House Office Buildings
- 1.4 miles to Union Station via direct Circulator route
- 5.2 miles to National Airport
- Served by Capital Bikeshare





NEIGHBORHOOD AMENITIES

EASTERN MARKET

- Aatish on the Hill
- Aqqua al 2
- Barrel
- Beuchert's Saloon
- Boxcar Tavern
- Capitol Hill Books
- Capitol Hill Liquors
- Children's Pediatricians
- CVS Pharmacy
- Dawn Price Baby
- District Taco
- Fairy Godmother
- Groovy DC Cards & Gifts
- Hanks Oyster Bar
- Homebody Furniture
- Joselito Casa de Comida
- La Plaza
- Labrynth Games & Puzzles
- Le Pan Quotidien
- Market Lunch
- Michael Anthony Hair Salon
- Monmartre
- Mr. Henry's Restaurant

- Peregrine Espresso
- Pitango Gelato
- PNC Bank
- Port City Java
- Radici
- Randolph Cree Hair Salon
- Sanphan Thai Cuisine
- Sapore Oils & Vinegars
- Seventh Hill Pizza
- Sizzling Express
- Southeast Public Library
- Tortilla Café
- Tunnickliff's Tavern
- U.S. Post Office

BARRACKS ROW

- 32 Below
- Banana Café
- Belga Café
- Biker Barre
- Café 8
- Capitol City Subs
- Capitol Hill Tandoor & Grill
- Cava Mezze
- Chesapeake Room

- Chipotle
- DC-3
- District Doughnuts
- Dunkin Donuts
- FedEx/Kinkos
- Fusion Grill
- Hello Cupcake
- Hill Center at Old Naval Hospital
- Hill's Kitchen
- Las Placitas
- Lavagna
- Lola's Barracks Bar & Grill
- Matchbox
- Metro Mutts
- Molly Malone's
- Nooshi Sushi
- Old Siam
- Pacifico Cantina
- Pinapple and Pearls
- Pizza Boli's
- Playseum
- Popeye's
- Radio Shack
- Rose's Luxury

- Senarts Oyster & Chophouse
- Shakespeare Theater
- Spring Mill Bakery
- Starbucks
- Subway
- Sweet Lobby
- Ted's Bulletin
- Tosh
- Trattoria Alberto
- The Ugly Mug
- Yes Organic Market
- Zest American Bistro

PENNSYLVANIA AVE

- Ava Salon
- Bank of America
- BB&T
- Bubbles Hair Salon
- Burrito Brothers
- Café Recess
- Capital One Bank
- Capitol Hill Exxon
- Capitol Hill Hotel
- Capitol Lounge
- Cosí
- Firehook Bakery

- Gandal's Liquors
- Good Stuff Eatery
- Hunan Dynasty
- La Lomita Dos
- Marvelous Market
- My Eye Doctor
- National Capital Bank
- Pour House
- Rolands
- Sonoma
- Starbucks
- Suntrust Bank
- Sweetgreen
- Tune Inn
- Washington Sports Club
- We the Pizza

8th Street

TO BARRACK'S ROW →



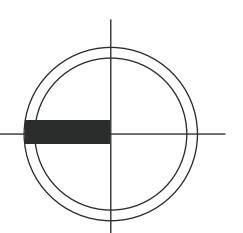
C Street



Pennsylvania Ave

EASTERN MARKET METRO →

7th Street



EASTERN MARKET



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BAYS 7 & 8

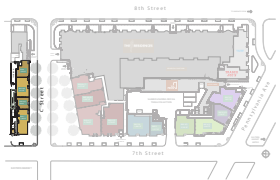
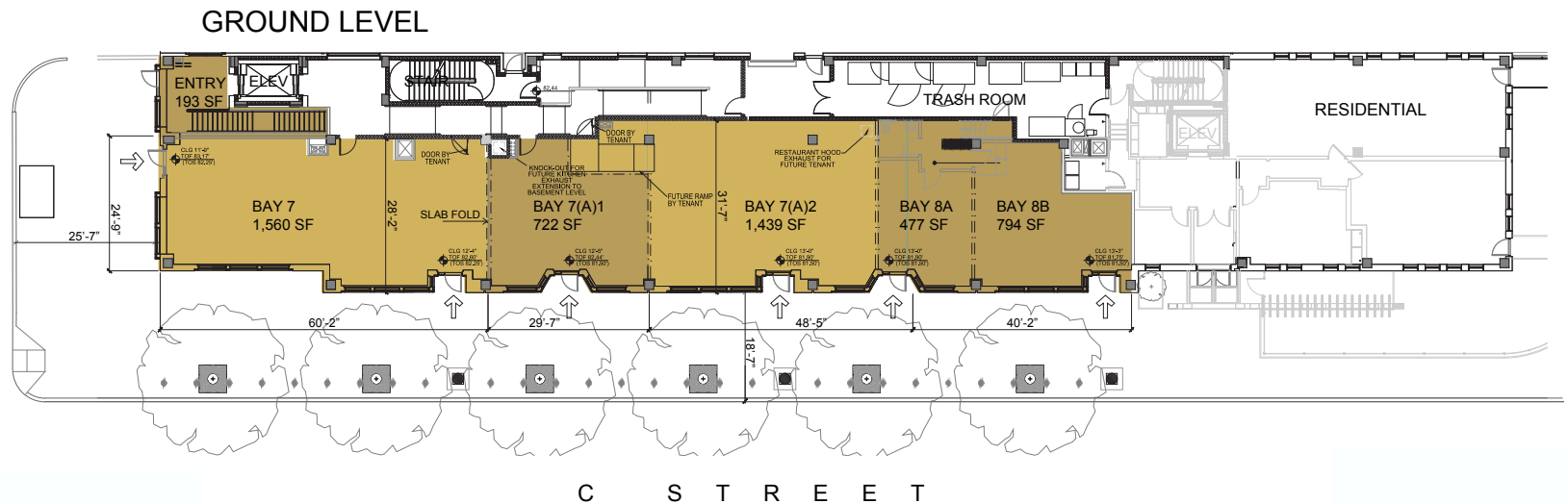
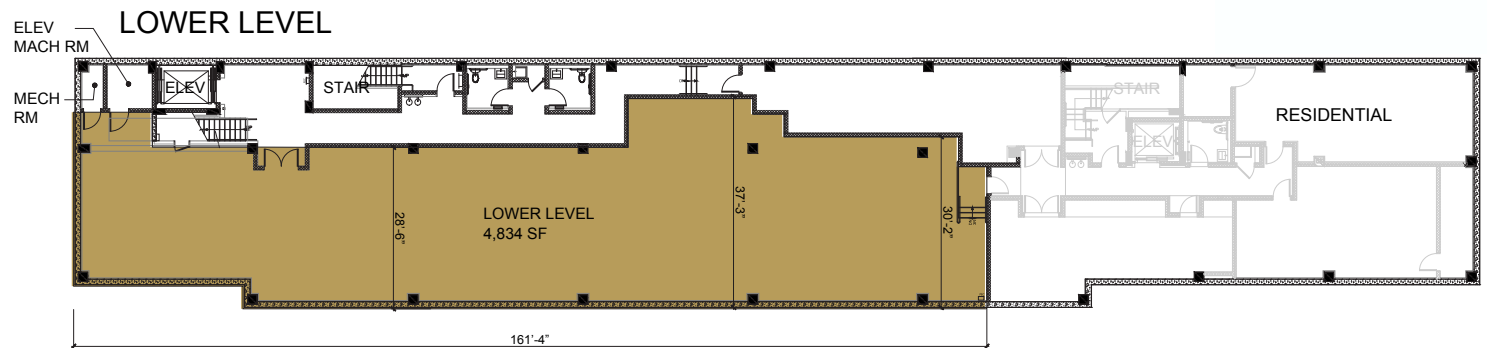
4834 SF total (below grade)

4992 SF total (above grade)

Frontage on 7th Street & C Street

Across 7th Street from Eastern Market

Faces Public Plaza





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BAY 6

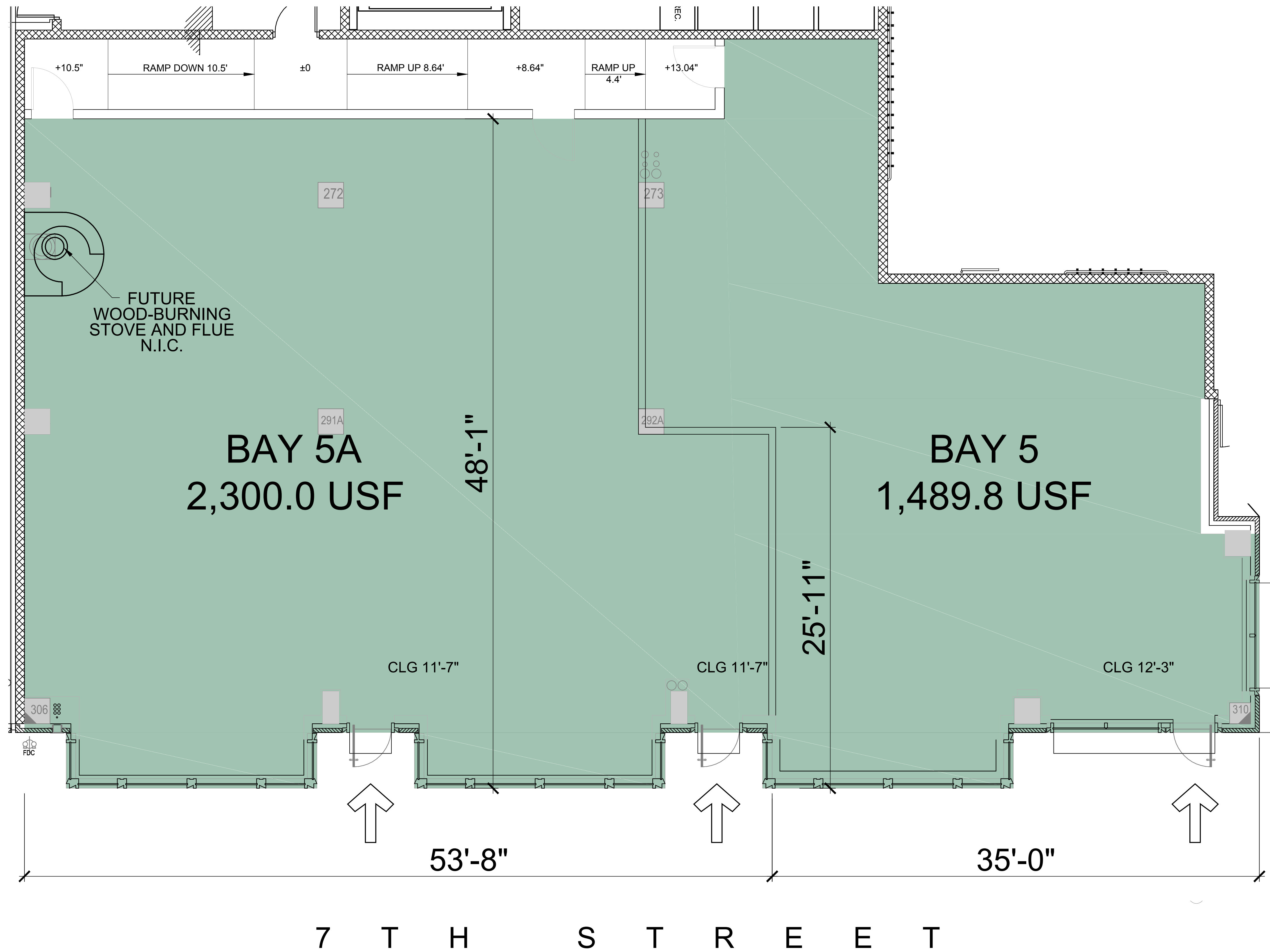
8,657 SF total available
 Frontage on 7th Street & C Street
 Visible from Eastern Market
 Faces Public Plaza



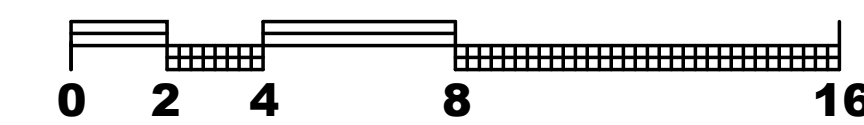


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AT EASTERN MARKET
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700 PENN OFFICE - BAY 5



H I N E P R O J E C T

STREET LEVEL RETAIL

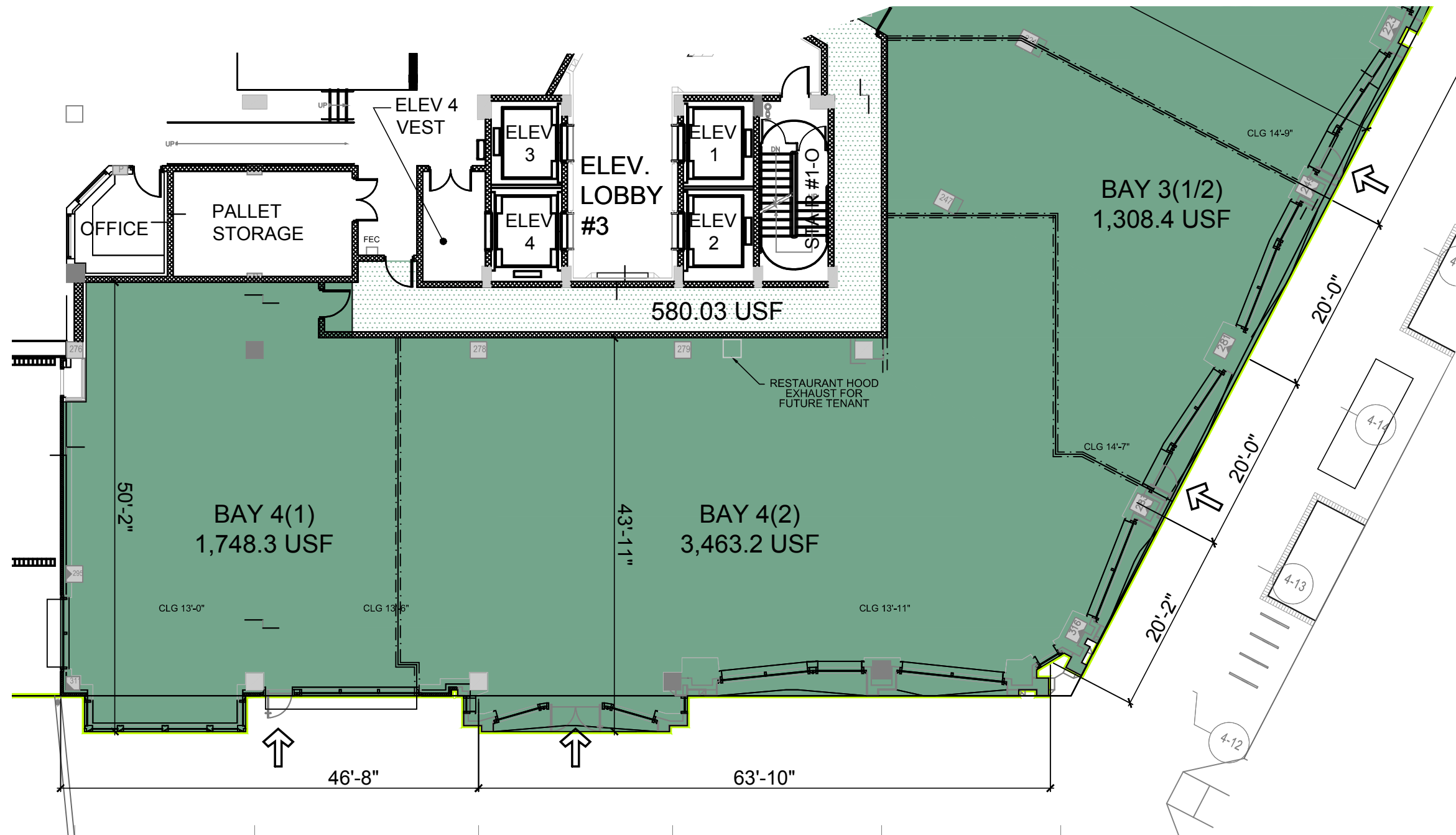


BOMA RETAIL
1ST FLOOR



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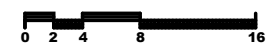
AT EASTERN MARKET
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7 T H S T R E E T

700 PENN OFFICE - BAY 4

H I N E P R O J E C T
STREET LEVEL RETAIL



BOMA RETAIL
1ST FLOOR

ESDARC STUDIO
103 W BROAD ST SUITE 200
FALLS CHURCH VA 22046
703.637.2380 | ESDARC.COM

DEVELOPED AND LEASED BY STANTON-EASTBANC, LLC.

ISSUED 10.05.17



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