



DOCHTER & ALEXANDER  
RETAIL ADVISORS

**\$515 MILLION INVESTED**

TOWARD VISITOR EXPERIENCE, SECURITY  
& BUILDING IMPROVEMENTS AT CAPITAL  
ONE ARENA & GALLERY PLACE

## GALLERY PLACE

WASHINGTON, D.C. | EAST END

**Square Footage** | 1,336 - 45,783 SF

**Timing** | Immediately

**Rent/Nets** | Negotiable

A GALLERY PLACE PROPERTY

### CONTACT

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### HIGHLIGHTS

- Sightlines from **DC's busiest intersection** at 7<sup>th</sup> & H with frontage opportunities on H Street and 7<sup>th</sup> Street
- Over 250,000 SF of retail space on the same block as **Capital One Arena**, which brings in **2.7 million people annually**

### NEARBY TENANTS



studio xfinity



&pizza





## CENTRALLY LOCATED RETAIL



### Central Location, Regional Pull

Gallery Place is the central entertainment district in Washington, DC, at the intersection of large format East End retail, the luxury City Center stores, and the neighborhood dining of Mt Vernon Triangle and Shaw. Year round events at adjacent Capital One Center Arena bring 2.7 million people annually which presents a huge branding opportunity at Gallery Place. This established area remains a destination in the Nation's Capital.



## STRONG DEMOGRAPHICS

- MUSEUM
- HOTEL
- THEATRE



CONVENTION CENTER

MT VERNON TRIANGLE

4.1M SF Office Existing/UC  
6,519 Residential Units Existing/UC  
\$3.33 PSF apt rent

EQUINOX

CITY CENTER

H STREET NW

GALLERY PLACE

UNION SQUARE  
HOSPITALITY GROUP

Smithsonian  
PORTRAIT GALLERY

NHL  
NBA

CAPITAL ONE CENTER

### 1 Mile Demos

Office Inventory	65M SF, 12% vacancy
Daytime Employees	227,628
Population	49,575
Avg. HH Income	\$123,930
Metro Exits	23,205 wkday / 21,404 wknd
Hotel Keys	15,401



# VAST CO-TENANCY

APPLE CARNEGIE  
LIBRARY

STARBUCKS  
FEDEX

THE WESTIN

CITY TAP HOUSE

TRULUCKS STEAK &  
SEAFOOD  
EAGLEBANK

EQUINOX FITNESS

HOWL AT THE MOON

RPM ITALIAN  
ARNOLD & PORTER

FOXTROT  
DELIZIQUE  
FEDEX  
TD BANK  
TIPSY SCOOP  
BAKER'S DAUGHTER

FOUNDING FARMERS  
CHAIA LA COLOMBE  
KARMA MODERN INDIAN

CITY CENTER DC

AKRIS  
ALLEN EDMONDS  
ARCTERYX  
BOSS  
BREITLING  
BRIONI  
BRUNELLO CUCINELLI  
BULGARI  
BURBERRY  
CENTROLINA  
CH CAROLINA HERRERA  
CHANEL  
CHRISTIAN LOUBOUTIN  
CONRAD HOTEL  
COREPOWER YOGA  
DAVID YURMAN  
DEL FRISCO'S STEAK HOUSE  
DIOR  
DOLCEZZA GELATO  
ESTUARY  
FERRAGAMO  
FIG & OLIVE

FRUITIVE  
GIORGIO ARMAN  
GUCCI  
HERMES  
JO MALONE LONDON  
KATE SPADE NEW YORK  
LONGCHAMP  
LORO PIANA  
LOUIS VUITTON  
MONCLER  
MORGENTHAU FREDERICKS  
MUSEUM OF ILLUSIONS  
PAUL STUART  
PICCOLINA  
SCANLAN THEODORE  
SEVEN REASONS  
SKY VALET SHOES  
SUMMIT  
TATTE BAKERY & CAFE  
TESLA  
TIFFANY & CO.  
TUMI  
VINCE

YARDHOUSE

BULLDOG  
TACO BELL CANTINA  
SMASHBURGER  
POTBELLY & PIZZA

PNC BANK

ZUMO THAI

REREN RAMEN BAR

WALGREENS

DUMPLING DISTRICT

TONY CHENG

MOTTO HOTEL

LUNA HALL DC

H STREET NW

CAPITAL ONE CAFE  
CHOPT  
T-MOBILE  
JACKPOT BAR  
WASAI  
GONG CHA  
ROCKET BAR  
HIPCITYVEG  
CHIPOTLE  
90 SECOND PIZZA  
CHICK FIL A  
DOS TOROS

 **GALLERY  
PLACE**

WOK & ROLL  
PHO 88  
SPICE 6

BONKERS'

TAFFER'S  
TAVERN

FAIRFIELD INN  
& SUITES

IRISH CHANNEL  
ABSOLUTE NOODLE

TONARI  
DAIKAYA RAMEN  
BANTAM KING  
FREE STATE  
ABSOLUTE THAI  
FAMILY DINETTE

MCDONALDS  
DUNKIN DONUTS



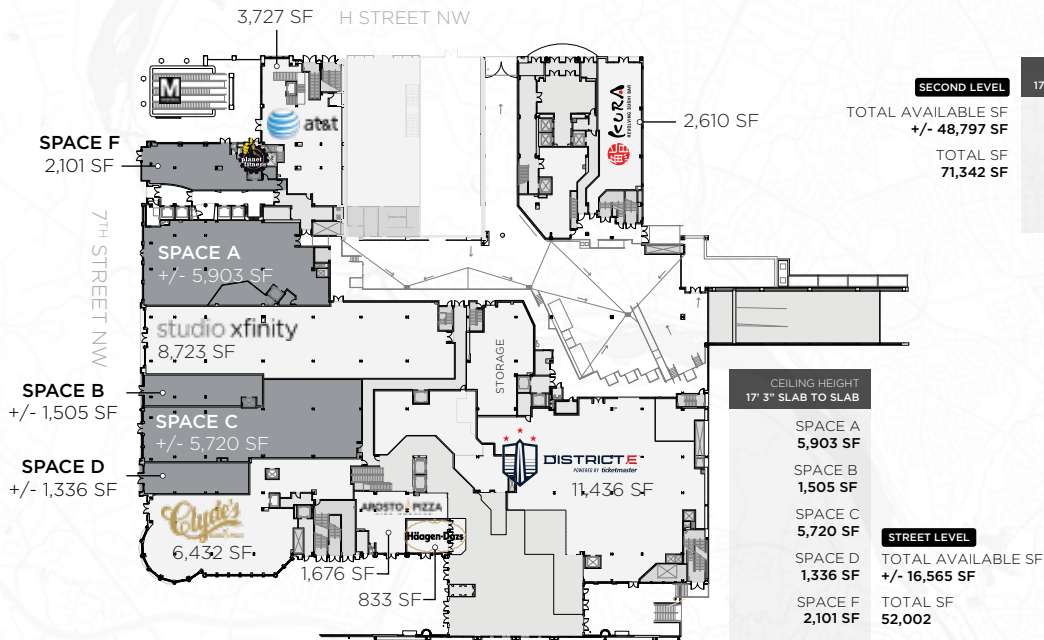
VIDA FITNESS  
GUY FIERI'S DC KITCHEN + BAR

METRO  
HEADQUARTERS

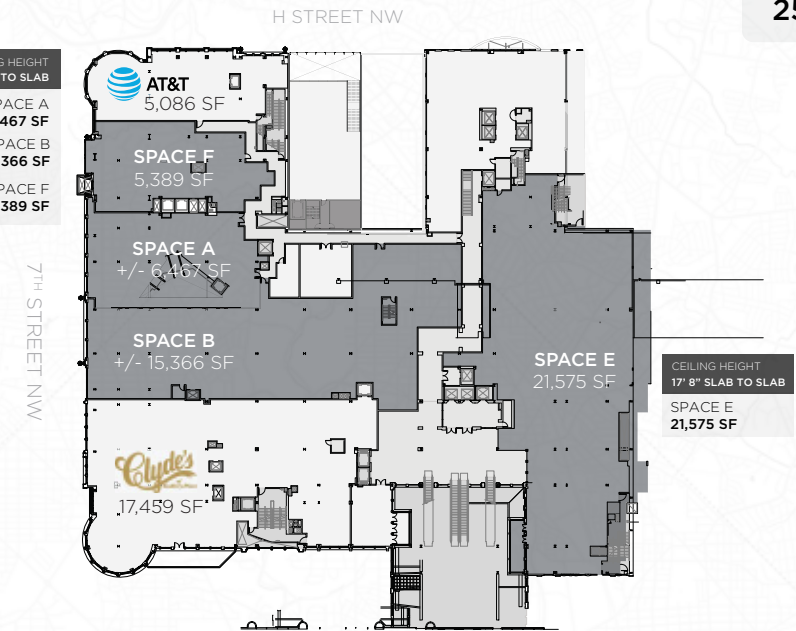
NATIONAL PORTRAIT  
GALLERY



## STREET LEVEL



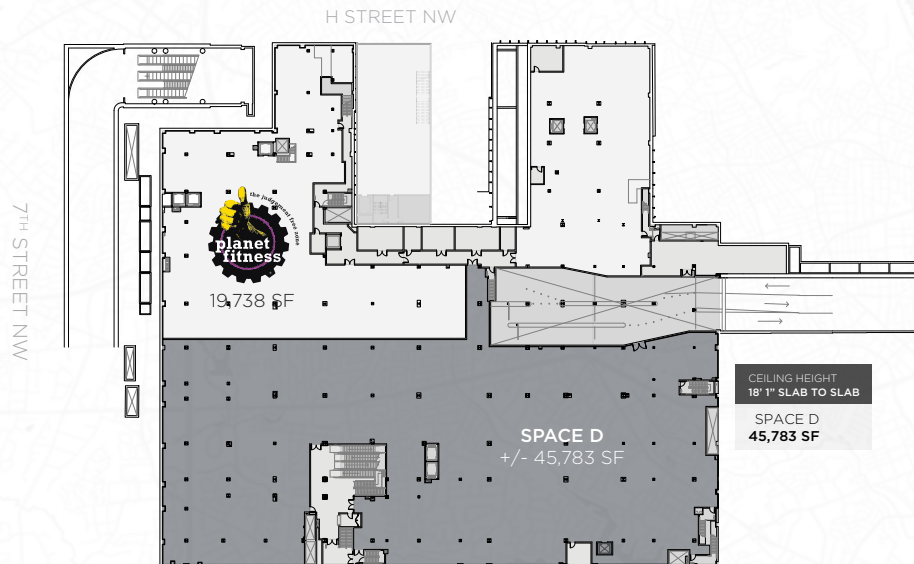
## SECOND LEVEL



OVERALL

TOTAL SF  
251,865 SF

## LOWER LEVEL



## GALLERY PLACE INVESTMENT

- ▼ **\$15 million** toward improving alley connecting **Gallery Place** to **Capital One Arena**
- ▼ **Monumental Sports** adding **200,000 square feet** of newly programmed space in **Gallery Place** and **Capital One Arena**, including public-facing uses to enhance the fan experience
- ▼ **17 dedicated security officers** from 2 hours before gametime to 2 hours after gametime plus other safety improvements
- ▼ **Pedestrian-only F Street activation** two hours before gametime and potential relocation of bus stop at 7th & H Street NW



## TOTAL OFFICE SF

WITHIN A MILE

82.7M SF

## CONVENTION CENTER

ANNUAL ATTENDEES  
FROM 2003 TO 2021

1.5M

## AVERAGE METRO RIDERS

AT GALLERY PLACE METRO IN 2019

22,773 WKDY EXITS 11,453 WKND EXITS

## CAPITAL ONE ARENA

SEATING CAPACITY

20,356

## DEMOGRAPHICS\*

	1 Miles	2 Miles	3 Miles
DAYTIME POPULATION	258,586	591,972	807,045
TOTAL OFFICE SF	82,675,507	152,836,513	172,212,891
ENTERTAINMENT SPENDING	\$163,519,989	\$729,004,256	\$1,100,623,707

\*2022 Data