



RETAIL PROPERTY FOR LEASE

# RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

1604 K STREET NORTHWEST, WASHINGTON, DC 20006



RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1604 K Street NW offers a unique opportunity for a flagship retail presence in one of Washington, D.C.'s most established commercial corridors. This rare small-shop space provides prominent signage on K Street in the heart of downtown. Currently built out as a second-generation hair salon, the space benefits from flexible zoning that supports a wide variety of by-right retail and service uses.

PROPERTY HIGHLIGHTS

- Prime Building Signage Opportunity on K Street NW
- Ideal for fitness, wellness, medical, beauty, showroom, or service retail
- Rare Small Shop Space with Frontage on K St
- Surrounded by dense daytime population, offices, hotels & transit
- Heart of DC CBD / Golden Triangle
- Walkable to Farragut North, Farragut West, McPherson Square Metro

OFFERING SUMMARY

|               |            |
|---------------|------------|
| Lease Rate:   | Negotiable |
| Street Level: | 1,500 SF   |
| Zoning:       | D-6        |

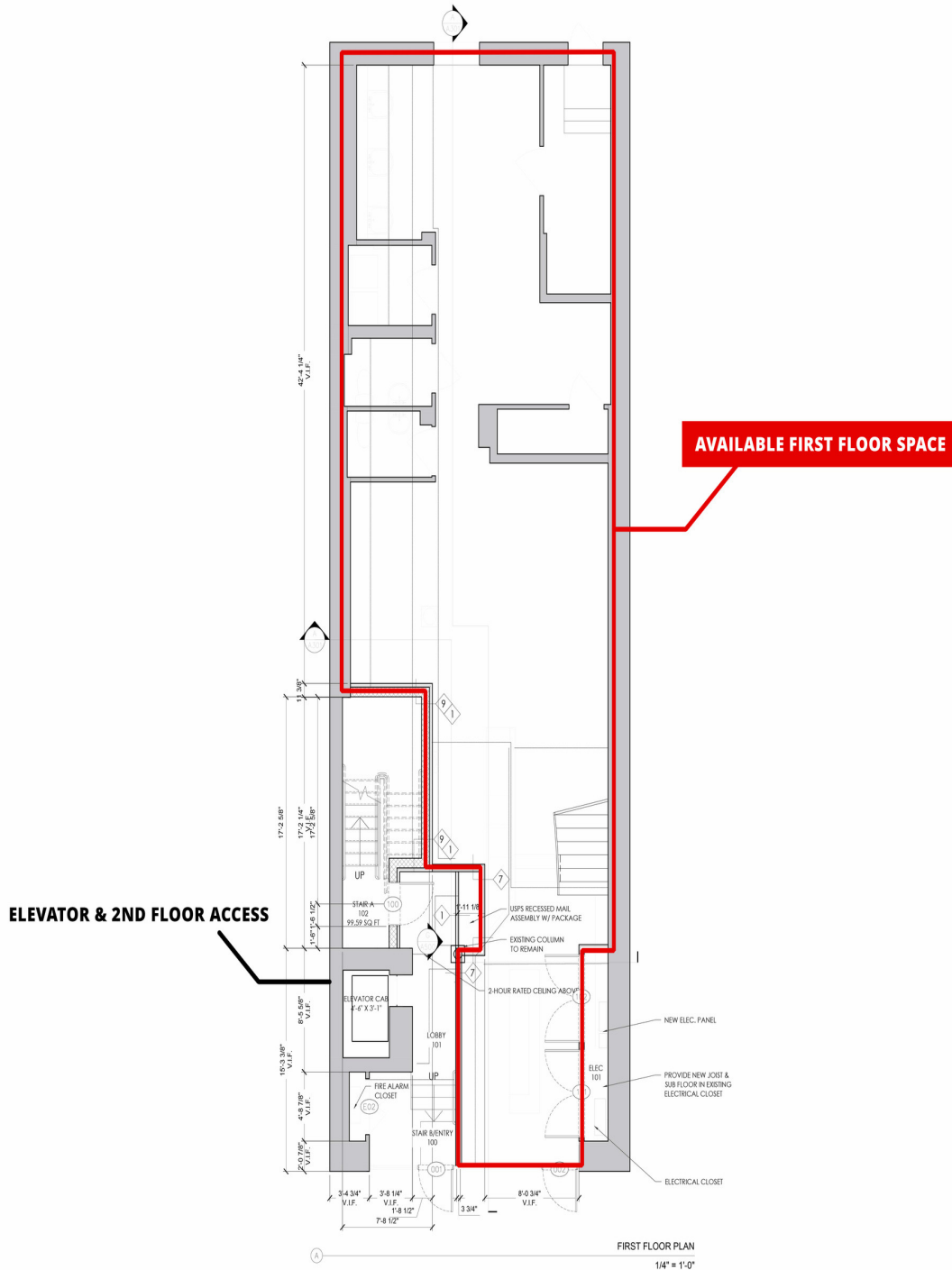
## RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

### AREA MAP



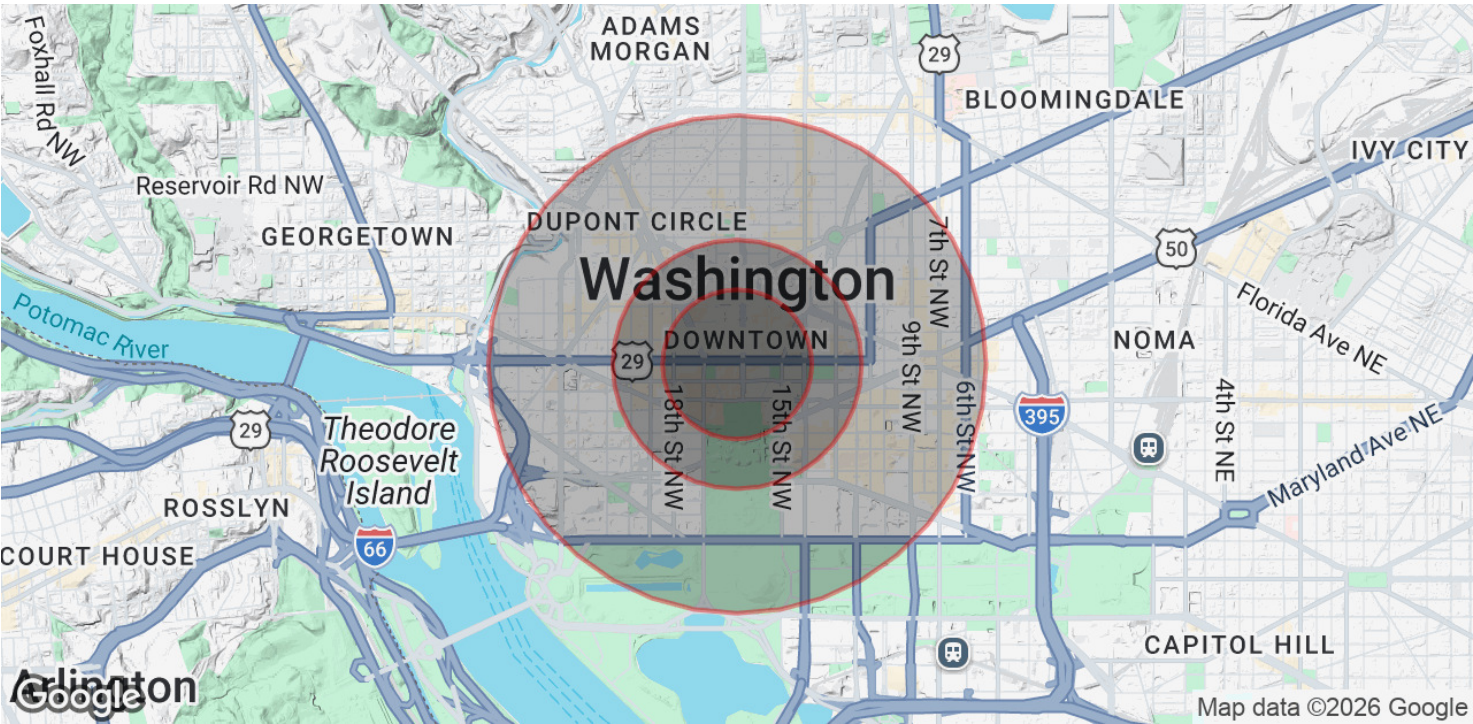
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### FLOOR PLANS



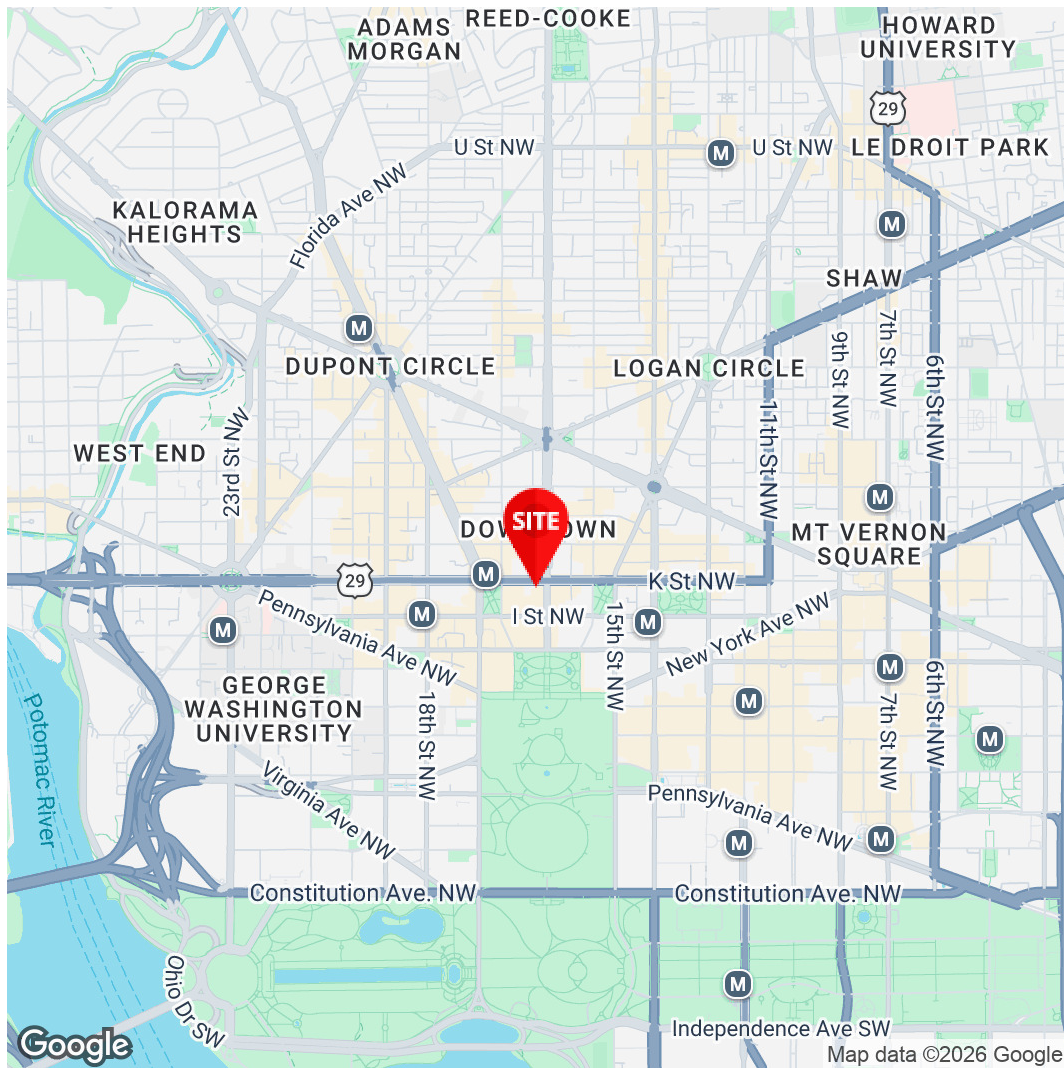
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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 368       | 11,070    | 61,483    |
| Average Age          | 40        | 37        | 37        |
| Average Age (Male)   | 40        | 38        | 38        |
| Average Age (Female) | 41        | 36        | 36        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 229       | 6,763     | 34,685    |
| # of Persons per HH  | 1.6       | 1.6       | 1.8       |
| Average HH Income    | \$151,465 | \$146,172 | \$162,784 |
| Average House Value  | \$437,564 | \$597,130 | \$837,385 |

2020 American Community Survey (ACS)



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