



DOCHTER & ALEXANDER
RETAIL ADVISORS



DC USA

WASHINGTON, DC | COLUMBIA HEIGHTS

Square Footage | +/- 789 - 54,958 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



CHASE



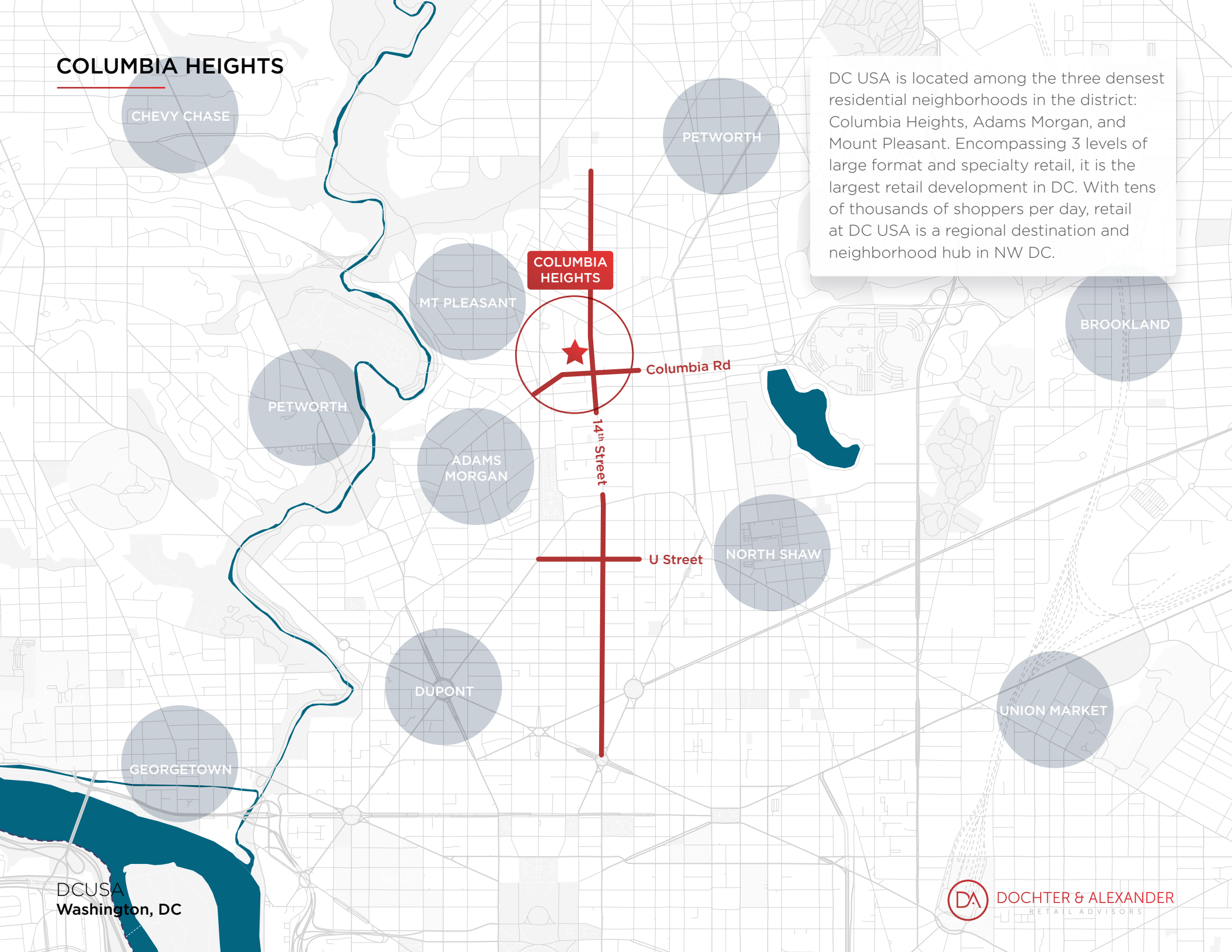
OLD NAVY

&pizza



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.



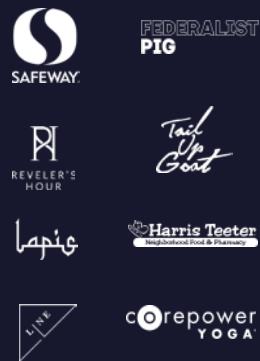
DCUSA
Washington, DC

CO-TENANCY

MT PLESANT 5 MIN WALK



ADAMS MORGAN 12 MIN WALK



DCUSA
Washington, DC

PARK RD
5,252 ADT

IRVING ST
7,508 ADT

14TH STREET
13,155 ADT

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

11TH STREET 6 MIN WALK

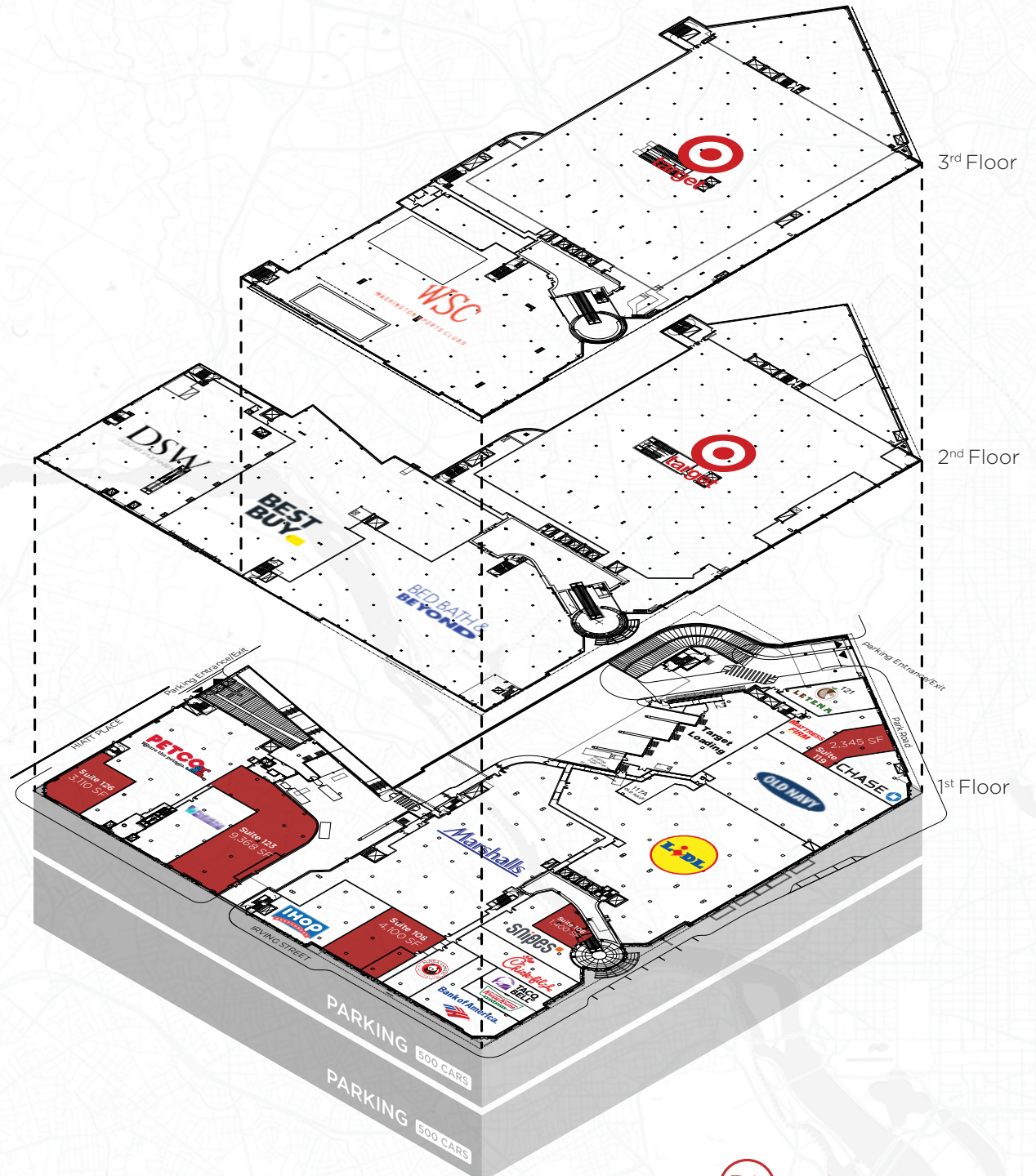
PROJECT STACK

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

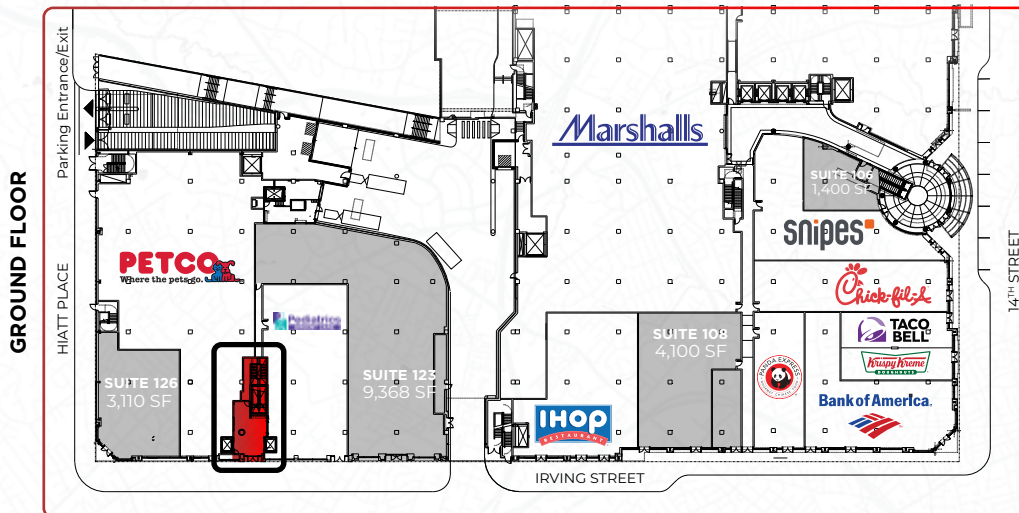
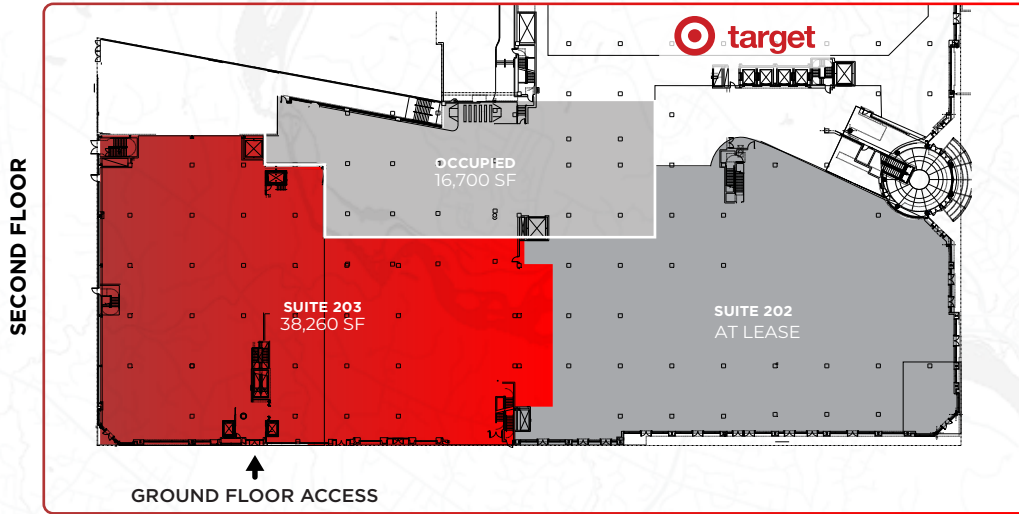
Ceiling Heights | 17' 8" slab to slab

Timing | Immediate

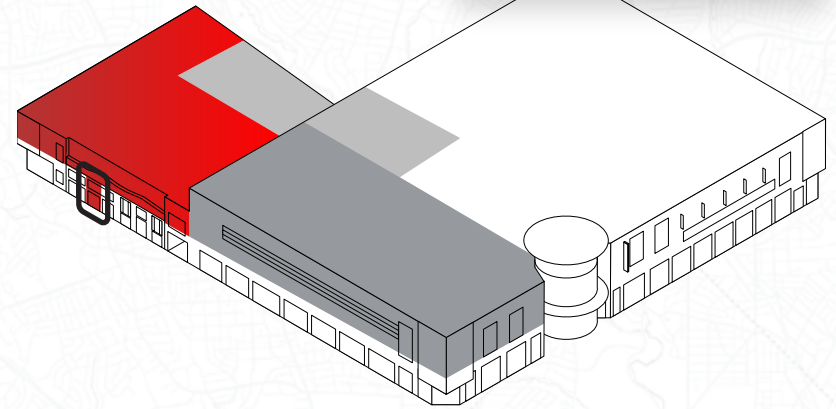
Rent/Nets | Available Upon Request

LEASING OPPORTUNITIES

SUITE 203



Access to space along Irving street



SPECS

SUITE 203

Square Footage | 38,260

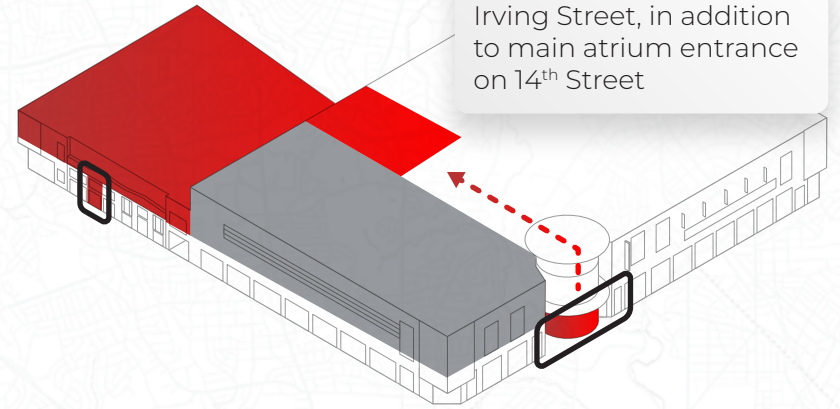
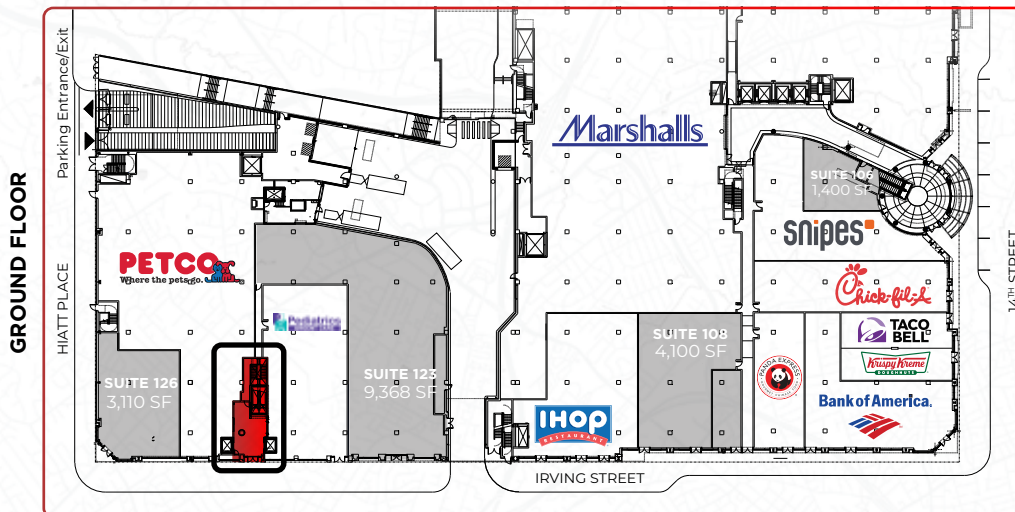
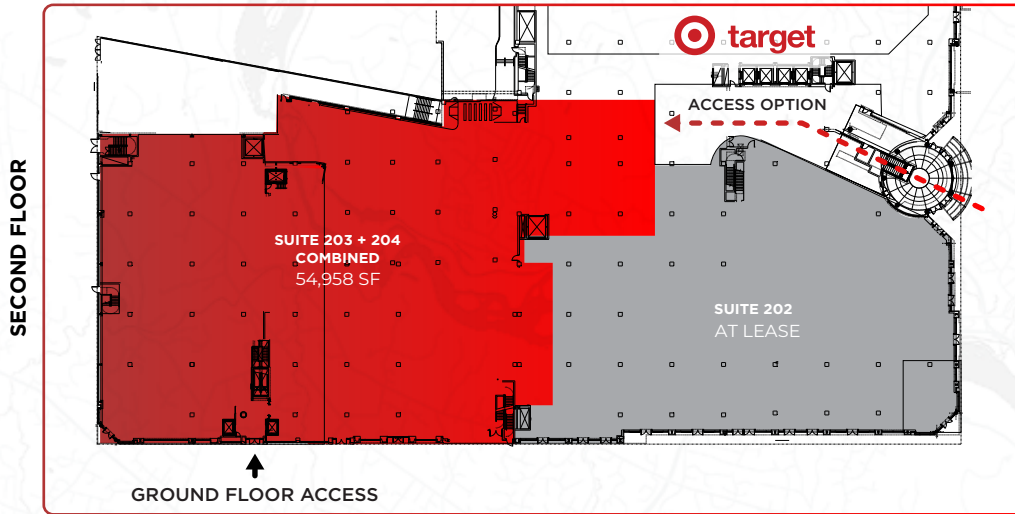
Ceiling Heights | Up to 20'

Timing | Arranged

Rent/Nets | Available Upon Request

LEASING OPPORTUNITIES

SUITE 203 + 204 COMBINED



SPECS

SUITE 203 + 204

Square Footage | 54,958

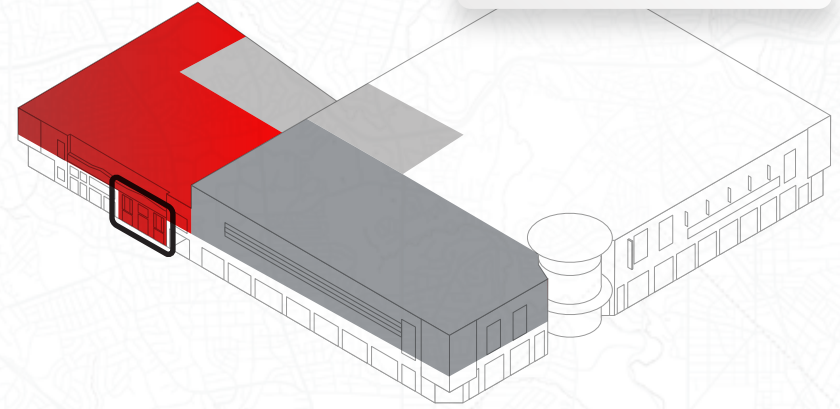
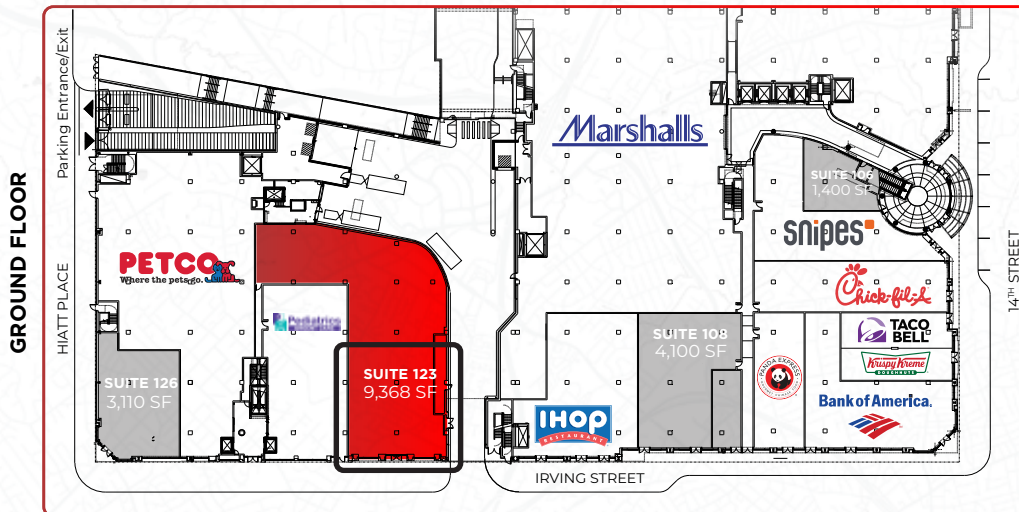
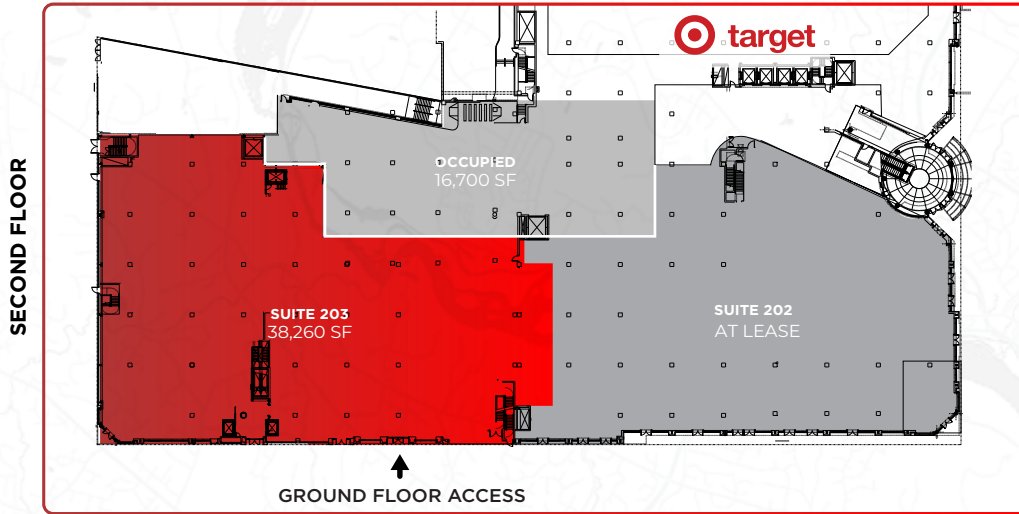
Ceiling Heights | 20' slab to slab

Timing | Arranged

Rent/Nets | Available Upon Request

LEASING OPPORTUNITIES

SUITE 203 + 123 COMBINED



Option to take the second floor with an entrance on Irving Street

SPECS

SUITE 203 + 123

Square Footage | 47,628

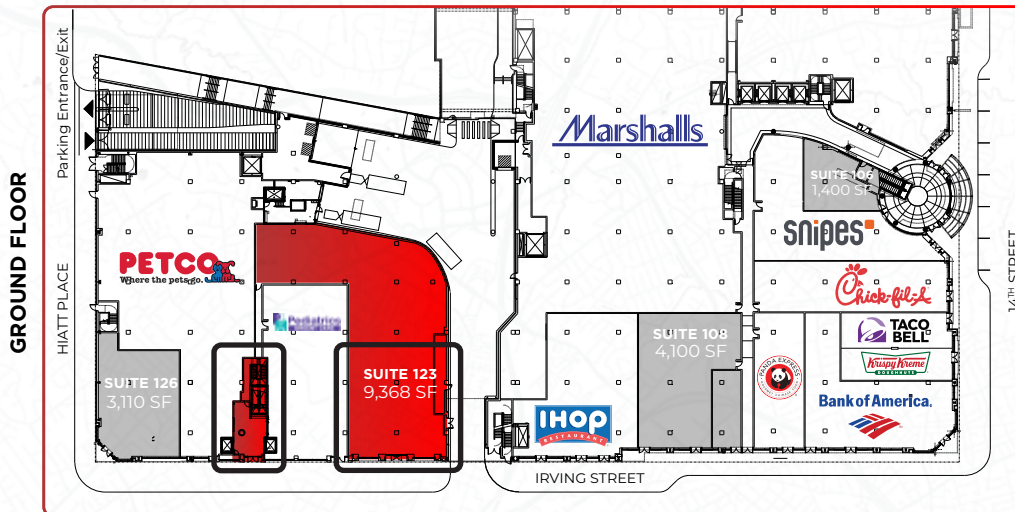
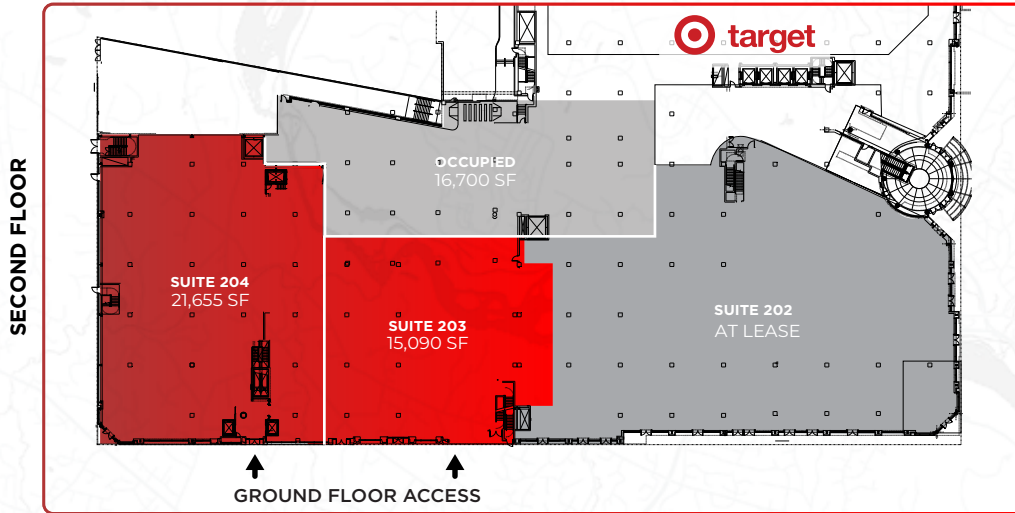
Ceiling Heights | Up to 20'

Timing | Arranged

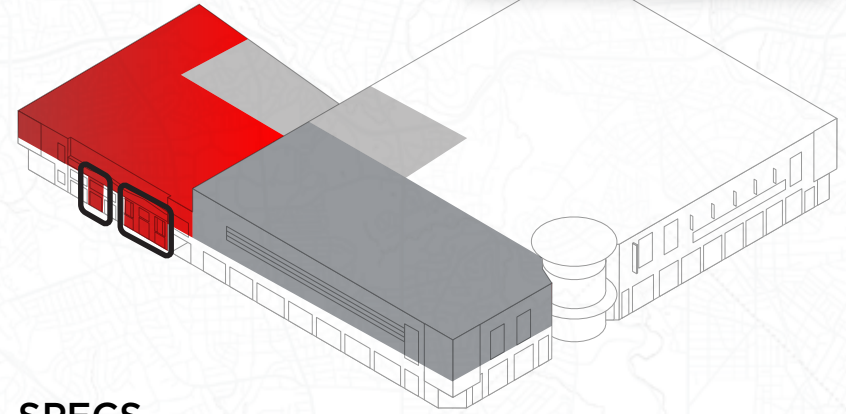
Rent/Nets | Available Upon Request

LEASING OPPORTUNITIES

SUITE 203, SUITE 204



Access to either space along Irving Street



SPECS

SUITE 204

Square Footage | 21,655

Ceiling Heights | 20' slab to slab

Timing | Arranged

Rent/Nets | Available Upon Request

SUITE 203 + 123

Square Footage | 24,458

Ceiling Heights | 20' slab to slab

Timing | Arranged

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

FOR INQUIRIES, CONTACT

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