



PREMIERE RETAIL OPPORTUNITY ON THE CORNER OF K & 20TH

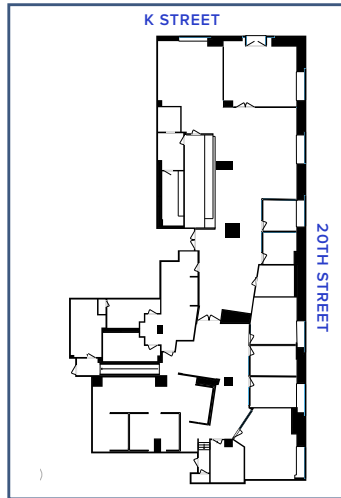


RETAIL AT

2000 K

CBRE

THE OPPORTUNITY | RETAIL AT 2000 K



7,255 SF flagship opportunity with unmatched visibility and branding potential on the prominent corner of K St NW (31,001 VPD) and 20th St NW (23,890 VPD), providing direct exposure to one of DC's highest-profile business corridors.

Adjacent to George Washington University and Hospital (27,159 students), fueling all-day demand for retailers

Elite transit connectivity - Steps Farragut North (12,704 RPD), Farragut West (11,234 RPD), and Foggy Bottom-GW (14,805 RPD) Metro Stations

Major office-to-residential conversion momentum in Washington, DC bringing thousands of new residents Downtown.

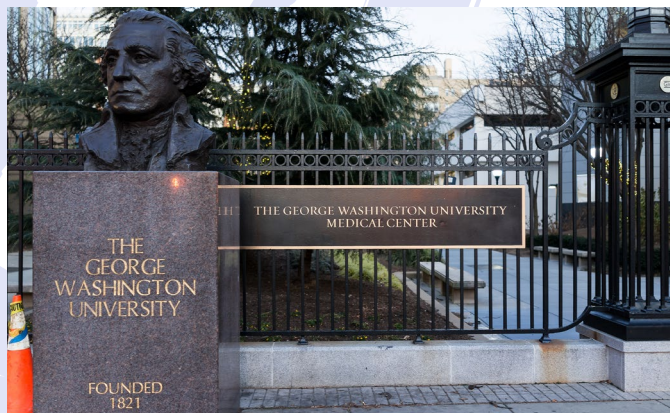


IT'S A LIFESTYLE

WHY WEST END

The West End is one of Washington D.C.'s most dynamic mixed-use neighborhoods, where office, residential, hospitality, and institutional uses blend within a highly walkable urban setting. Positioned between Georgetown, Foggy Bottom, the Central Business District, and less than a 15-minute walk from the White House, the area benefits from constant movement and a diverse built-in customer base.

The neighborhood's density and connectivity create an environment where retail thrives, supported by professionals, residents, students, and visitors throughout the day and into the evening.



A MARKET DRIVEN BY DAILY DEMAND

West End's retail landscape is shaped by consistency rather than seasonality. Office workers drive weekday traffic, nearby residential communities support evening and weekend activity, and hotels and institutions contribute a steady stream of visitors.



A WALKABLE, TRANSIT-ORIENTED HUB

With immediate access to Metro stations, bus routes, and key commuter arteries, West End is one of D.C.'s most accessible neighborhoods. Pedestrian-friendly streets and short block lengths encourage foot traffic and spontaneous retail engagement.



INSTITUTIONAL & UNIVERSITY PRESENCE

The neighborhood is anchored by major institutions, including George Washington University, which introduces a large, built-in population of students, faculty, and staff. This presence supports retail concepts that depend on frequency, convenience, and everyday service.



GW UNIVERSITY CAMPUS

**K STREET
CORRIDOR
ADVANTAGE**

**GW
University**

27,159
STUDENTS

**GW University
Hospital**

365 BEDS
2,300 EMPLOYEES

**Metro:
Farragut North**

11,312
RIDERS PER DAY

**Hotel
Keys**

6,453
Hotel Rooms 0.5 Mile Radius

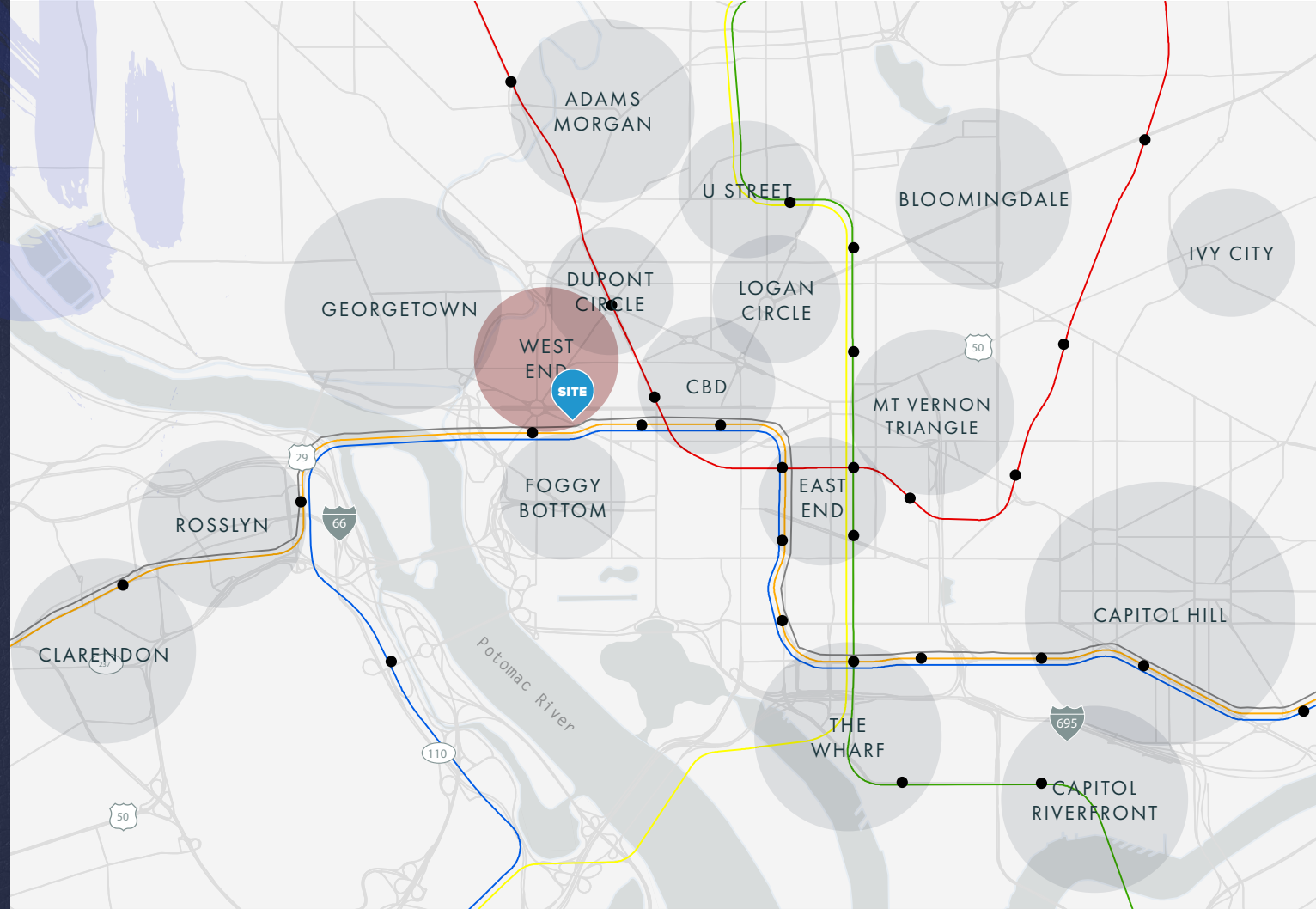
IN THE CENTER OF IT ALL

In the heart of downtown Washington, D.C., the West End connects K Street's business corridor with Georgetown's vibrant energy. This prime location offers immediate access to premier dining, luxury accommodations, and the city's most influential destinations.

95
TRANSIT
SCORE

99
WALK
SCORE

90
BIKE
SCORE



DEMOGRAPHICS

1 | 3 | 5 Mile Radius

Population

53,037 | 407,750 | 838,554

Daytime Population

291,850 | 861,718 | 1,308,060

Median Age

32 | 33 | 34

Education Degree+

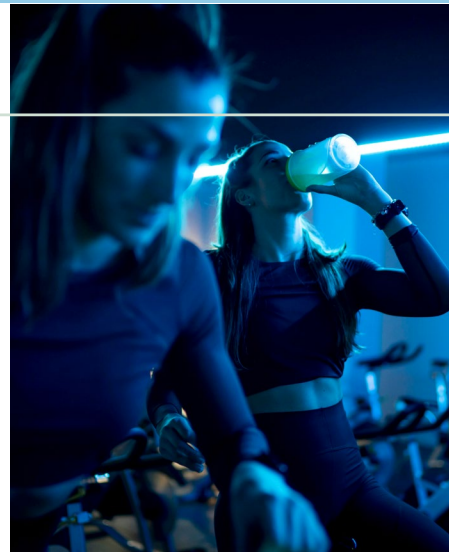
90% | 83% | 72%

Average HH Income

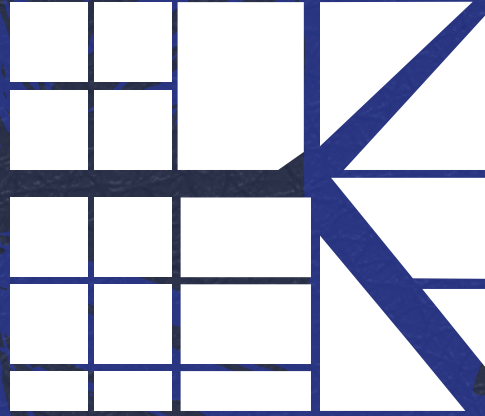
\$177,090 | \$190,258 | \$187,566

Employees

275,775 | 741,387 | 1,007,649



RETAIL AT



2000 K

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