



BistroVin  
RESTAURANT

BistroVin  
RESTAURANT

BistroVin  
RESTAURANT

BistroVin  
RESTAURANT

BistroVin  
RESTAURANT

**SONNET**

NEW RETAIL SPACE AVAILABLE

14th and U Street



# SONNET

1441 U STREET



**7,794 SF**

**RESTAURANT SPACE**

WITH COURTYARD PATIO & UP TO

**4,536 SF**

**EXCLUSIVE LOWER LEVEL SPACE**

VENTING CAPACITY

**3,222 SF**

**RESTAURANT/RETAIL SPACE**

VENTING CAPACITY



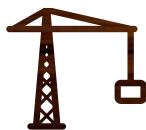
**288**

NEW LUXURY APARTMENTS



**14th & U**

DC'S MOST VIBRANT RETAIL SUBMARKET



**SUMMER 2018**

DELIVERY





AVERAGE HOUSEHOLD  
INCOME

**\$124,205**

WITHIN A HALF MILE  
RADIUS



*{notable neighbors}*

.....  
Tico • *Whole Foods* • Etto • Le Diplomate  
• Pearl Dive Oyster Palace • Ghibellina  
• Estadio • Doi Moi • Shinola • Compass  
Rose • Fainting Goat • *Trader Joe's* •  
*Soul Cycle* • Churchkey • Lululemon •  
Kapnos • West Elm • Bluemercury • Vida

**\$135M**

FOOD AND BEVERAGE  
SALES WITHIN A HALF  
MILE RADIUS





# WASHINGTON, DC REGION

SONNET

WASHINGTON, DC REGION



VIRGINIA

## WEST END/FOGGY BOTTOM

Population 21,079  
Daytime Population 103,372  
Average Household Income \$122,064

## DUPONT CIRCLE

Population 20,371  
Daytime Population 86,683  
Average Household Income \$135,586

## 14TH & U STREET CORRIDOR/ LOGAN CIRCLE

Population 30,807  
Daytime Population 18,615  
Average Household Income \$124,205

## SHAW

Population 18,995  
Daytime Population 10,057  
Average Household Income \$110,637

## MT VERNON TRIANGLE

Population 16,584  
Daytime Population 54,231  
Average Household Income \$91,092

## DOWNTOWN DC/EAST END

Population 11,281  
Daytime Population 118,447  
Average Household Income \$125,376

WHITE HOUSE

CONSTITUTION AVENUE

WASHINGTON  
MONUMENT

NATIONAL MALL

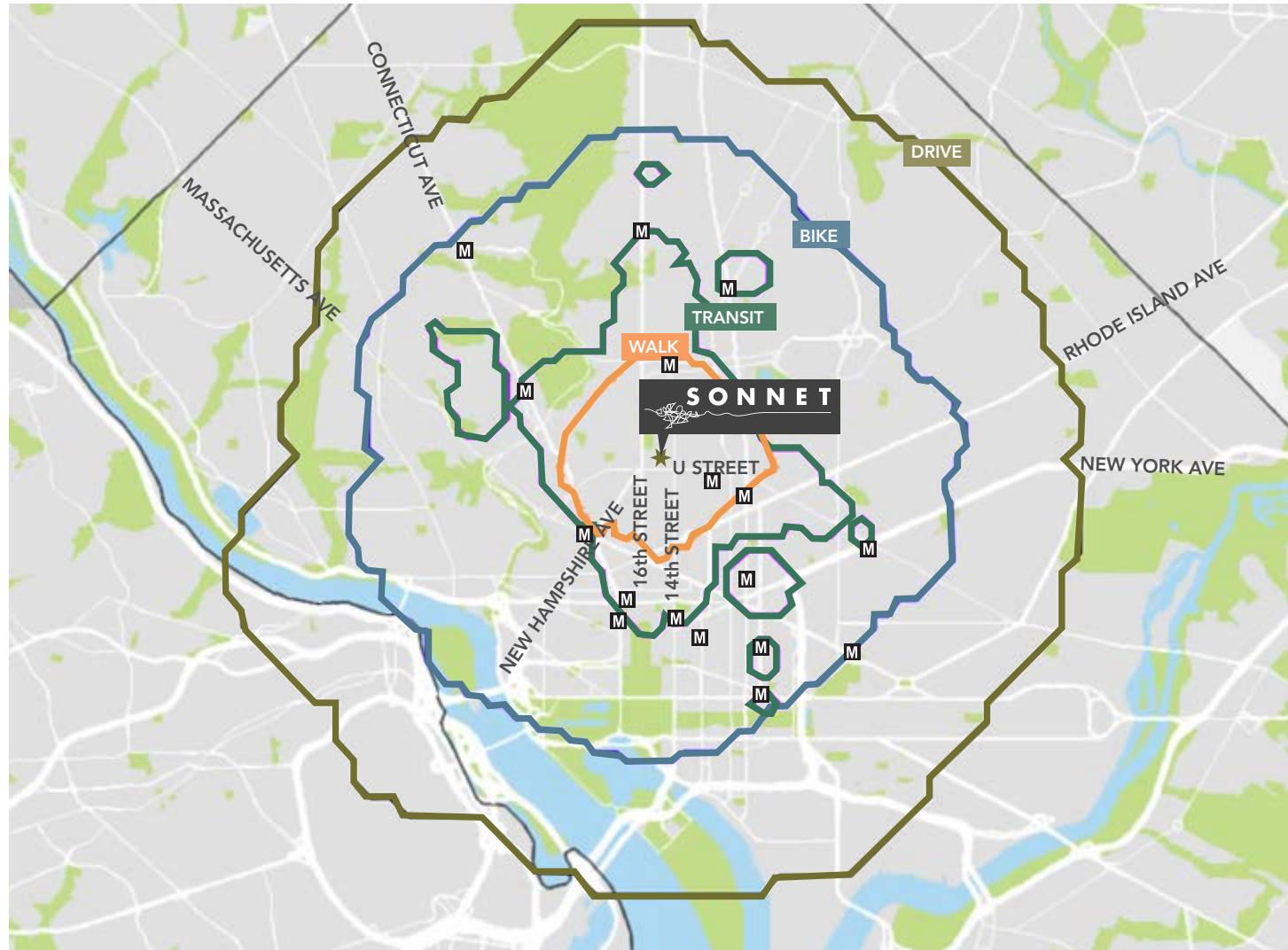
INDEPENDENCE AVENUE

US  
CAPITOL

UNION  
STATION



# TRADE AREA



## DEMOGRAPHICS

### TRAVEL TIMES

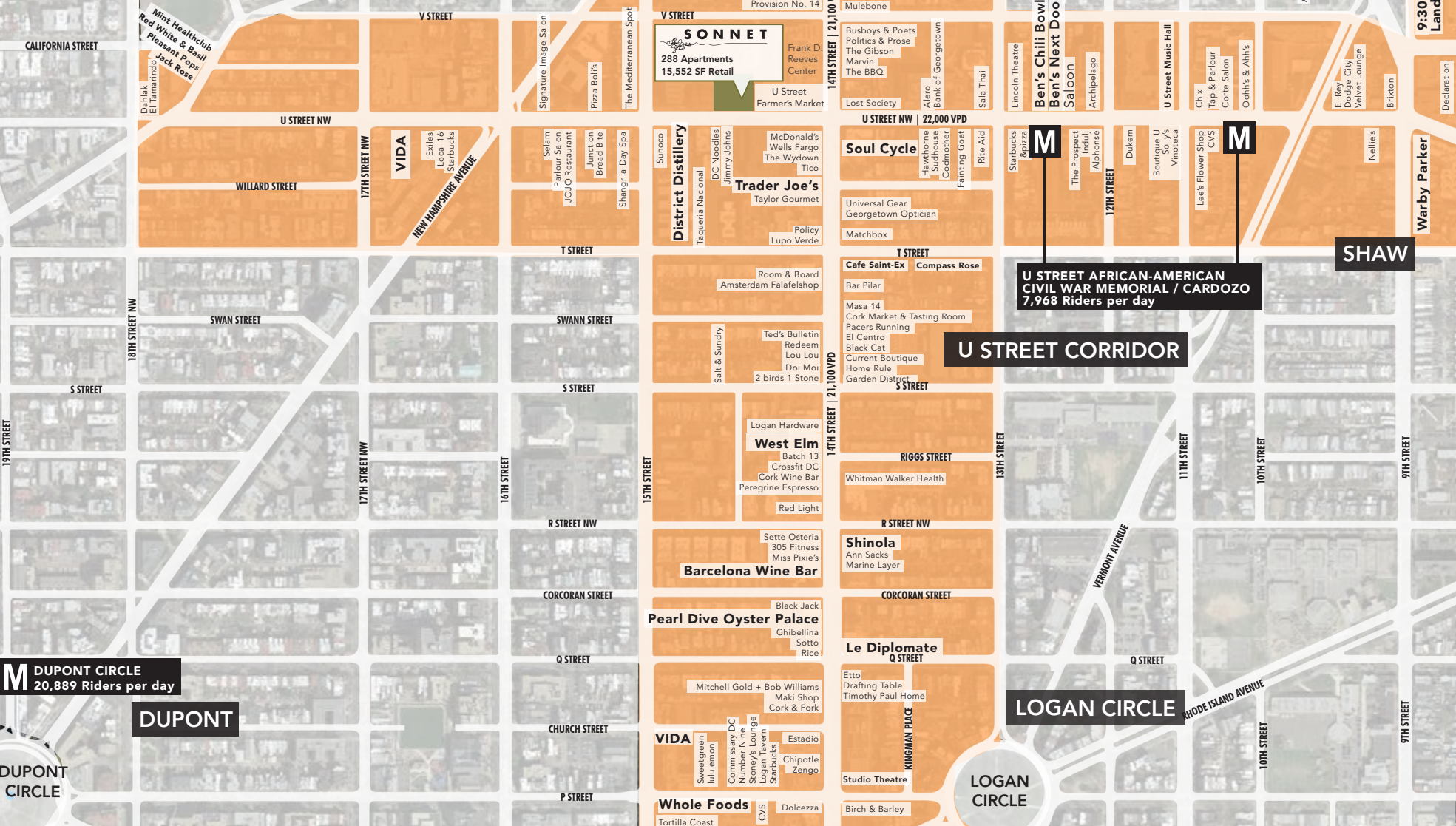
	TRAVEL TIMES							
	15 MINUTES				30 MINUTES			
	WALK	TRANSIT	BIKE	DRIVE	WALK	TRANSIT	BIKE	DRIVE
Population	49,221	126,559	252,839	408,708	147,972	537,888	564,959	1,022,856
% Growth	10%	10%	10%	9%	10%	9%	9%	8%
Daytime Population	22,482	119,640	524,552	645,267	245,178	768,233	723,812	844,985
Average Household Income	\$126,532	\$116,172	\$120,396	\$116,709	\$118,184	\$120,881	\$120,262	\$116,916



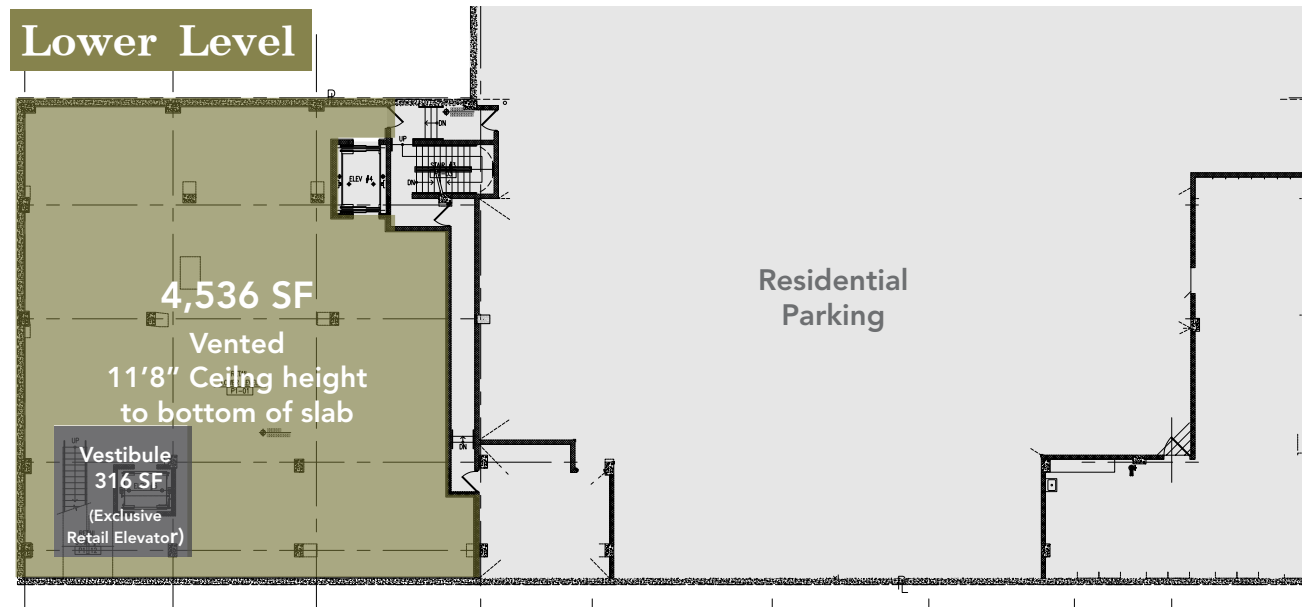
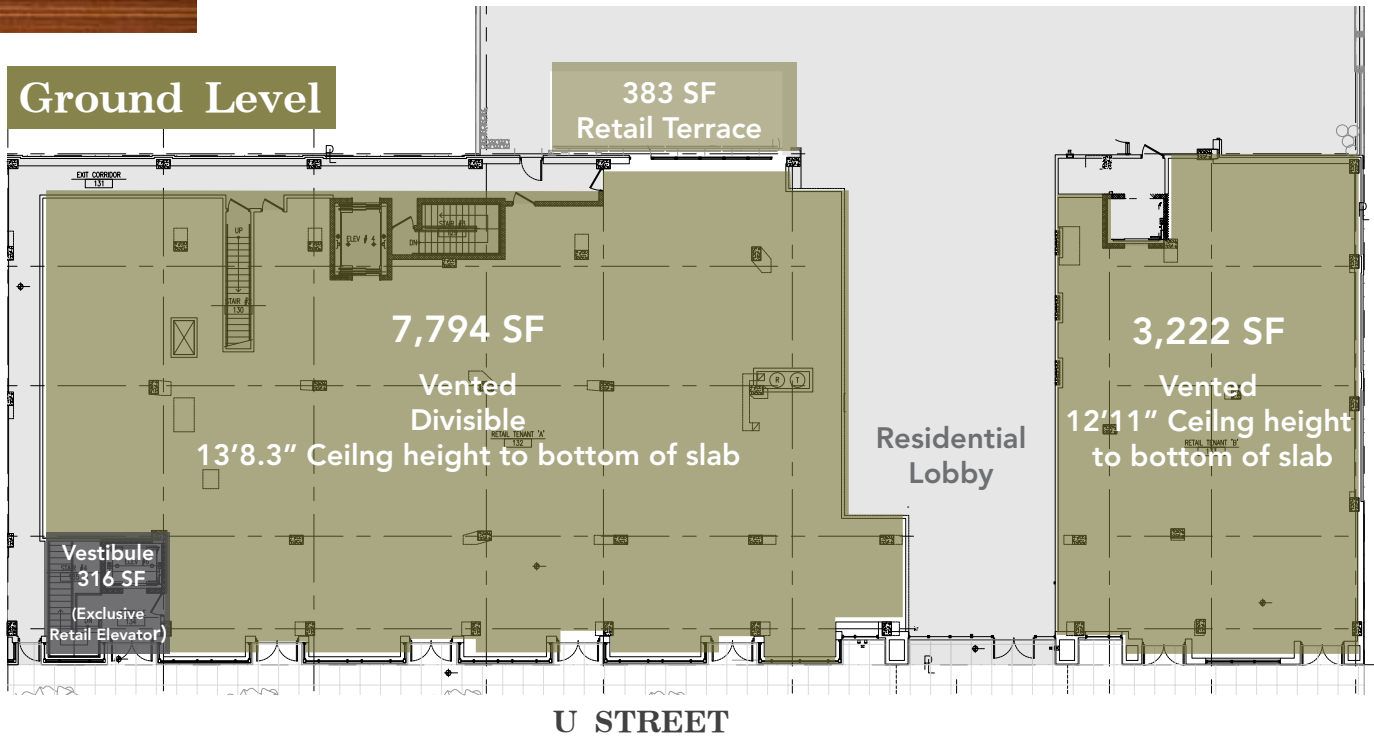
# RETAIL MARKET

## ADAMS MORGAN

## COLUMBIA HEIGHTS



# RETAIL PLANS







# SONNET

FOR RETAIL LEASING INFORMATION

## CBRE

LISA STODDARD  
+1 202 585 5519  
[lisa.stoddard@cbre.com](mailto:lisa.stoddard@cbre.com)

ABBY DAVIDS  
+1 202 585 5742  
[abigail.davids@cbre.com](mailto:abigail.davids@cbre.com)

© 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.