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THE ALDEA ON H STREET

1336-38 H STREET NE
WASHINGTON, DC 20002

H STREET CORRIDOR

3,276 TOTAL RETAIL SF

NEW RETAIL ON H STREET CORRIDOR BELOW CO-LIVING STYLE APARTMENTS

DELIVERY: Q4 2019

SPACE AVAILABLE

3,276 SF Total

- 2,089 SF Ground Level
- 1,187 SF Cellar Level

DETAILS

The H Street Corridor is considered one of DC's commercial and creative hubs with a large entertainment district that retains a distinct neighborhood character. Over the past decade the area has experienced a resurgence of its visual and performing arts scene, hip bars, music venues, an array of independent retailers and a boom of high-end residences.

- Mixed-Use building with co-living style apartments above retail space
- 15-foot ceiling on the ground level and 11-foot ceilings on the cellar level
- 27 feet of Frontage

DEMOGRAPHIC SNAPSHOT

POPULATION
1/4 mi — **4,000**
1/2 mi — **18,101**

EMPLOYEES
1/4 mi — **1,309**
1/2 mi — **3,806**

MEDIAN HHI
1/4 mi — **$91,045**
1/2 mi — **$82,682**

WALK SCORE
(93) Walker's Paradise
Daily errands do not require a car.

EDUCATION
(Bachelor's Degree+)
1/4 mi — **67.4%**
1/2 mi — **55.4%**

MEDIAN AGE
1/4 mi — **38.7**
1/2 mi — **37.8**

CONTACT

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NEIGHBORHOOD MAP

1336-38 H STREET NE
WASHINGTON, DC 20002

1. **Pullman Place**
909 2nd St NE
42 Condo Units

2. **AVA H Street**
318 I Street NE
140 Apartments

3. **Burnham Place at Union Station**
3Msf Mixed-Use
Akridge

4. **Station Place**
Fisher Brothers & Property Group Partners
700 2nd St NE & 600 2nd St NE
100 F St NE
1.57Msf Office

5. **Landmark Lofts**
215 I St NE
Abdo Development
44 Condo Units

6. **Senate Square**
201 I St NE
LaSalle Investment Mgmt.
476 Apartment Units

7. **Station House**
701 2nd St NE
Fisher Brothers
375 Residential Units
20,000sf Retail
309 Parking Spaces

8. **301 H Street Condos**
301 H Street NE
Capital City Real Estate
25 Condos
5,000sf Retail

9. **360 H Street Apartments**
360 H St NE
270 Residential Units
72,000sf Reatil

10. **315 H Street NE**
135 Residential units
6,000sf Retail

11. **501 H Street NE**
Douglas Development
48,037sf Mixed-Use Project
28 Residential Units

12. **The Apollo**
600 H St NE
Insight Property Group
430 Residential Units
70,000sf Retail

13. **646-654 H Street NE**
Rock Creek Property Group
21 Condo Units
13,750sf Retail

14. **Anthology**
625 H Street NE
Jair Lynch
120,000sf Office
307 Residential Units
10,000sf Retail

15. **Capitol Hill Towers**
900 G Street NE
204 Residential Units

16. **H Street Connection**
901 H Street NE
Rappaport & WC Smith
44,700sf Retail
419 Residential Units

17. **1115 H Street Condos**
16 Condo Units
Ground Floor Retail

18. **1300 H Street NE**
35 Residential Units
6,600sf Retail

19. **Encore Condominiums**
1301 H St NE
9 Residential Units
Mixed-Use
5,000sf Retail

20. **1313-1323 Linden Ct NE**
4 Townhomes
Ground Floor Retail

21. **Hendrix**
1326 Florida Ave NE
45 Residential Units

22. **1350 Florida Avenue NE**
49 Residential Units
Ground Floor Retail

23. **1371-1375 H Street NE**
27 Residential Units
2,500sf Retail

24. **The Maryland**
1350 Maryland Ave NE
Valor Development
84 Condo Units

25. **1401 Florida Ave NE**
28 Condo Units
5,600sf Retail

26. **Delta Towers**
1400 Florida Ave NE
150 Residential Units

27. **Pentacle Apartments**
1507 Benning Rd NE
Horning Brothers
182 Residential Units

28. **Flats at Atlas**
1600 Maryland Ave NE
257 Residential Units
4,250sf Retail

29. **Hechinger Mall**
1518 Benning Rd NE
189,617sf Retail

30. **1701 H Street NE**
180 Residential Units
15,000sf Retail

31. **Constellation on H**
28 Condo Units

DEMOGRAPHIC

1/2 MILE SNAPSHOT

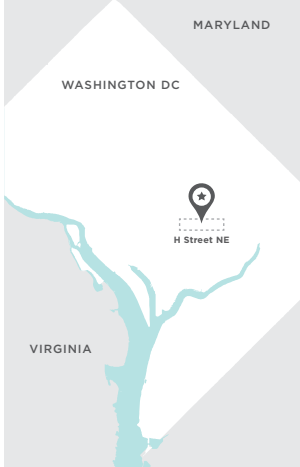
POPULATION 18,101

MEDIAN AGE 37.8

MEDIAN HOUSEHOLD INCOME $82,682

EMPLOYEES 3,806

EDUCATION
Bachelor's & Higher 55.4%



COMPLETED UNDER CONSTRUCTION PROPOSED

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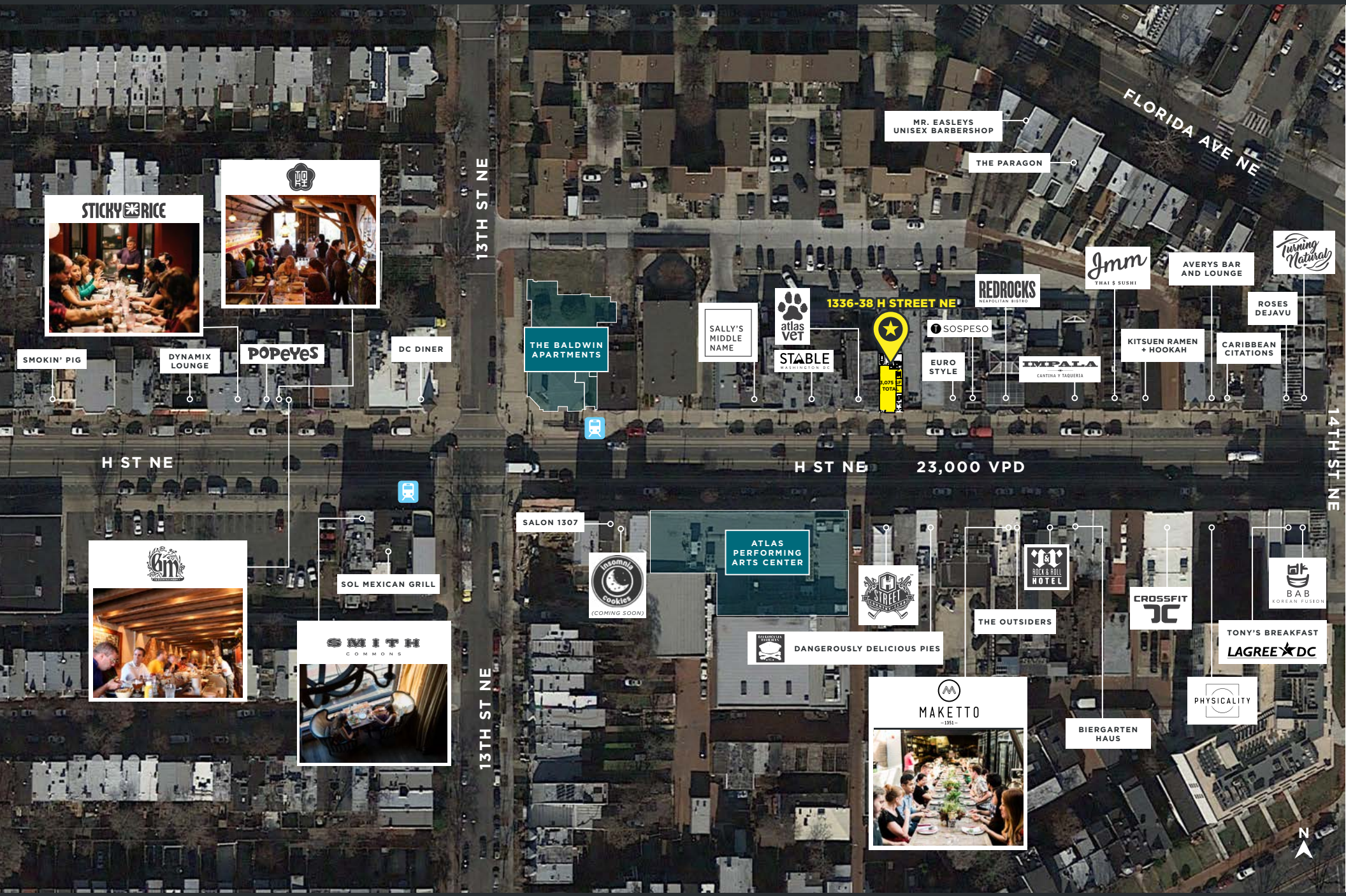

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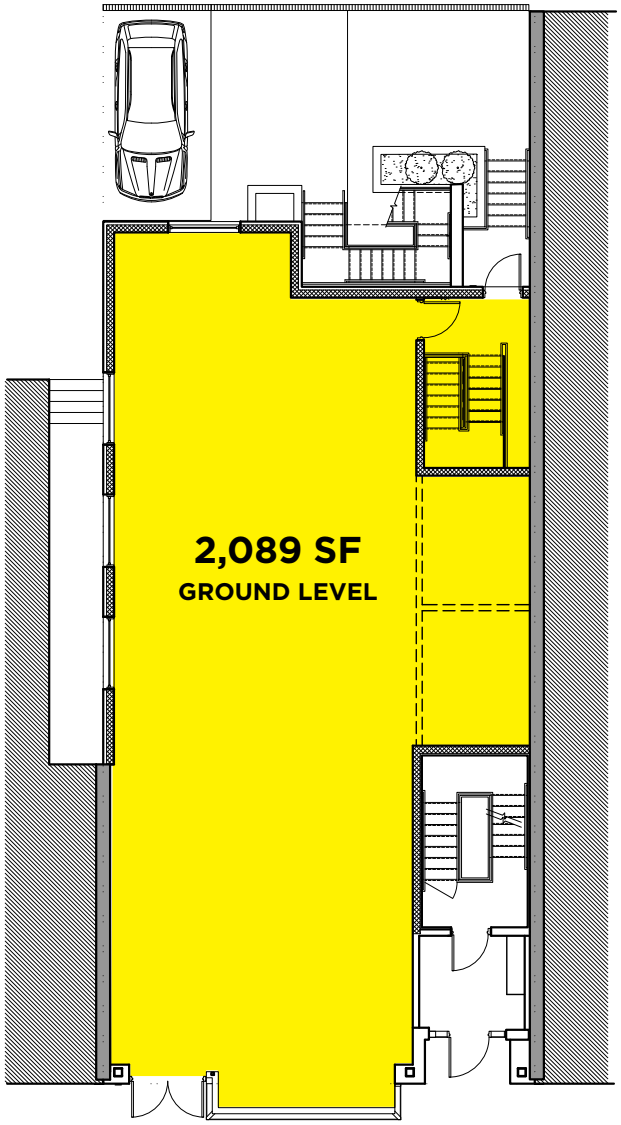
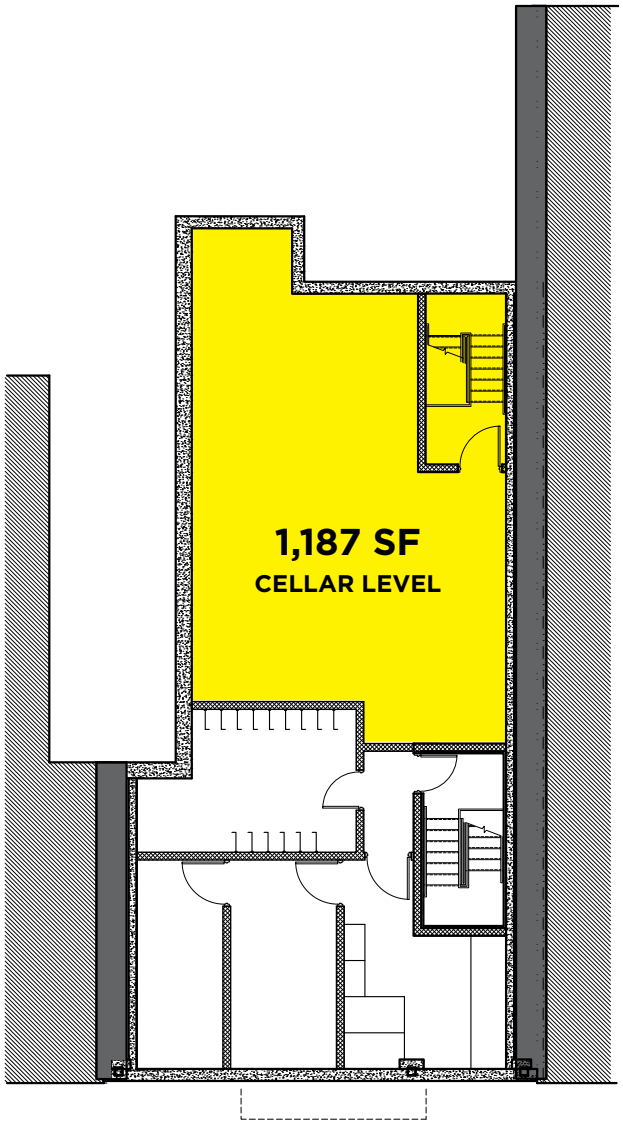


H STREET NE



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