



AVAILABLE FOR SALE OR LEASE

Rare Turnkey Restaurant & Bar Opportunity Steps from the Convention Center

1124 9th Street NW, Washington, DC 20001

4,369 SF second-generation restaurant/bar with Type 1 hood, lofted bar, HVAC, and 150-person CoFo.

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Opportunity Summary

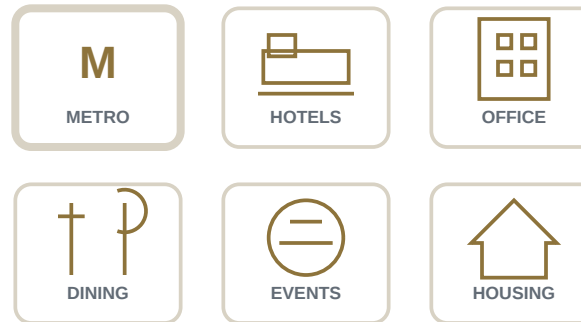
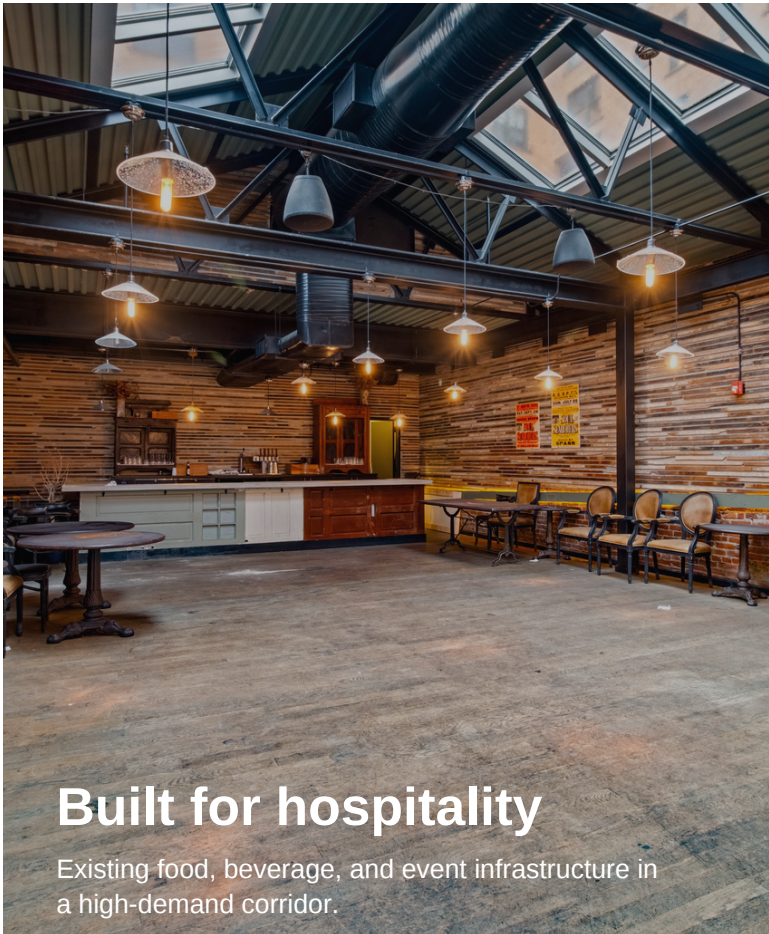
- 4,369 SF total
- 3,469 SF ground floor
- 900 SF lofted bar
- Existing 150-person Certificate of Occupancy
- Fully built-out kitchen with Type 1 hood
- HVAC installed
- Available for sale or lease
- Located steps from the Walter E. Washington Convention Center, Metro, hotels, restaurants, office, and residential demand drivers

1124 9th Street NW offers a rare turnkey restaurant and bar opportunity in one of DC's strongest event-driven corridors. The space is well-positioned for a full-service restaurant, cocktail bar, wine bar, lounge, private event venue, or chef-driven hospitality concept.



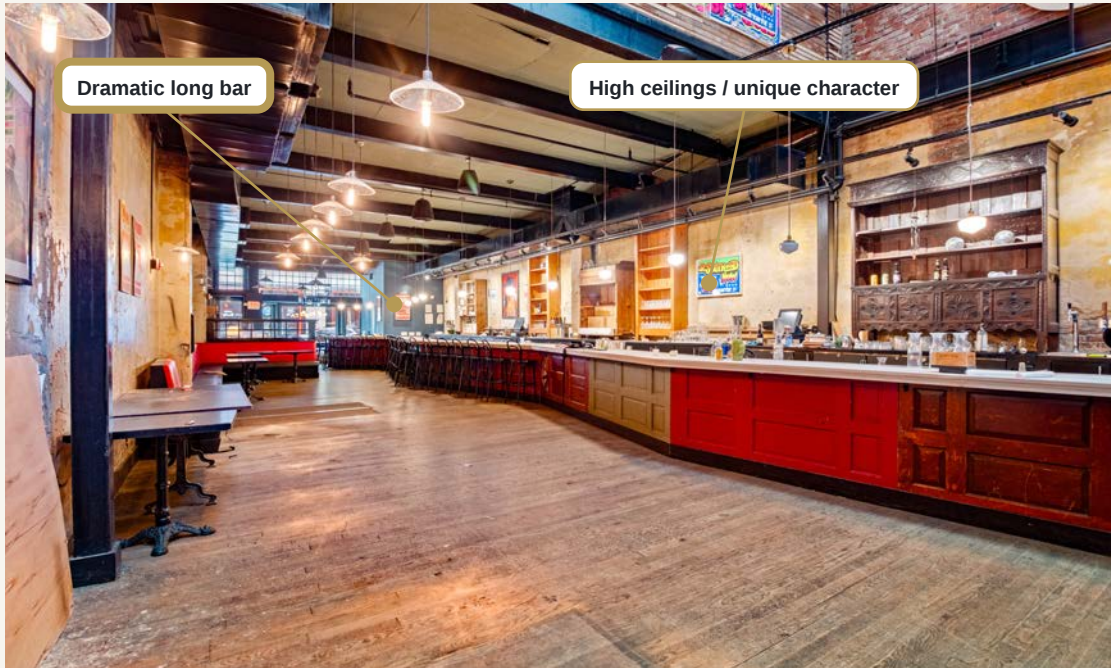
Why 1124 9th Street NW

Low buildout friction + existing restaurant infrastructure + strong event/nightlife demand



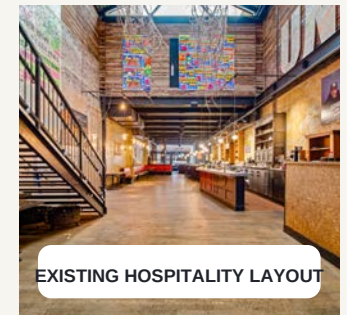
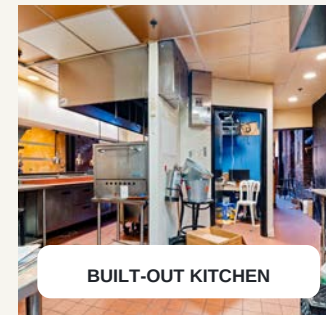
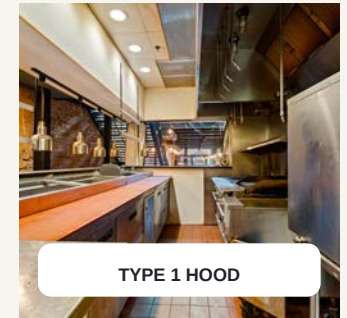
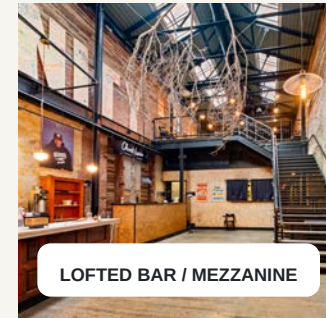
- Steps from the Walter E. Washington Convention Center
- Surrounded by hotels, office, residential, and nightlife demand
- Walkable to Metro, CityCenterDC, Capital One Arena, Marriott, Apple, Safeway, and Boqueria
- Existing restaurant/bar infrastructure reduces buildout friction
- Rare high-capacity food & beverage opportunity with 150-person CofO
- Strong fit for event-driven, lunch, happy hour, dinner, and late-night sales

Existing Restaurant Infrastructure



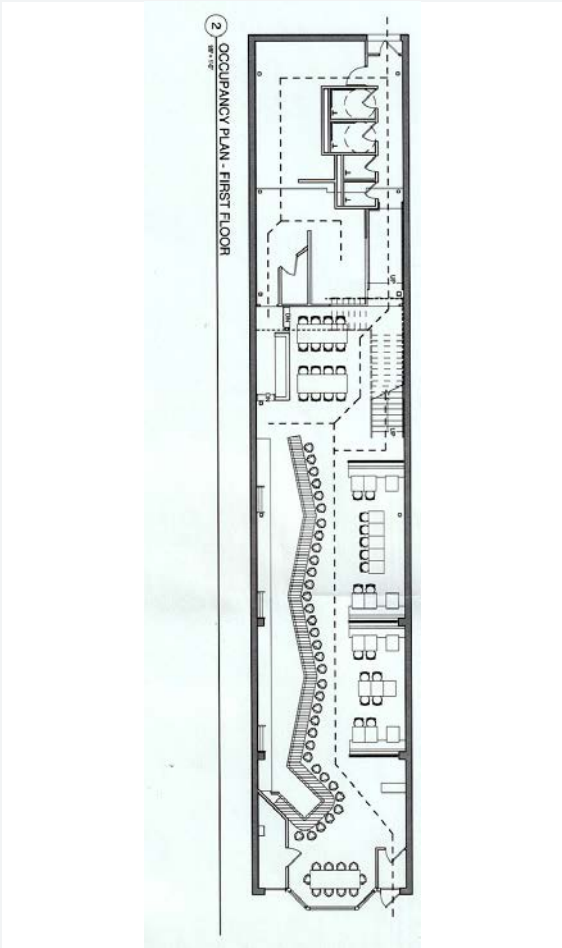
Current Condition

The existing buildout gives a future operator a meaningful head start: bar infrastructure, kitchen systems, vertical volume, and a recognizable hospitality layout are already in place.

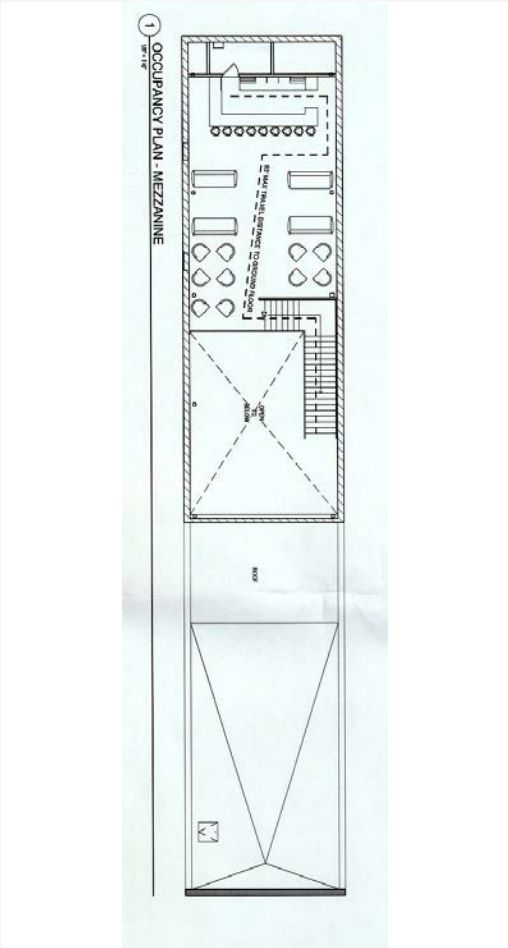


Existing Floor Plan

GROUND FLOOR PLAN



MEZZANINE / LOFTED BAR PLAN



Area Summary

Ground floor	3,469 SF
Lofted bar	900 SF
Total	4,369 SF
CofO	150 people

Plan imagery reflects the existing restaurant/bar configuration and has been cleaned for presentation clarity.

Convention Center / Shaw / Mount Vernon Square Location



Walter E. Washington Convention Center

Marriott

1124 9th Street NW

Metro

Apple

CityCenterDC

Boqueria

Capital One Arena

Safeway

The property sits in a highly walkable, event-driven corridor surrounded by convention, hotel, office, residential, and nightlife demand drivers.

Access Corridors

K Street
New York Ave / Mass Ave

Dense, High-Income Urban Trade Area



Radius	Population	Households	Median HH Income
1 Mile	76,835	44,371	\$134,859
3 Miles	399,542	203,682	\$129,944
5 Miles	820,353	387,685	\$117,528
Trade Area Takeaways ● Over 76,000 residents within 1 mile ● Nearly 400,000 residents within 3 miles ● Median household income above \$129,000 within 3 miles ● Strong mix of residential density, daytime traffic, tourism, and event-driven demand			