



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**3101 K STREET NW**  
WASHINGTON, DC | GEORGETOWN

**Square Footage** | 3,023 SF

**Frontage** | 85' 8" on K Street NW

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

## CONTACT

### Matthew Alexander

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## HIGHLIGHTS

- Second generation restaurant corner located at the entry point of Georgetown's iconic retail corridor
- Positioned directly across from the Potomac River and Georgetown Waterfront Park, which hosts 40 public events each year
- Nestled within the Ritz Carlton Residences & Hotel, featuring 28 residential suites and offering 86 hotel rooms

## NEARBY TENANTS



baked + wired

Chez Billy

FIOLA FI MARE



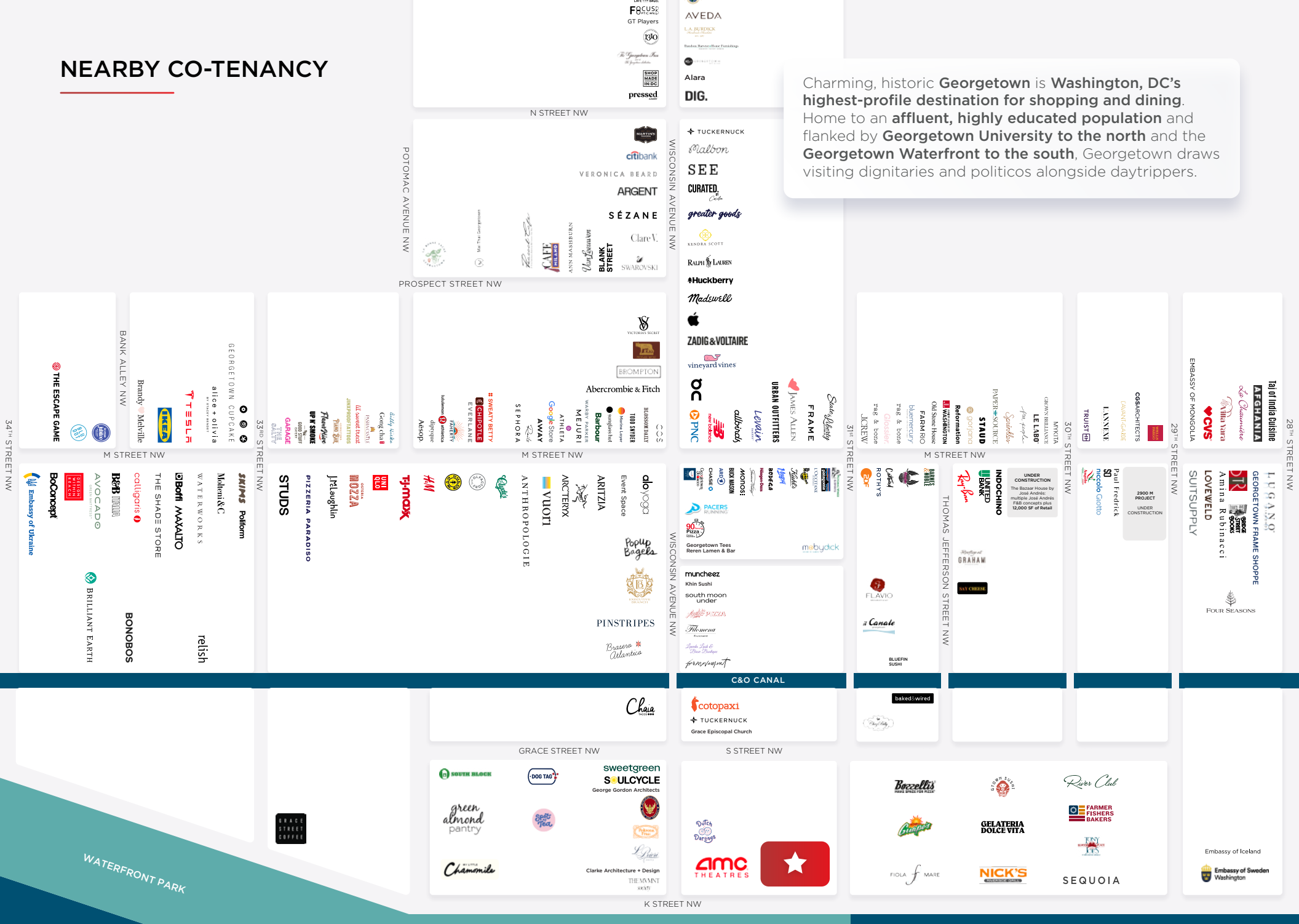
River Club

sweetgreen

SOULCYCLE

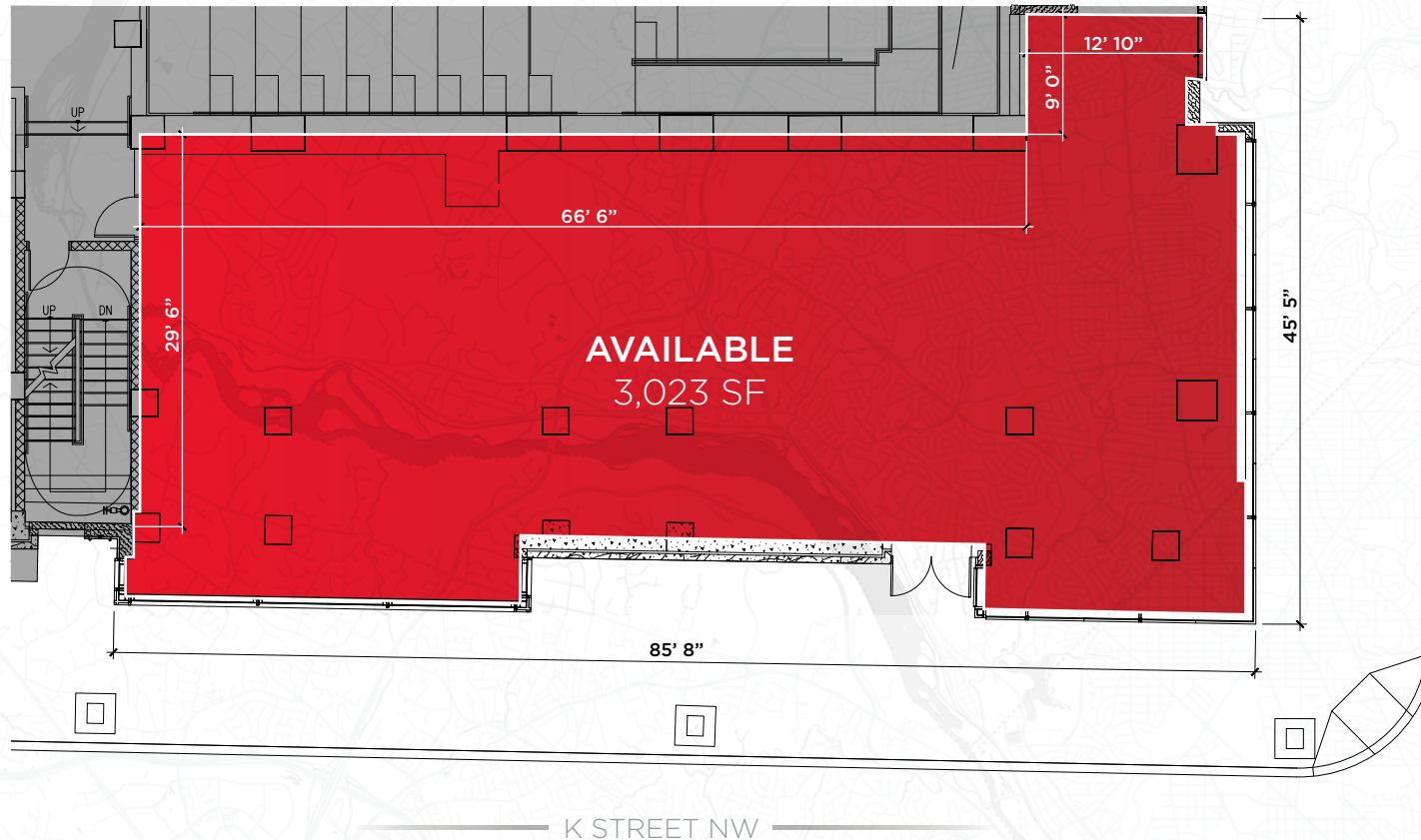
# NEARBY CO-TENANCY

Charming, historic Georgetown is Washington, DC's highest-profile destination for shopping and dining. Home to an affluent, highly educated population and flanked by Georgetown University to the north and the Georgetown Waterfront to the south, Georgetown draws visiting dignitaries and politicians alongside daytrippers.



3101 K Street NW  
Washington, DC

# SECOND GENERATION RESTAURANT



## SPECS

**Square Footage** | 3,023 SF

**Frontage** | 85' 8" on K Street NW

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

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**TOTAL HOTEL ROOMS**  
WITHIN A HALF MILE

**1,568**

**NEARBY OFFICE SQUARE FOOTAGE**  
WITHIN A HALF MILE

**4.2M SF**

**TOTAL STUDENT POPULATION**  
AT GEORGETOWN & GWU

**20,984**      **25,939**  
GEORGETOWN      GWU

**TOTAL VISITORS**  
TO GEORGETOWN IN 2023

**12.5M**

**DEMOGRAPHICS\***

	<b>.25 Miles</b>	<b>.5 Miles</b>	<b>1 Mile</b>
DAYTIME POPULATION	9,619	21,968	133,447
AVERAGE HOUSEHOLD INCOME	\$243,236	\$186,362	\$181,120
TOTAL HOUSING UNITS	563	5,845	24,617
FOOD AWAY FROM HOME (AVG)	\$8,813	\$6,824	\$6,823

*\*2024 Data*