

# THE RETAIL AT INTERNATIONAL EXCHANGE

**Iconic Restaurant Opportunity**

**11,200 SF**

**YOUR SIGN HERE**

**477 H St NW  
Washington, DC  
CBRE**



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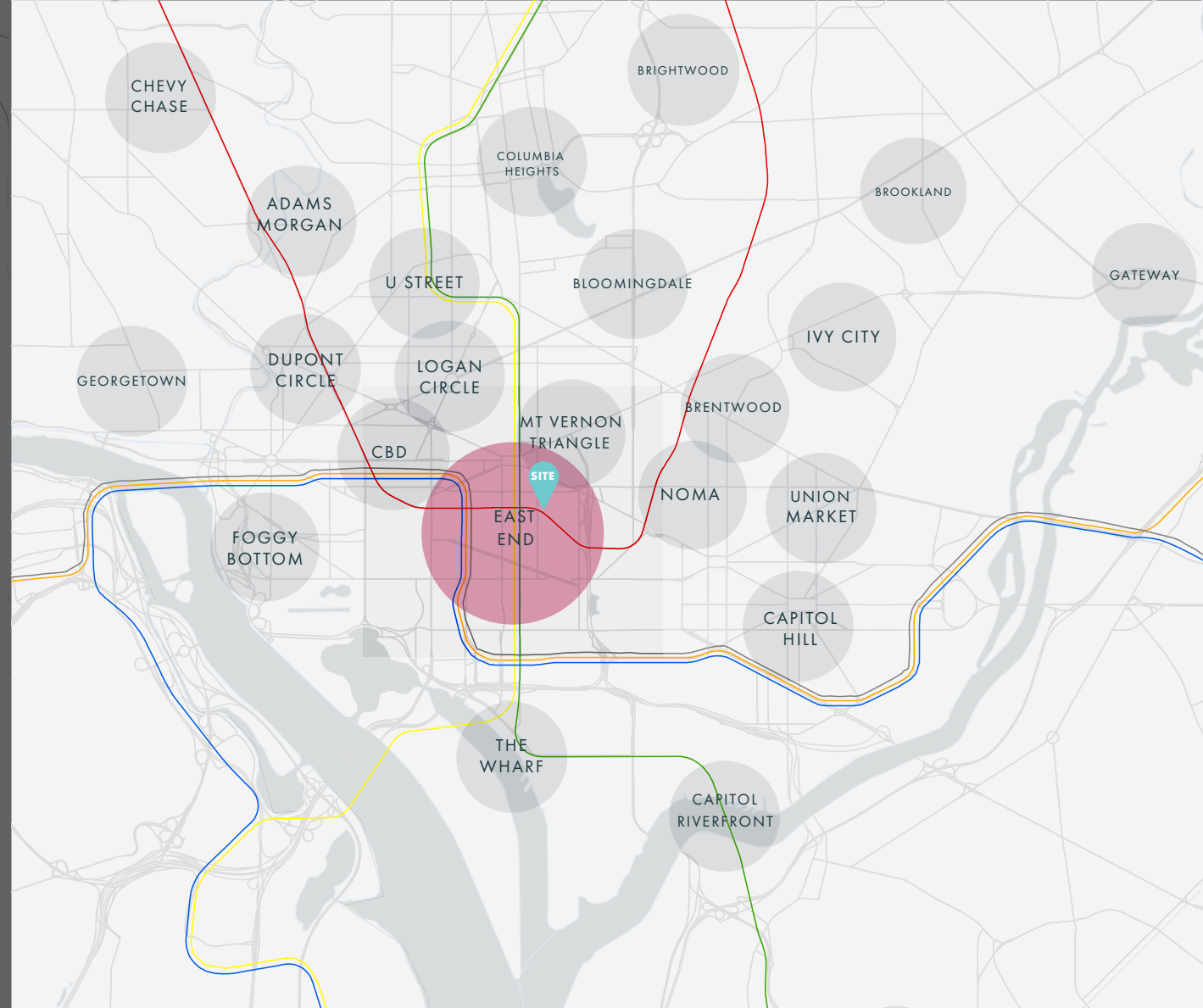
# IT'S A Lifestyle

## WHY EAST END

Strategically positioned in the heart of D.C., East End is the mecca for trendy shopping, indulging in gourmet dining, and immersing yourself in a dynamic entertainment experience.

It's more than just a district; it's a lifestyle, and East End stands out as one of the most captivating retail submarkets in D.C., making it a one-of-a-kind premier retail destination for travelers and locals alike.

Be a part of the East End experience and discover a retail and entertainment world like no other.





## THE "IT" PLACES

CityCenter DC's Conrad Hilton, Imperfecto by Enrique Limardo, Old Ebbitt Grill, Shoto, and The Hay Adams.



## POLITICIAN'S PLAYGROUND

Located between the U.S. Capitol and The White House, this is where political professionals let loose after 6PM.



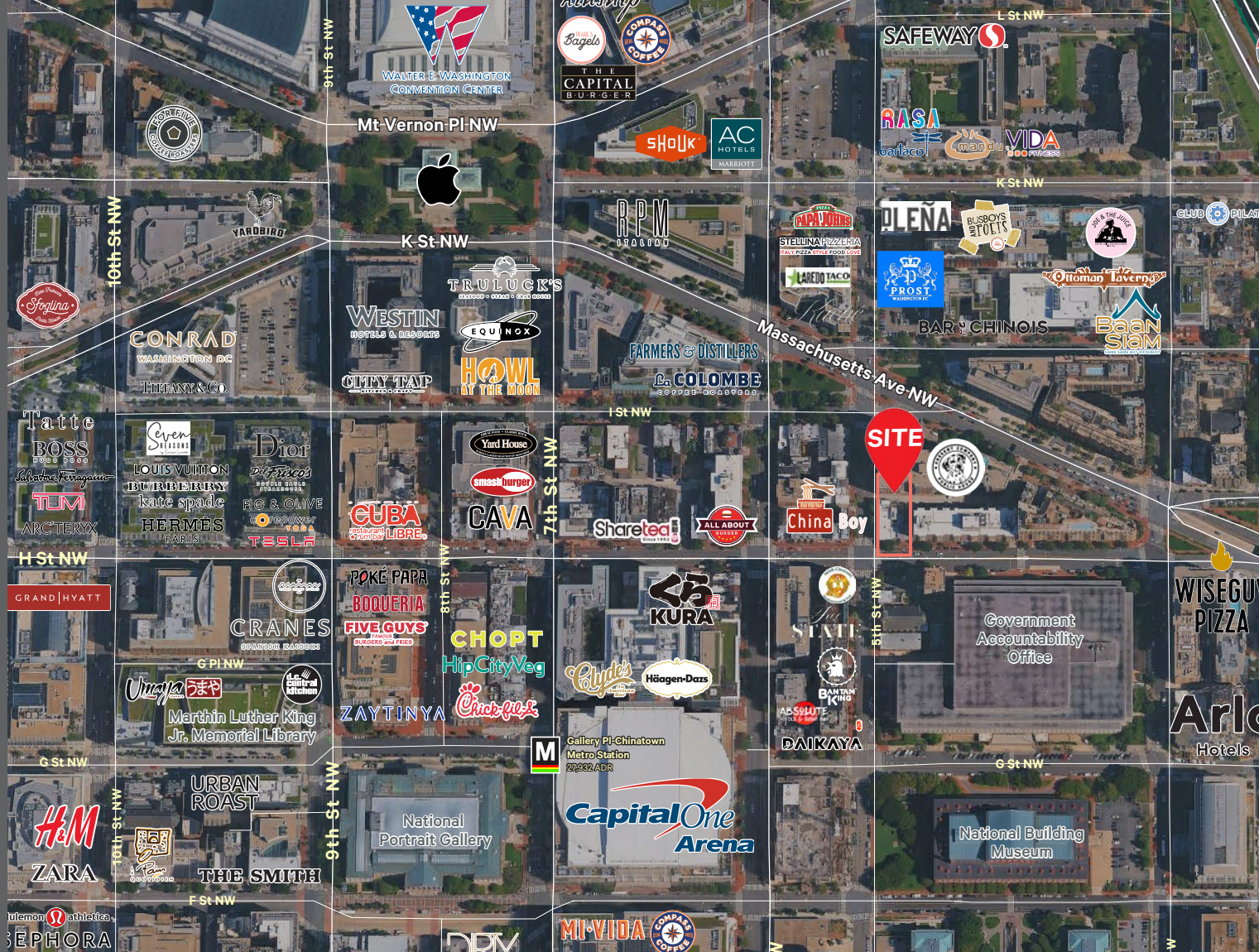
## MICHELIN RESTAURANTS & SPORTS BARS

East End has it all. Whether you're looking for a quick bite, a night out on the town, or a gastronomic experience, we have it all here.



## SPORTS LOVERS & CONCERTGOERS UNITE

Capital One Arena hosts an average of 220 events a year and is home to the NBA's Washington Wizards and NHL's Washington Capitals.



## A SHOPPERS' PARADISE

Surrounded by premier restaurants and retail

ANTHROPOLOGIE



RASIKA



ZARA



lululemon

OLD EBBITT GRILL

DRY HABIT

EXPRESS

BOQUERIA

★ PRET ★



NORDSTROM rack

ZAYTINYA

Tatte BAKERY & CAFE

Capital One



THE OCEANAIRE Seafood Room

J.CREW

EQUINOX

SUCCOTASH

SEPHORA

ANN TAYLOR

MI-VIDA RESTAURANTE

### \*CITY CENTER

BURBERRY kate spade NEW YORK

TIFFANY & Co. Del Frisco's

CENTROLINA WINE & CIGARS LOUIS VUITTON

GUCCI HERMÈS PARIS



# MARKET COMPARISON

\*0.5 Mile Radius

**447 H STREET IN  
THE EAST END SHINES  
ABOVE THE REST**



## East End, DC

**90,427**

DAYTIME POPULATION

**85,640**

EMPLOYEES

**94.7%**

OFFICE OCCUPANCY

**\$172,094**

AVG. HH INCOME

**81%**

BACHELOR'S DEGREE+

**\$80.4M**

ANNUAL SPEND  
DINING OUT

**\$48.0M**

ANNUAL SPEND  
APPAREL & SERVICES

## Bethesda, MD

**41,719**

DAYTIME POPULATION

**33,531**

EMPLOYEES

**89.3%**

OFFICE OCCUPANCY

**\$205,415**

AVG. HH INCOME

**87%**

BACHELOR'S DEGREE+

**\$55.2M**

ANNUAL SPEND  
DINING OUT

**\$32.6M**

ANNUAL SPEND  
APPAREL & SERVICES

## National Landing, VA

**29,598**

DAYTIME POPULATION

**16,026**

EMPLOYEES

**90.9%**

OFFICE OCCUPANCY

**\$167,306**

AVG. HH INCOME

**84%**

BACHELOR'S DEGREE+

**\$37.3M**

ANNUAL SPEND  
DINING OUT

**\$22.1M**

ANNUAL SPEND  
APPAREL & SERVICES

## Tysons Corner, VA

**43,809**

DAYTIME POPULATION

**23,939**

EMPLOYEES

**98.7%**

OFFICE OCCUPANCY

**\$193,203**

AVG. HH INCOME

**82%**

BACHELOR'S DEGREE+

**\$7.7M**

ANNUAL SPEND  
DINING OUT

**\$4.5M**

ANNUAL SPEND  
APPAREL & SERVICES

# MEET YOUR CUSTOMER

0.5 MILES

## METRO RENTERS (50.9%)



### AGE GROUP

Late 20s – Mid 30s



### HOUSEHOLD

Singles



### MEDIAN HH INCOME

\$67K

- Young urban renters in dense, walkable neighborhoods
- Tech savvy, convenience minded consumers
- Strong spending on dining, fitness, and daily retail

## LAPTOPS & LATTES (35.8%)



### AGE GROUP

30s



### HOUSEHOLD

Singles



### MEDIAN HH INCOME

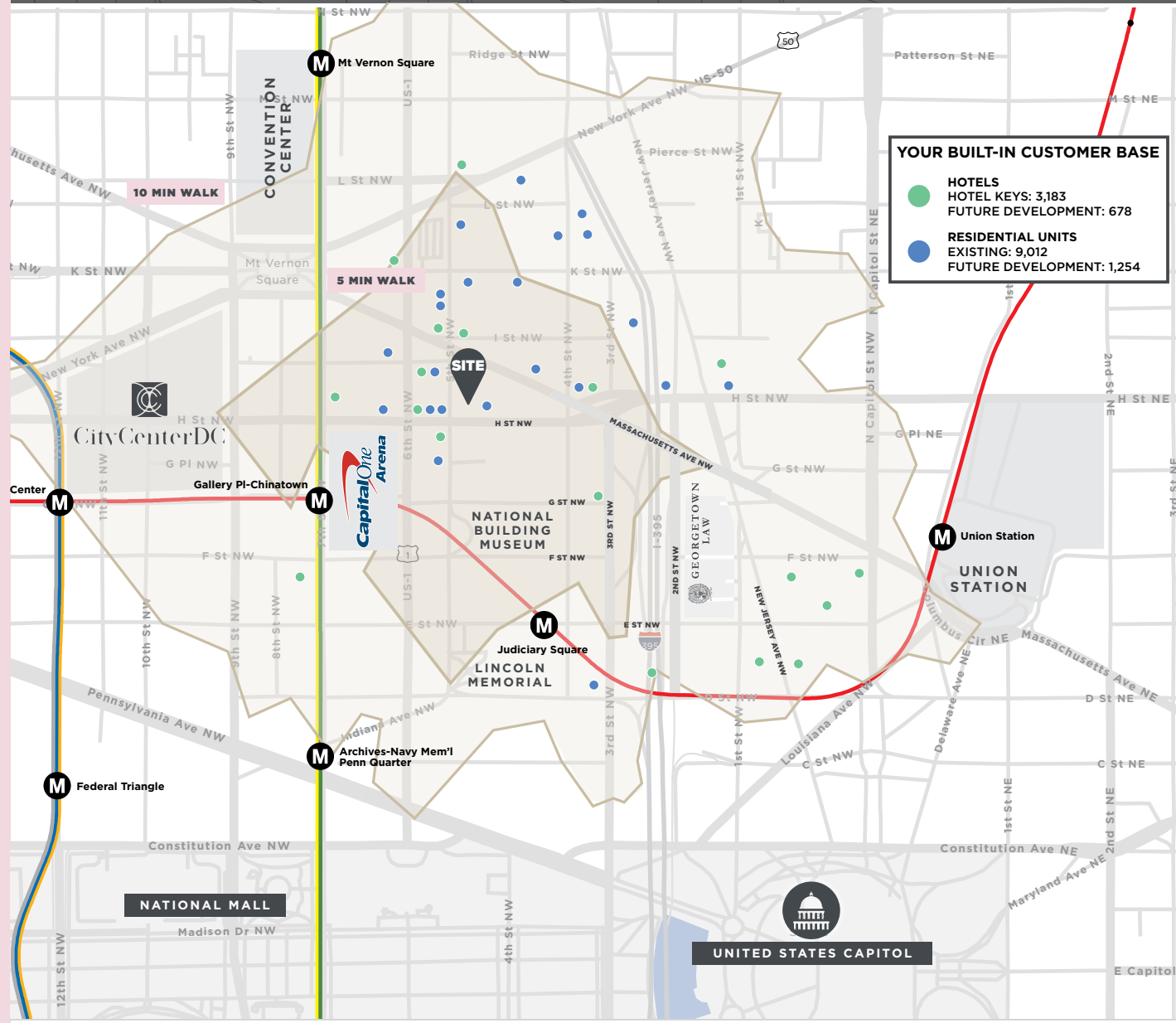
\$112K

- Affluent, highly educated urban professionals in high-income careers
- High discretionary spending on premium dining & coffee, fitness, and lifestyle retail & services
- Digitally connected work-from-anywhere lifestyle

100  
TRANSIT  
SCORE

86  
WALK  
SCORE

85  
BIKE  
SCORE



# THE OPPORTUNITY

## PROPERTY HIGHLIGHTS

~ **11,200 SF flagship restaurant space** spanning three levels plus mezzanine, offering rare scale and flexibility for destination dining and nightlife.

~ **Prime corner location** at H Street NW & 5th Street NW with **exceptional visibility** in the heart of Chinatown / Penn Quarter, one of DC's most active dining and entertainment districts.

~ **Steps from Gallery Place—Chinatown Metro and Capital One Arena**, benefiting from heavy daily foot traffic and strong pre-/post-event dining demand.

~ **Fully modernized infrastructure** (new roof, upgraded electrical, gas & water lines, full sprinkler system, and elevator) with D-4 zoning and liquor license availability, reducing time to open.

# ICONIC RETAIL OFFERING

## SITE PLAN

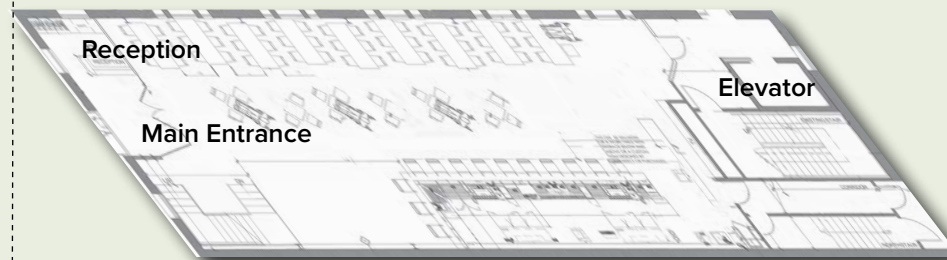
**THIRD FLOOR**  
2,942 SF



**SECOND FLOOR**  
2,942 SF



**FIRST FLOOR**  
2,942 SF



**CELLAR FLOOR**  
2,939 SF





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