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3813-3815 Georgia Ave NW, Washington, DC 20011

HIGHLIGHTS

- Flexible Layout: Approximately 6,900 SF across two expansive levels, plus a large basement ideal for storage or administrative use. .
- Approximately 6,900 sq | 3,700 sq ft on first floor appx
- Turnkey Infrastructure: Includes high ceilings and a fully built-out commercial kitchen with a 15-to-20-foot hood and walk-in cooler (perfect for restaurant concepts, or adaptable for childcare/medical food service).
- Elite Transit Accessibility: Located just one block from the Georgia Ave -Petworth Metro Station (Green Line).
- Prime Location at a heavily trafficked retail corridor on Georgia Ave in Northwest, DC, and surrounded by subways station and residential condos. Neighboring national retailers, banks, supermarkets, and bakeries

Property Information	
Property	3813-3815 Georgia Ave, NW Washington, DC 20001
Rent	\$35 PSF
Zoning	NC-8
Total Square Feet	6,900 sq ft Appx
Lot Size	3,729 sq ft

PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer a premier leasing opportunity at 3813-3815 Georgia Ave NW, in the heart of Washington, D.C.'s vibrant Petworth neighborhood. This highly visible freestanding building features approximately 6,900 SF across two expansive levels, plus a spacious storage basement. Extensively renovated in 2022, the property features fully updated infrastructure, including a full sprinkler system, upgraded electrical, and new plumbing. While currently built out as a second-generation restaurant with a fully equipped commercial kitchen, the flexible layout offers an ideal, fast-track build-out for childcare facilities, medical clinics, or retail concepts.

A standout feature is the rare, large covered outdoor patio in the rear—perfect for a secure childcare play area, medical wellness space, or premium restaurant seating. Located just one block from the Georgia Ave-Petworth Metro Station, the building benefits from elite transit accessibility and heavy foot traffic, surrounded by major anchors like Safeway, CVS, and Starbucks. With major renovations already complete, incoming tenants will enjoy a significantly reduced move-in timeline.

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REDEVELOPMENT HIGHLIGHTS:

- Zoning: NC-8-**

The NC-8 zone permits mixed-use development at a medium density with a focus on employment, including additional residential uses above improved commercial uses. The following are the zoning requirements

- The subject improvements as they exist represent a legal conforming use of sites. The sites are significantly under-developed and contain a combined 4,900 square feet of above grade gross building area which represents a developed FAR of 1.31 while 4.8 FAR is allowable or 17,899 square feet of above grade gross building area (3,729 square feet x 4.8).



The sites combine for a total frontage of 40 feet along Georgia Avenue and a depth ranging from 94.97 feet on the north to 91.45 feet on the south.

The following is a summary of the individual lots:

Lot 51				
20'	x	91.45'/93.21'	=	1,882 Sf
Lot 52				
20'	x	93.21'/94.97'	=	1,847 Sf

Development Standards							
	Floor Area Ratio (max.) ¹	Height (ft.)	Penthouse Height (ft.)/Stories ²	Lot Occupancy (percentage)	Rear Yard (ft.)	Side Yard (ft.)	Green Area Ratio
NC-8	4.0	65	12 (1 story)	75% (residential)	12 (minimum)	None required, if provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.25
	4.8 (IZ)		18 for mechanical space (second additional story for mechanical space)	80% (IZ)		8 ft. for a single-family detached or semi-detached dwelling	
	1.0 (non-residential)			100% (non-residential)			

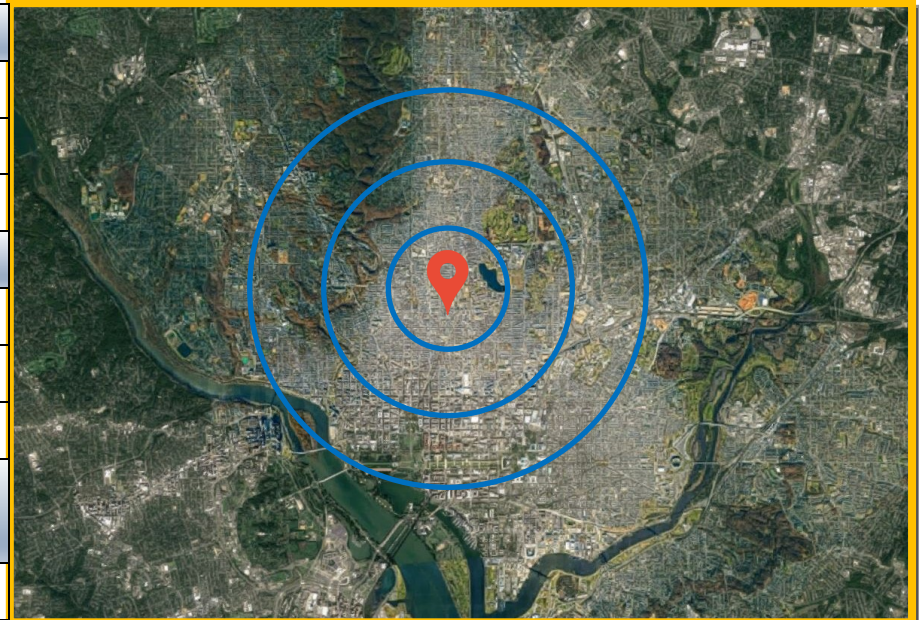
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About the Area

Georgia Avenue, NW serves as a crucial route connecting Northwest Washington, D.C. and Montgomery County, Maryland, playing a pivotal role in linking various neighborhoods, landmarks, institutions, and local establishments to one another and the city center. The completion of area development projects in 2020 has brought a new dimension to the city's dynamic landscape, with the addition of more than 200 luxury condo units, 50,000 square feet of retail space, and 5,300 square feet of office space, contributing to the neighborhood's vibrant transformation.



Population	1 Mile	3 Mile	5 Mile
2010 Population	188,115	335,717	694,390
2023 Population	196,321	371,049	777,653
Annual Growth	0.3%	0.08%	0.09%
Households	1 Mile	3 Mile	5 Mile
2010 Households	84,643	156,268	306,722
2023 Households	88,468	173,239	350,367
Annual Growth	1.4%	1.9%	1.9%
Average Household Income	1 Mile	3 Mile	5 Mile
	\$143,030	\$139,469	\$139,223



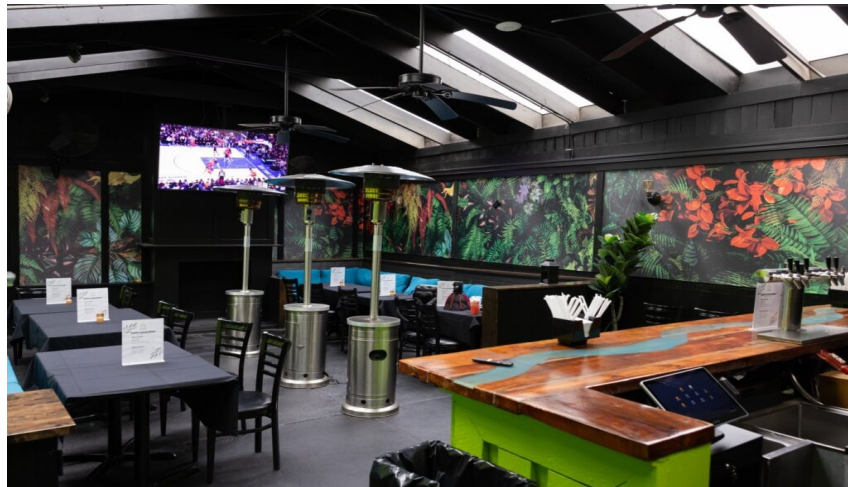
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