

NAVY  
YARD

TOM'S  
WATCH BAR



SILVER  
SOCIAL

F45

SILVER DNER  
THE NEXT GENERATION DINER

tropical  
SMOOTHIE  
CAFE

K THE  
KELVIN

THE  
KELVIN

RETAIL LEASING OPPORTUNITY



JairLynch

1250 HALF ST SE  
WASHINGTON, DC 20003

# AERIAL RETAIL MAP



## DISTRICT WHARF

**DISTRICT WHARF**

Del Mar  
DE FABIO TRABACCHI

ANTHEM

COLADA  
SHOP

SHAKE SHACK

MI-VIDA  
RESTAURANTE

BOARDWALK

TIKI TNT

DOLCEZZA  
EST. 2004

canopy  
BY HILTON

INTERCONTINENTAL  
WASHINGTON D.C. - THE WHARF

**THE WATERFRONT**

CVS  
pharmacy

Starbucks

SAFeway

## BALLPARK DISTRICT

**BALLPARK DISTRICT**

ATLAS  
BREW HOUSE

CIRCA

BOON BOX

the Greene Turtle

TAKODA  
FOOD & DRINK

&pizza

[solidcore]

GATSBY

MISSION

WALTERS  
SPORTS BAR

CAVA  
Mezze Grill

SHAKE SHACK

Scorapasta

**THE KELVIN K**

**NORTH OF M**

WHOLE FOODS

SCARLET OAK  
CHASE

CVS  
pharmacy

GREGORY'S  
OPTICAL

Orangetheory  
FITNESS

small door  
VETERINARY

myevedr.

**CAPITAL HILL/BARRACKS ROW**

TRADER JOE'S

TED'S BULLETIN

CALL YOUR BOSS

CAVA  
Mezze Grill

SEPHORA

Rose's  
Luxury

VALOR  
BREWERY

## BALLPARK DISTRICT

## YARDS WEST (PHASE 2)

## THE YARDS



**THE SALT LINE**

OYSTER + ALE

DACHA BEER GARDEN

ALL-PURPOSE

**THE YARDS**

THOMPSON HOTELS

Toastique

La Famosa  
ON FOOD CLASSICS

albi  
jenis

Harris Teeter

CONTE'S  
BIKE SHOP

OSTERIA MORINI

DISTRICT WINERY

ice cream  
jubilee

CHLOE

sweetgreen

AGUA301

BEARDED GOAT  
BREWERY

MAYWEATHER  
BOXING + FITNESS

Emmy

## BUZZARD POINT

**THE POINT**

WASHINGTON, DC

Hains Point East  
Cherry Blossoms Area

## STEP INTO THE CENTER OF THE ACTION

Discover Navy Yard, Washington, DC's waterfront gem that has transformed from historic naval base to vibrant urban hotspot. This dynamic neighborhood along the Anacostia River blends industrial heritage with modern luxury, featuring Nationals Park, The Yards development, and the stunning Yards Park. Just minutes from Capitol Hill, Navy Yard offers an irresistible mix of award-winning restaurants, craft breweries, boutique shopping, and waterfront recreation. With luxury residences, outdoor entertainment, and continuous growth, this thriving district represents DC's exciting evolution—where historic charm meets contemporary urban living in one of the capital's most coveted destinations.

## JOIN THESE NEARBY RETAILERS

SILVER Diner

TOM'S  
WATCH BAR

VIDA™  
FITNESS

SHAKE  
SHACK

MORINI

BLUEJACKET

COMPASS  
COFFEE

WHOLE FOODS  
MARKET

Harris Teeter

THE  
SALT LINE  
OYSTER + ALE

DISTRICT  
WINERY

MISSION  
BENNYGOES

CAVA

[solidcore]

ALL-PURPOSE

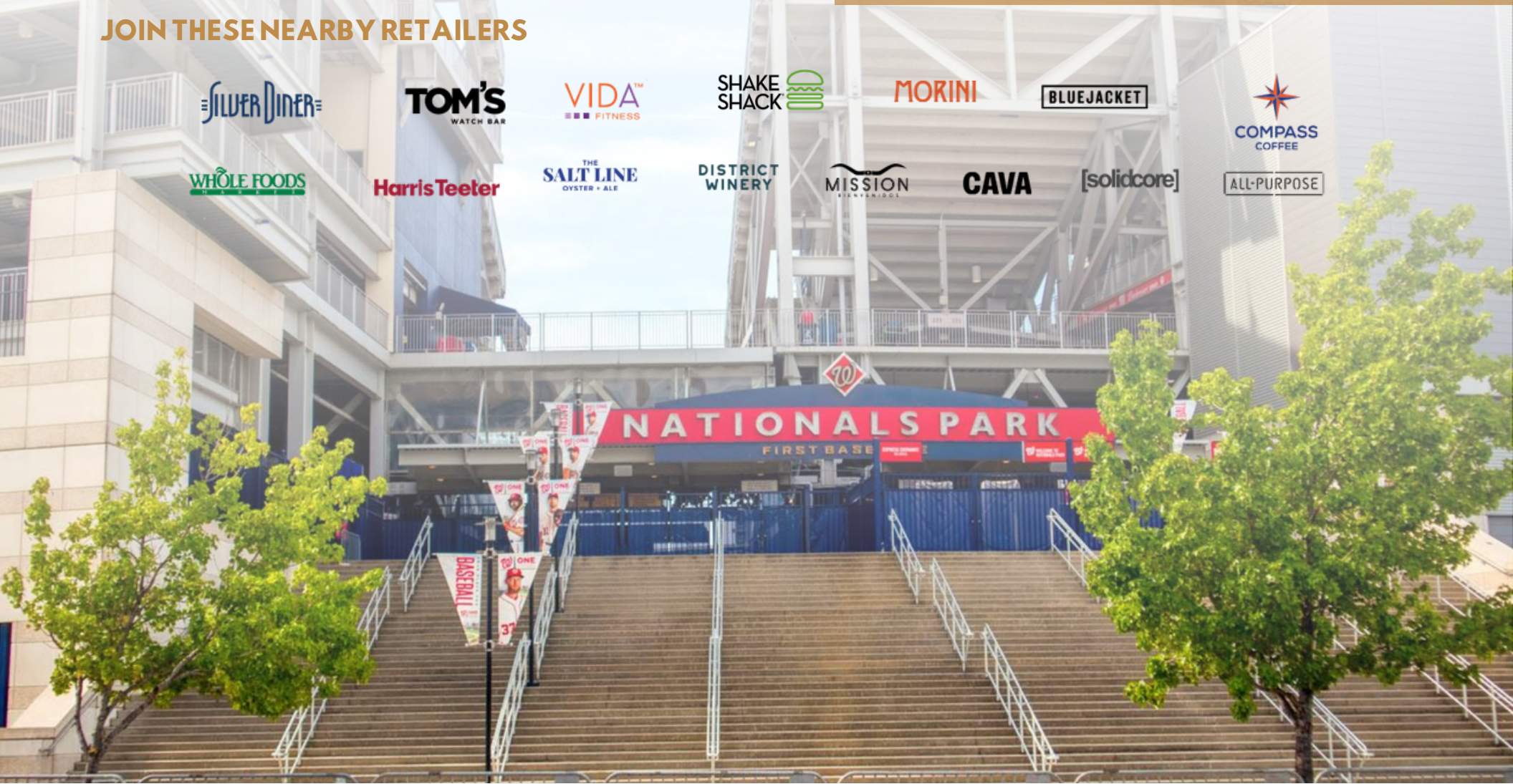
6.2M SF  
OFFICE SPACE

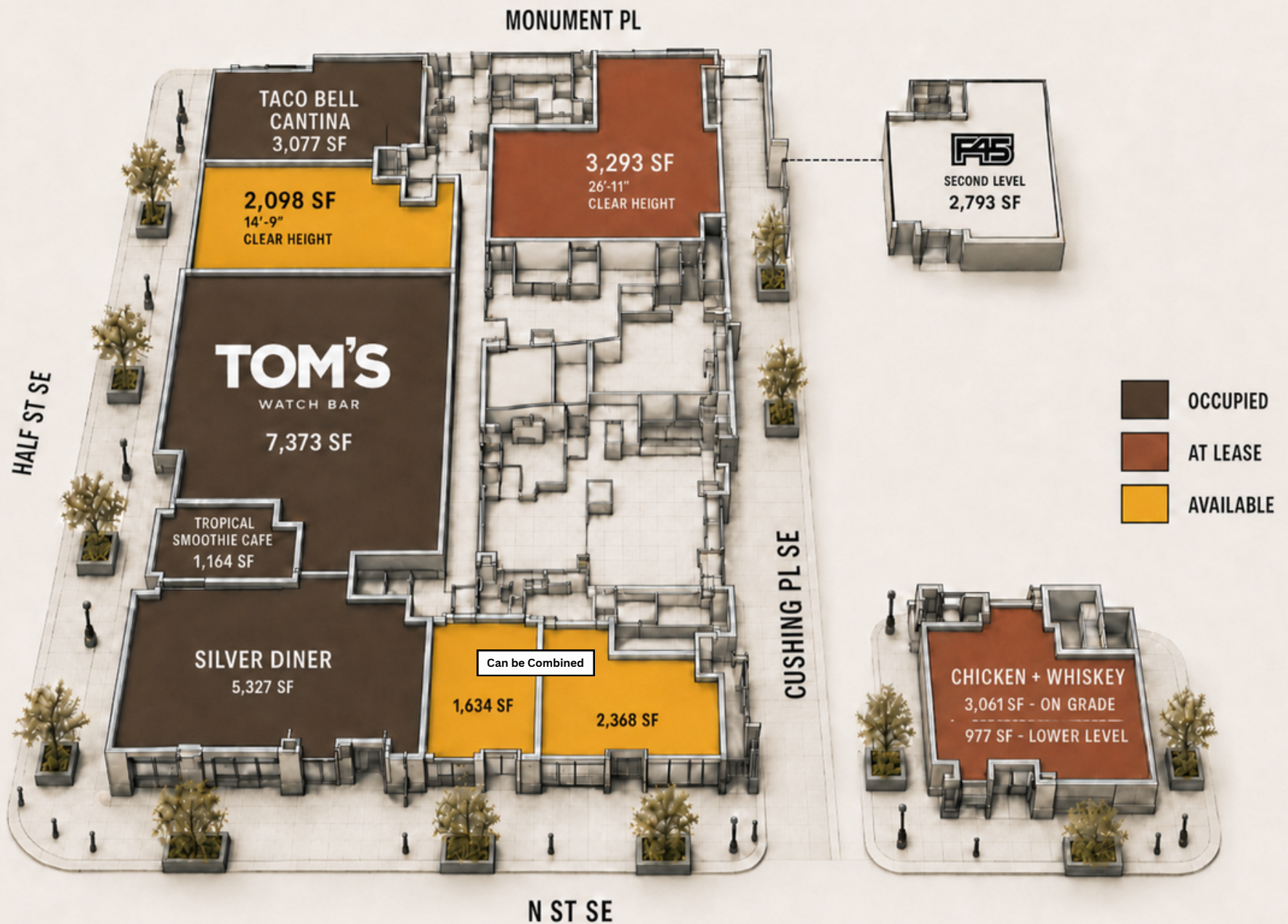
11,907  
DAYTIME EMPLOYEES  
WITHIN .5 MILES

3,000,000  
ANNUAL VISITORS

92 WALK SCORE

38.9%  
OF RESIDENTS ARE  
BETWEEN THE AGES  
OF 18-34  
WITHIN .5 MILES





## RETAIL SITE PLAN

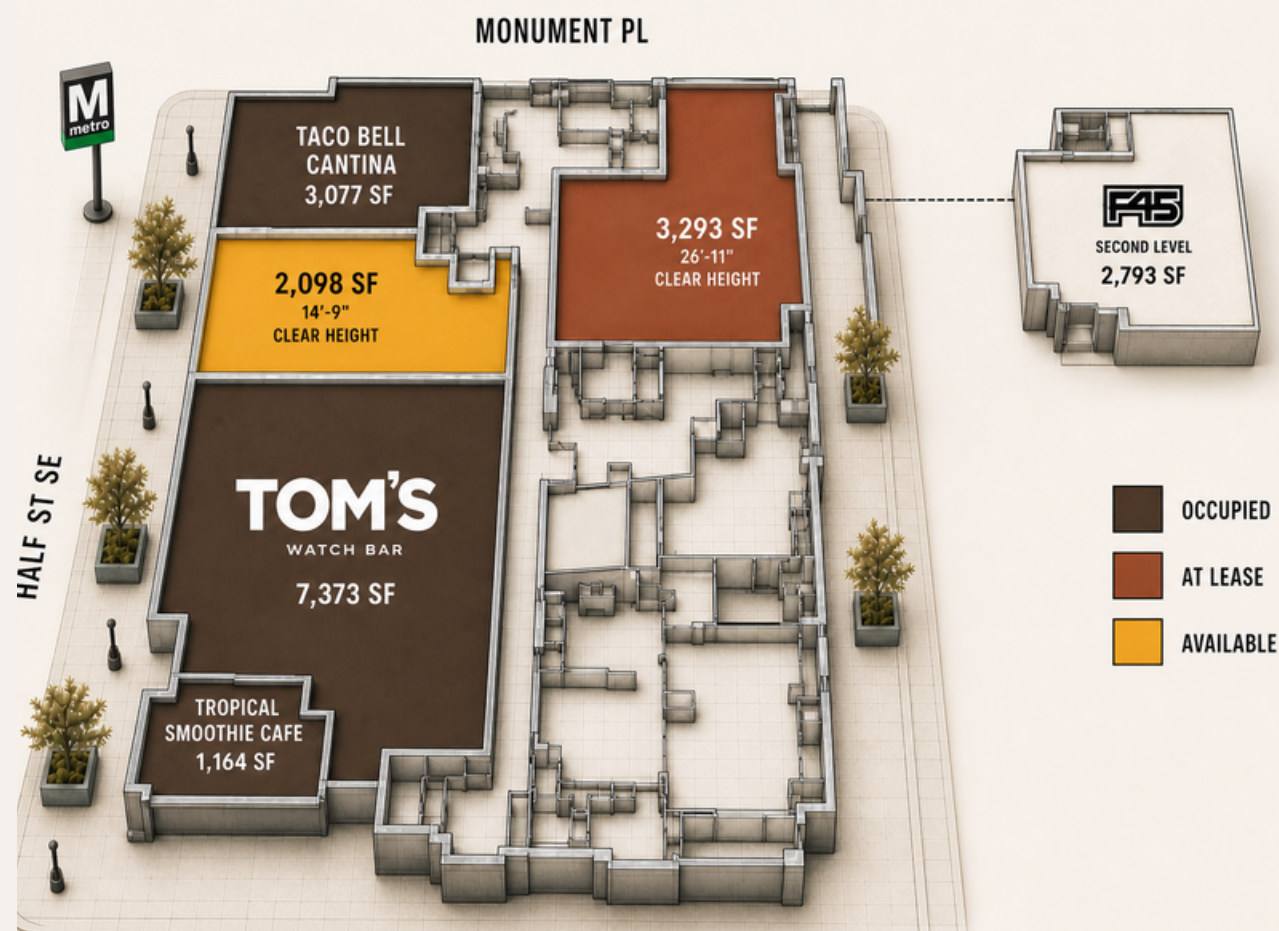


THE  
KELVIN **K**

**1250 HALF ST SE**  
WASHINGTON, DC 20003

**AVAILABILITY**

**2,098 SF**



**RC** **RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

# *HIT IT OUT OF THE PARK AT THE KELVIN - RETAIL OPPORTUNITIES*

ANDREW PONCHER

312.399.5566

[aponcher@renaudconsulting.net](mailto:aponcher@renaudconsulting.net)

JOHN MARIGLIANO

301.775.4419

[jmarigliano@renaudconsulting.net](mailto:jmarigliano@renaudconsulting.net)

JACK TINTLE

202.823.2666

[jtintle@renaudconsulting.net](mailto:jtintle@renaudconsulting.net)