

DC RETAIL FOR LEASE
11,107 ± SF Available

1900 C ST SE
Washington, DC 20003



Retail Property For Lease

1900 C ST SE, WASHINGTON, DC 20003



1900 C ST SE

Washington, DC
20003

PROPERTY OVERVIEW

1900 C Street SE offers 11,107 ± square feet of newly constructed ground-floor retail space within The Ethel, a 100-unit residential community in Washington, DC's rapidly evolving Hill East neighborhood. The space can accommodate a single flagship tenant or be divided into suites ranging from approximately 1,920 to 2,620 square feet. Built in 2023, the property features prominent C Street frontage, covered parking, outdoor café and patio opportunities, service and delivery access, and immediate access to the Stadium-Armory Metro. The location is well positioned for restaurants, cafés, medical and wellness providers, childcare, fitness, personal services and neighborhood-serving retailers.

LOCATION OVERVIEW

The Ethel is well located in SE Washington, DC's Hill East neighborhood, directly next to Stadium-Armory Metro. The property is within walking distance to the RFK Campus/future Commanders Stadium and includes strong storefront visibility, outdoor plaza space and covered parking. The building also includes 100 residences, with another 262 apartments next door at Park Kennedy.



MARCUS N. DANIELS
301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN
301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Retail Property For Lease

1900 C ST SE, WASHINGTON, DC 20003

PROPERTY HIGHLIGHTS

- 11,107 ± SF ground floor retail
- Divisible into up to five suites
- Approximately 1,920–2,620 SF per suite
- Built in 2023
- Residential lobby
- Service delivery access
- Outdoor cafe' and patio area
- Covered parking available
- Ideal Uses include Restaurant, café, medical, fitness, childcare, personal services, pharmacy, banking or neighborhood retail
- **LEASE RATE: \$45.00 PSF NNN**

LOCATION HIGHLIGHTS

- Frontage on C Street SE
- Very Walkable - Walk Score: 80
- Metro entrance at site (Stadium-Armory) - Transit Score: 90
- Conveniently located next to Blue, Orange and Silver Metro lines



MARCUS N. DANIELS

301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO

301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN

301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

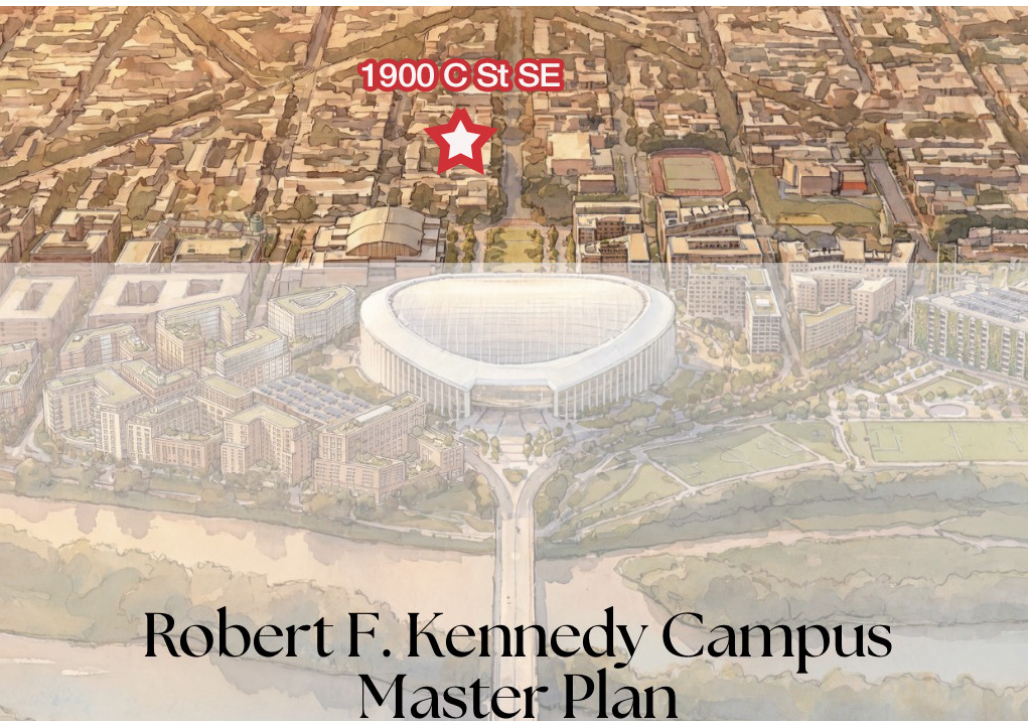
Retail Property For Lease

1900 C ST SE, WASHINGTON, DC 20003



FUTURE WASHINGTON COMMANDERS STADIUM

The Washington Commanders are planning a return to the historic RFK Stadium site with a new roofed, world-class sports and entertainment venue. Current conceptual plans envision a stadium capable of accommodating more than 70,000 guests and hosting professional football, concerts, major sporting events and community programming throughout the year. The Commanders are investing at least \$2.7 billion in the project, with stadium construction anticipated to be completed in 2030. The stadium is expected to serve as the catalyst for a larger entertainment district featuring restaurants, hotels, housing, public plazas and new neighborhood amenities.



ROBERT F. KENNEDY MASTERPLAN

The draft RFK Campus Master Plan establishes a long-term vision for transforming approximately 180 acres along the Anacostia River into a connected, mixed-use destination anchored by the new stadium. The plan organizes the campus into six distinct districts and calls for approximately 5,500 to 6,500 new residences, including at least 30% affordable housing, along with retail, restaurants, hotels, office space, parks, recreation facilities and improved waterfront access. New streets, pedestrian connections and public gathering spaces are intended to create an active neighborhood that operates 365 days a year and not only on stadium event days.



MARCUS N. DANIELS

301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO

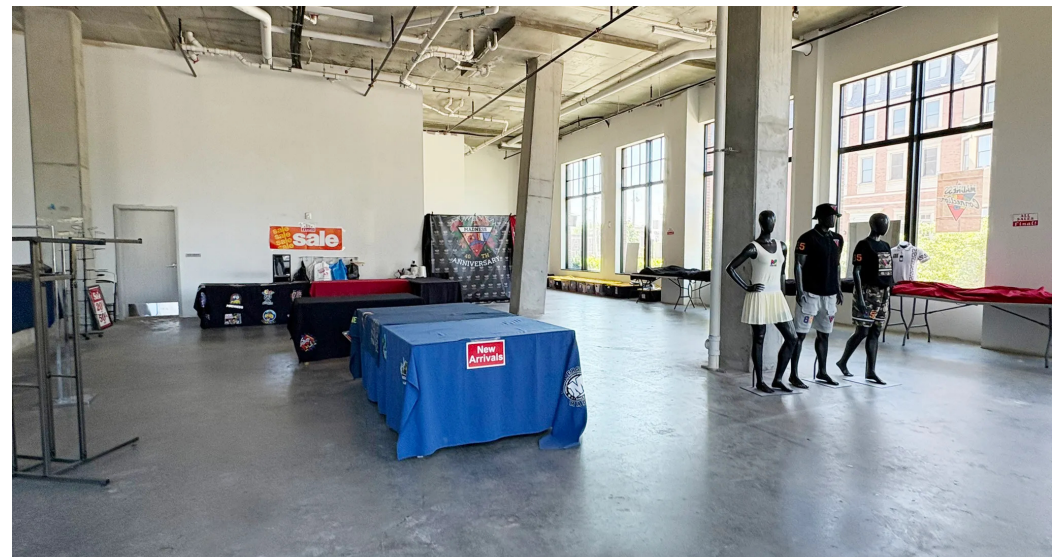
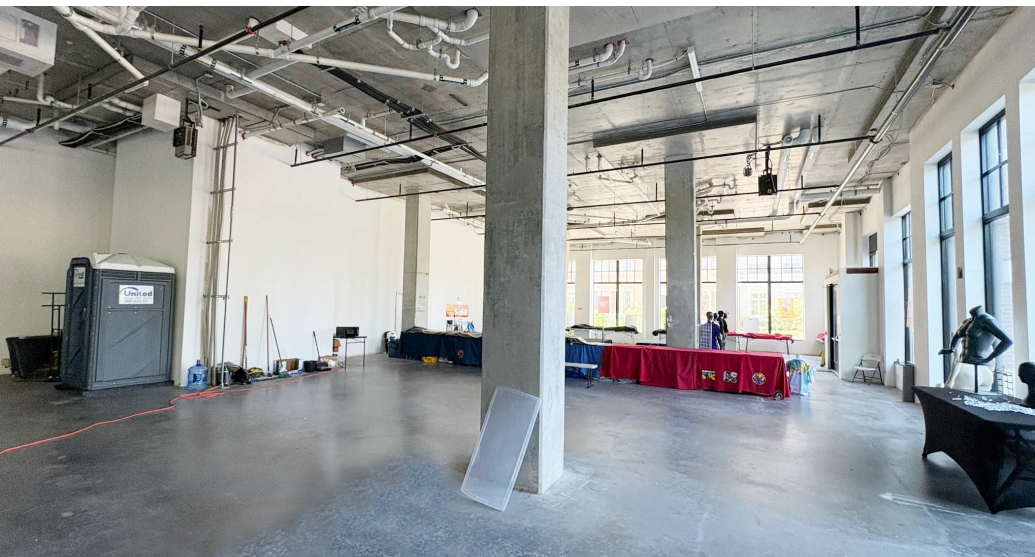
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN

301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Retail Property For Lease
1900 C ST SE, WASHINGTON, DC 20003



MARCUS N. DANIELS
301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN
301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Retail Property For Lease

1900 C ST SE, WASHINGTON, DC 20003



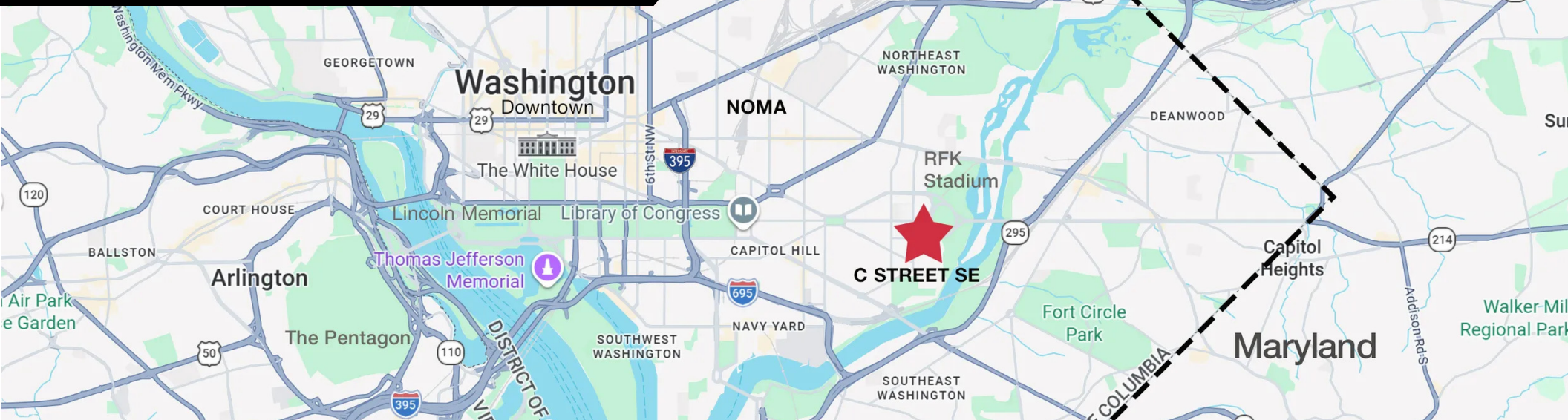
MARCUS N. DANIELS
301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN
301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Retail Property For Lease
1900 C ST SE, WASHINGTON, DC 20003



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	36,960	294,687	682,992
Average Age	36.3	35.0	36.0
Average Age (Male)	35.9	33.7	35.1
Average Age (Female)	37.8	36.8	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	15,892	142,291	326,881
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$178,620	\$130,798	\$133,413
Average House Value	\$933,682	\$666,639	\$643,651

2023 American Community Survey (ACS)



MARCUS N. DANIELS
301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN
301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

RETAIL PROPERTY FOR LEASE

1900 C ST SE, Washington, DC 20003

MARCUS N. DANIELS

301.918.2954 | mdaniels@naimichael.com

MICHAEL DIMEGLIO

301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN

301.918.2908 | misen@naimichael.com



Naimichael

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.