



AVAILABLE FOR SALE OR LEASE

# Rare Turnkey Restaurant & Bar Opportunity Steps from the Convention Center

1124 9th Street NW, Washington, DC 20001

4,369 SF second-generation restaurant/bar with Type 1 hood, lofted bar, HVAC, and 150-person CofO.

## Offering Terms

BASE RENT	\$17,500 / month NNN
TAXES	~\$3,184 + insurance
ASKING SALE PRICE	\$3,500,000

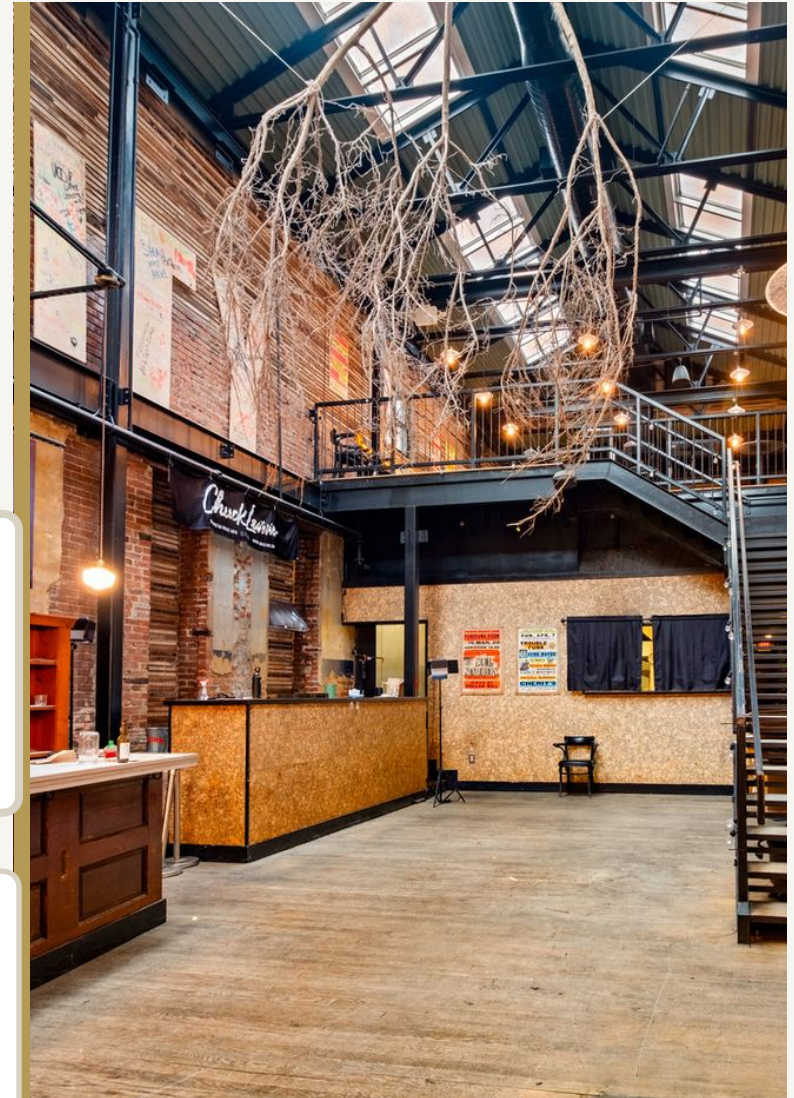
# Opportunity Summary

- 4,369 SF total
- 3,469 SF ground floor
- 900 SF lofted bar
- Existing 150-person Certificate of Occupancy
- Fully built-out kitchen with Type 1 hood
- HVAC installed
- Available for sale or lease
- Located steps from the Walter E. Washington Convention Center, Metro, hotels, restaurants, office, and residential demand drivers

## Asking Economics

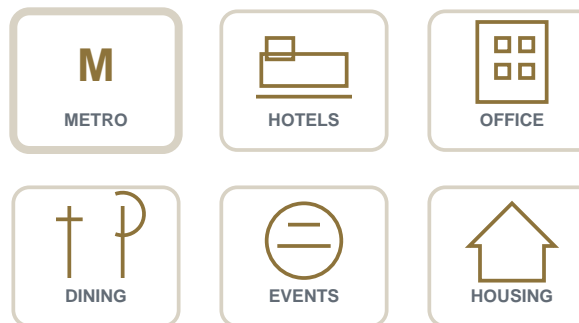
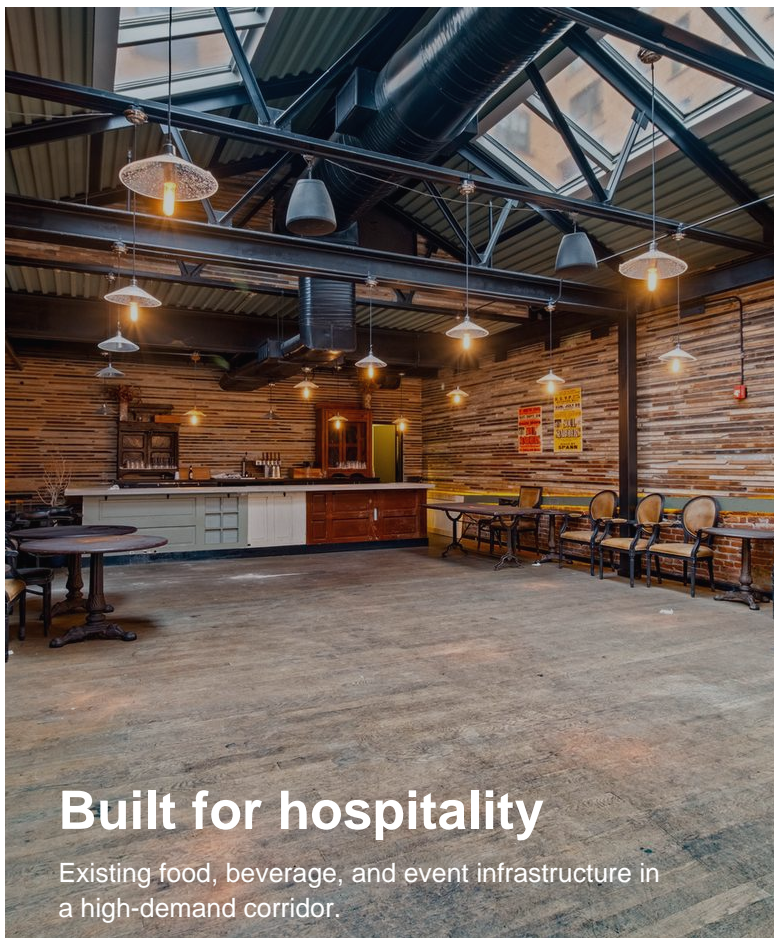
BASE RENT	TAXES	ASKING SALE PRICE
\$17,500 / month NNN	~\$3,184 + insurance	\$3,500,000

1124 9th Street NW offers a rare turnkey restaurant and bar opportunity in one of DC's strongest event-driven corridors. The space is well-positioned for a full-service restaurant, cocktail bar, wine bar, lounge, private event venue, or chef-driven hospitality concept.



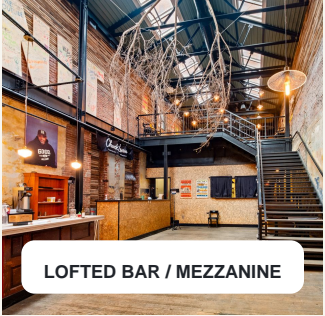
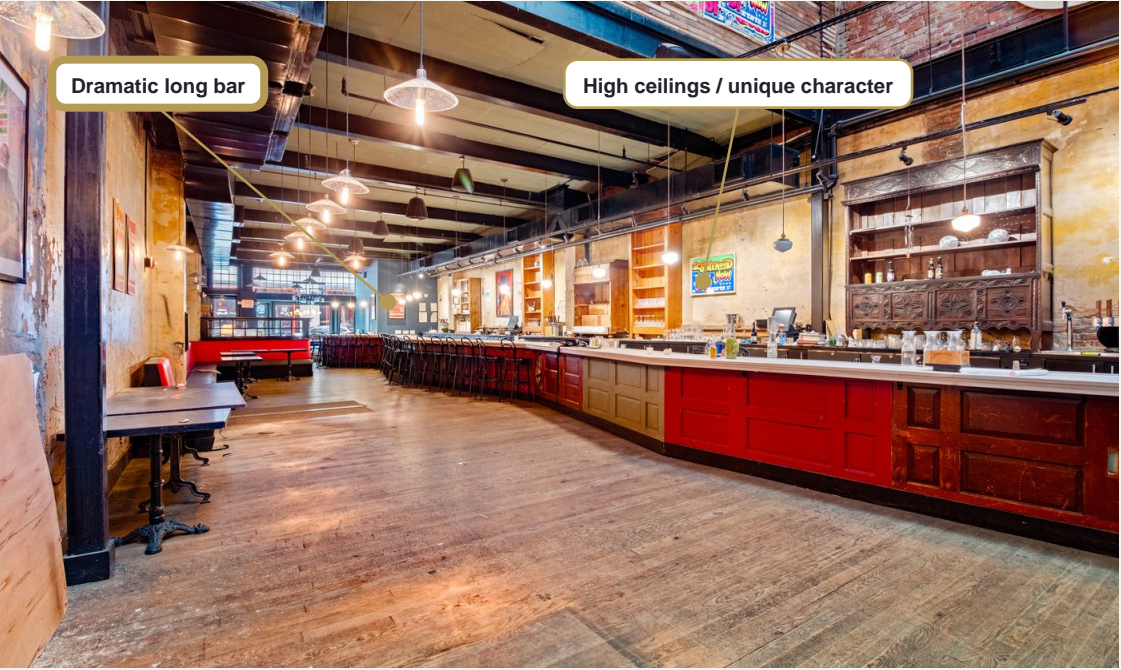
# Why 1124 9th Street NW

Low buildout friction + existing restaurant infrastructure + strong event/nightlife demand



- Steps from the Walter E. Washington Convention Center
- Surrounded by hotels, office, residential, and nightlife demand
- Walkable to Metro, CityCenterDC, Capital One Arena, Marriott, Apple, Safeway, and Boqueria
- Existing restaurant/bar infrastructure reduces buildout friction
- Rare high-capacity food & beverage opportunity with 150-person CofO
- Strong fit for event-driven, lunch, happy hour, dinner, and late-night sales

# Existing Restaurant Infrastructure

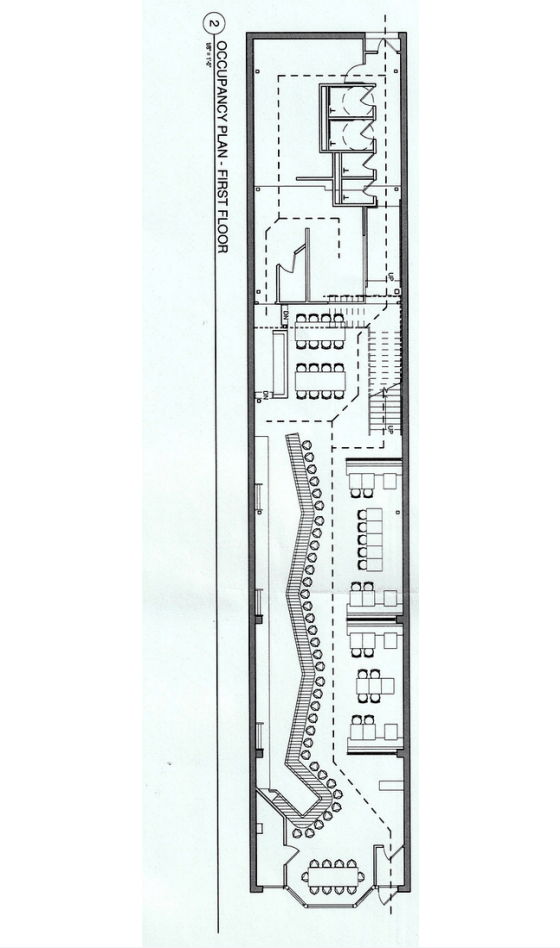


## Current Condition

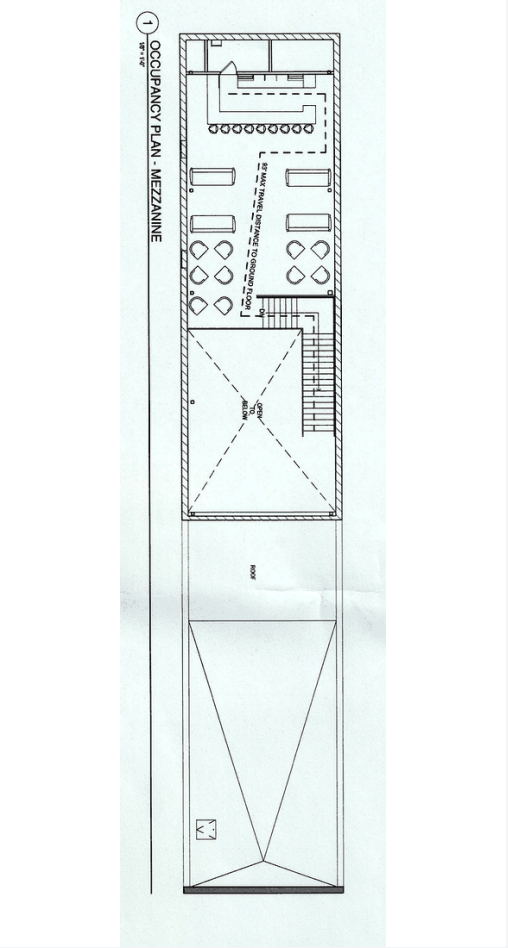
The existing buildout gives a future operator a meaningful head start: bar infrastructure, kitchen systems, vertical volume, and a recognizable hospitality layout are already in place.

# Existing Floor Plan

GROUND FLOOR PLAN



MEZZANINE / LOFTED BAR PLAN



Area Summary	
Ground floor	<b>3,469 SF</b>
Lofted bar	<b>900 SF</b>
Total	<b>4,369 SF</b>
CofO	<b>150 people</b>

Plan imagery reflects the existing restaurant/bar configuration and has been cleaned for presentation clarity.

# Convention Center / Shaw / Mount Vernon Square Location



## Location Drivers

- Walter E. Washington Convention Center
- Metro access
- Hotel, office, dining, and residential density
- K Street / New York Ave / Mass Ave access

The property sits in a highly walkable, event-driven corridor surrounded by convention, hotel, office, residential, and nightlife demand drivers.

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# Dense, High-Income Urban Trade Area



Radius	Population	Households	Median HH Income
1 Mile	76,835	44,371	\$134,859
3 Miles	399,542	203,682	\$129,944
5 Miles	820,353	387,685	\$117,528

### Trade Area Takeaways

- Over 76,000 residents within 1 mile
- Nearly 400,000 residents within 3 miles
- Median household income above \$129,000 within 3 miles
- Strong mix of residential density, daytime traffic, tourism, and event-driven demand