



H STREET NE

H Street NE is a DC neighborhood that maximizes a ‘live, work, play’ community philosophy. Historic townhouses and modern apartment buildings surround its flourishing commercial district. Atlas Performing Arts Center anchors the street’s eastern half, activating stores and restaurants 18 hours a day, all year. Office buildings cluster near the neighborhood’s western edge where Union Station provides bus and rail accessibility to destinations near and far.

OFFICE MARKET*

- Existing Office SF: 407k
- Avg \$/SF/FS: \$44.35
- Vacancy Rate: 9.6%
- SF Under Construction: 0

DAYTIME POPULATION

88,141 within one-mile

RETAIL + RESTAURANT OPENINGS (2022+)

- 90 Second Pizza
- Balangay (Filipino restaurant)
- Binge Bar (alcohol-free bar)
- Ephemeral (tattoo studio)
- Irregardless (wine bistro)
- The Little Grand (bar + pizza)
- Nike (apparel)
- Paste & Rind (cheese counter & tasting bar)
- Providencia (tavern + Asian/Latin restaurant)
- Purl (American restaurant)
- Slutty Vegan (plant-based restaurant)

TOP RESTAURANTS

- Cane (Bib Gourmand)
- Daru (Bib Gourmand)
- Fancy Radish (Bib Gourmand)
- Maketto (Bib Gourmand)
- Toki Underground (Bib Gourmand)

ARTS + CULTURAL PROGRAMMING

The H Street NE neighborhood is home to several arts and performing spaces, including Gallery O on H, the Atlas Performing Arts Center, and Mehari Sequar Gallery. The annual H St Festival has grown to become a 150,000-participant event and brings entertainment, food, and shopping to the corridor. Art All Night is also held on H Street annually to celebrate visual and performing arts in the neighborhood.

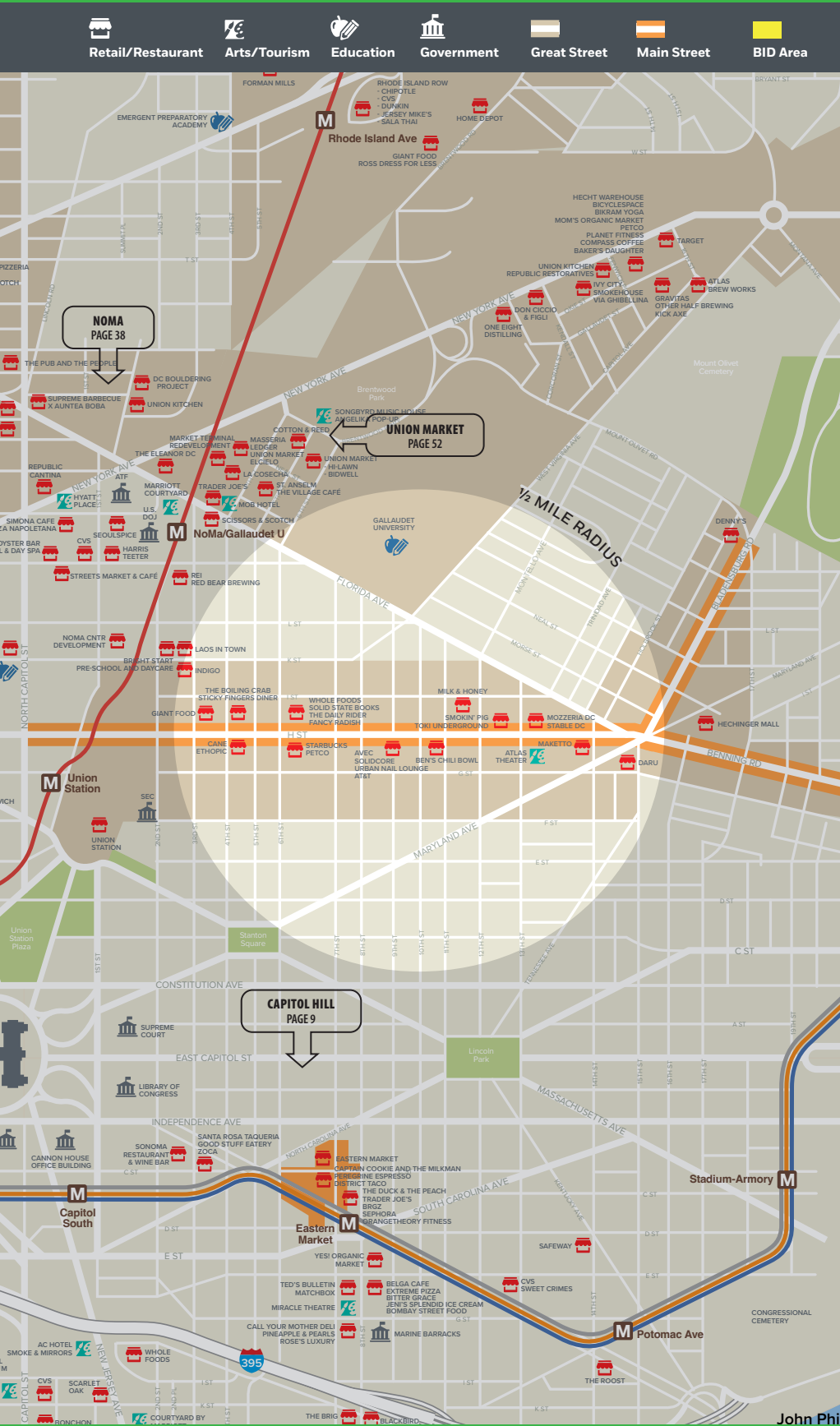
NEW RESIDENTIAL DEVELOPMENT

- Foulger-Pratt is developing the Paxton (1603 - 1625 Benning Rd., NE) which will deliver 148 residential units in Q2 2024.
- Grubb Properties delivered 191 residential units and 7,900 SF of retail at 1701 H St., NE in 2023.
- WestMill Capital Partners has plans to redevelop the former AutoZone site (1207 H St., NE) into 200 residential units and 11,000 SF of retail.



*CoStar (Q2 2023, within 0.5 miles)

H STREET NE



POPULATION

	0-1/2 mi	0-1 mi	0-3 mi
Population	21,480	63,458	358,795
Daytime Population	20,278	88,141	720,914
Male	49%	48%	49%
Female	51%	52%	51%
High School Graduate +	97%	95%	93%
Bachelor's Degree +	76%	71%	65%
Graduate / Professional Degree	40%	37%	34%

HOUSEHOLDS

	0-1/2 mi	0-1 mi	0-3 mi
Households (HH)	9,639	30,593	174,573
Average HH Size	2.1	2.0	1.9
Owner-occupied	50%	40%	36%
Renter-occupied	50%	60%	64%
Median Home Value	\$771,621	\$743,699	\$637,271

INCOME

	0-1/2 mi	0-1 mi	0-3 mi
Average HH	\$215,229	\$176,096	\$156,753
Median HH	\$156,366	\$118,397	\$106,973
HH Income <\$50k	13%	20%	25%
HH Income \$50-\$75k	8%	9%	10%
HH Income \$75k+	79%	71%	64%
Average HH Disposable	\$128,222	\$108,558	\$98,553

AGE

	0-1/2 mi	0-1 mi	0-3 mi
Age < 20	16%	19%	17%
Age 20-34	31%	29%	31%
Age 35-64	40%	39%	38%
Age 65+	13%	13%	14%
Median Age (years)	36.1	36.3	35.7

CONSUMER EXPENDITURES (\$ thousands)

	0-1/2 mi	0-1 mi	0-3 mi
Apparel	\$49,929	\$133,172	\$675,052
Child Care	\$13,758	\$34,486	\$171,645
Computers & Accessories	\$4,544	\$11,659	\$59,658
Entertainment & Recreation	\$67,791	\$178,072	\$907,603
- Pets	\$14,216	\$37,399	\$191,476
Food at Home	\$118,721	\$318,270	\$1,628,292
Food away from Home	\$89,366	\$233,214	\$1,191,982
Health Care	\$114,634	\$311,351	\$1,602,438
- Medical Care	\$37,492	\$102,046	\$526,257
Home Improvement	\$63,342	\$158,209	\$801,888
Household Furnishings	\$46,915	\$124,407	\$631,695
Personal Care	\$20,000	\$53,210	\$270,800
Vehicle Maint. & Repair	\$21,023	\$57,118	\$295,748

AVAILABLE VEHICLES PER HH'

	0-1/2 mi	0-1 mi	0-3 mi
0	22%	29%	40%
1	55%	53%	45%
2-3	22%	17%	14%
4+	1%	1%	1%

MOBILITY

Traffic Counts ²	0-1/2 mi	0-1 mi	0-3 mi
	18,400	H St NE	
	12,700	Florida Ave NE	
	14,200	Bladensburg Rd NE	

Source: Esri forecasts for 2022; 1. American Community Survey (2016-2020) values are rounded to the nearest whole percent; 2. Open Data - 2022 Traffic Volumes (DDOT 2020 AADT)

CONTACT
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Metrorail Stations
 Union Station, NoMa-Gallaudet U

Capital Bikeshare Stations
 13 within 1/2 mile

Traffic Counts²
 18,400 H St NE

Walkscore
 97 Walker's Paradise

Residents w/in 10 min. car ride
 194,200

MOBILITY

