



WEST END / FOGGY BOTTOM

The West End and Foggy Bottom blend past and present by balancing 19th century historic architecture, iconic mid-century modern design, and contemporary mixed-use construction. The neighborhood is home to institutions including the George Washington University (GWU), GWU Hospital, and The Kennedy Center, and hosts diplomats and visitors to the State Department, General Services Administration, Department of the Interior, World Bank, and International Monetary Fund.

OFFICE MARKET*

- Existing Office SF: 35.2 million
- Avg \$/SF/FS: \$55.37
- Vacancy Rate: 19.7%
- SF Under Construction: 0 SF

DAYTIME POPULATION

223,201 within one-mile

RETAIL + RESTAURANT OPENINGS (2022+)

- Blank Street Coffee
- Bullfrog Bagels
- Planta Queen
- Sixty Vines
- The Saga

DESTINATION DINING

- The Shops at 2000 Penn were renovated in 2021 to become Western Market Foodhall, a dining hall with a diversity of options. The market is now home restaurants including Arepa Zone, Capo Italian Deli, Captain Cookie, Falafel Inc., Mason's Lobster, Nim Ali, Onkei, Rawish, and Roaming Rooster.
- Imperfecto by Enrique Limardo received a Michelin Star in 2022.

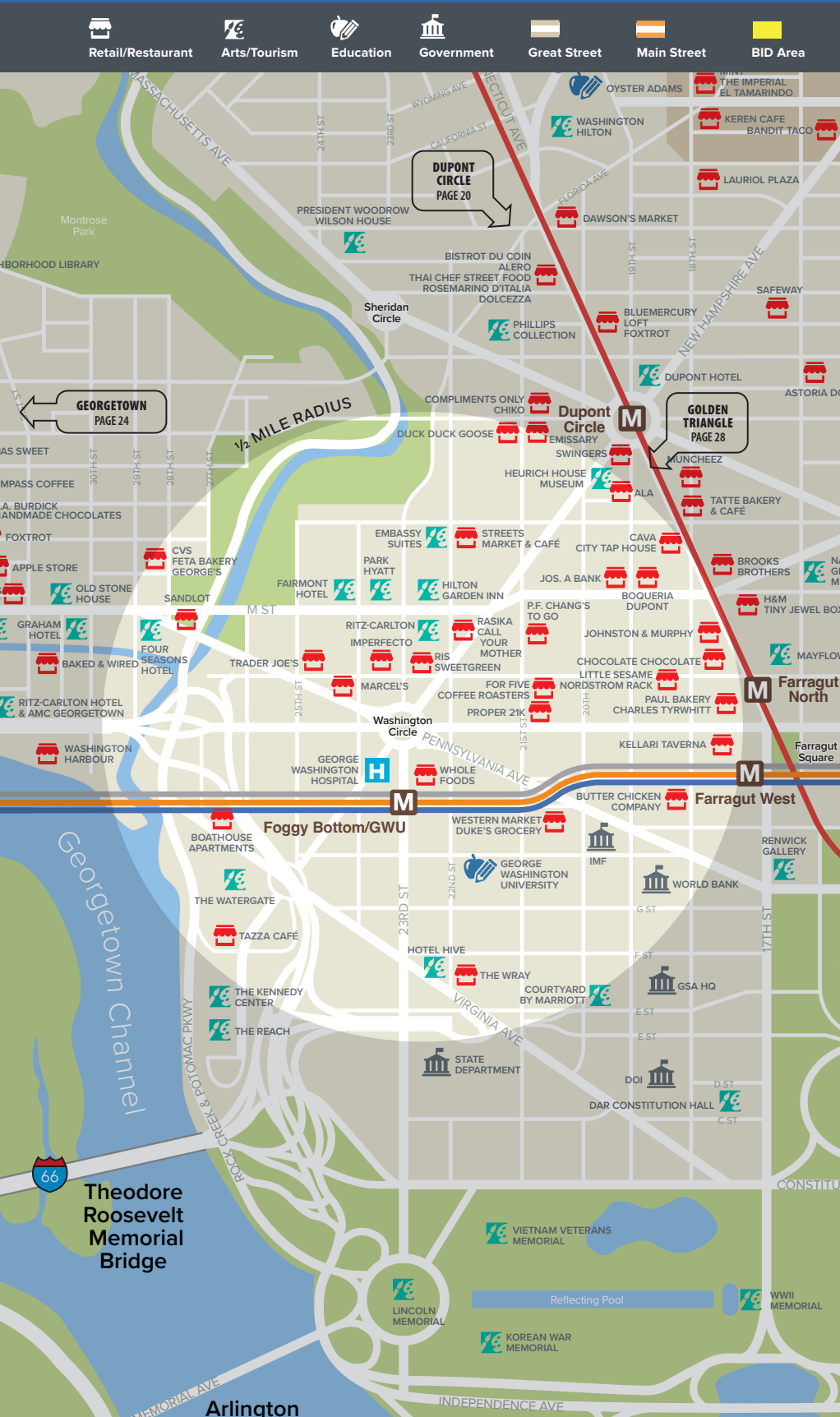
NEW DEVELOPMENT

- George Washington University's property at 2100 Pennsylvania Ave was redeveloped into a new 467,000-SF trophy office building in 2022, anchored by law firm WilmerHale.
- The Kennedy Center for the Performing Arts built three pavilions (The Reach) in 2019 to host additional events along with rehearsal, education, and public event space, with new below-grade bus parking and patron vehicle access.



*CoStar (Q2 2023, within 0.5 miles)

WEST END / FOGGY BOTTOM



0-1/2 mi **0-1 mi** **0-3 mi**

POPULATION

Population	22,146	45,058	394,695
Daytime Population	100,181	223,201	813,169
Male	48%	49%	50%
Female	52%	51%	50%
High School Graduate +	98%	99%	95%
Bachelor's Degree +	90%	90%	80%
Graduate / Professional Degree	60%	56%	45%

HOUSEHOLDS

Households (HH)	10,359	24,350	205,045
Average HH Size	1.5	1.5	1.8
Owner-occupied	33%	36%	35%
Renter-occupied	67%	64%	65%
Median Home Value	\$843,434	\$823,283	\$768,720

INCOME

Average HH	\$148,519	\$177,644	\$182,482
Median HH	\$95,749	\$116,848	\$124,978
HH Income <\$50k	29%	20%	17%
HH Income \$50-\$75k	12%	12%	10%
HH Income \$75k+	59%	68%	72%
Average HH Disposable	\$93,034	\$108,070	\$112,938

AGE

Age < 20	19%	13%	14%
Age 20-34	50%	45%	37%
Age 35-64	19%	29%	37%
Age 65+	12%	13%	12%
Median Age (years)	27.3	32.4	34.6

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$37,933	\$106,253	\$910,804
Child Care	\$9,920	\$28,935	\$247,328
Computers & Accessories	\$3,525	\$9,761	\$83,071
Entertainment & Recreation	\$51,120	\$142,701	\$1,230,537
- Pets	\$10,876	\$30,174	\$259,281
Food at Home	\$89,836	\$250,449	\$2,167,495
Food away from Home	\$68,346	\$190,837	\$1,634,061
Health Care	\$89,724	\$247,016	\$2,115,905
- Medical Care	\$29,721	\$81,458	\$695,651
Home Improvement	\$42,497	\$121,323	\$1,096,631
Household Furnishings	\$35,553	\$99,447	\$854,650
Personal Care	\$15,217	\$42,475	\$364,899
Vehicle Maint. & Repair	\$17,347	\$47,213	\$396,622

AVAILABLE VEHICLES PER HH'

0	59%	55%	36%
1	36%	37%	48%
2-3	4%	8%	15%
4+	0%	0%	1%

MOBILITY

Traffic Counts ²	10,000	K St NW
	10,300	Pennsylvania Ave NW
	6,500	New Hampshire Ave NW

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 Foggy Bottom-GWU	Capital Bikeshare Stations 23 within 1/2 mile	Traffic Counts² 10,000 K St NW	Walkscore 99 Walker's Paradise	Residents w/in 10 min. car ride 209,100
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MOBILITY