



# ANACOSTIA

**From its earliest years** as one of DC’s streetcar commercial districts, Anacostia’s downtown continues to flourish with its dynamic small businesses, arts scene, and real estate market. Strategically located between the Navy Yard and St. Elizabeths East & West Campuses, the neighborhood’s corridors are in federal HUB and Opportunity Zones. With excellent access to Metrorail, Capital Bikeshare, I-295, I-395, and the Suitland Parkway, Anacostia is bursting with potential.

## OFFICE MARKET<sup>1</sup>

- Existing Office SF: 1M
- Avg \$/SF/FS: \$46.49
- Vacancy Rate: 8.7%

## RESIDENTIAL POPULATION

~30,000 within one mile

## RETAIL + RESTAURANT OPENINGS (2023+)

- Atlas Brew Works
- Caribbean Citations
- DCity Smokehouse
- Go-Go Museum & Cafe
- Grounded
- Kitchen Savages
- MLK King Gyro and Kabob
- Sapodillas
- Sweet Tooth Bakery & Restaurant

## NEW DEVELOPMENT

- MLK Gateway II: The new HQ for the Department of Housing & Community Development plus 8,000 SF of retail delivered in 2024.
- Reunion Square: The current phase of the 1.6M SF project includes 225,000 SF of office, anchored by the DC Dept. of Health HQ, and 7,000 SF of retail.
- Bridge District: The first phase of the more than two million SF mixed-use project will deliver 758 apartments over 43,000 SF of retail in 2024. Sandlot Anacostia and Atlas Brew Works will anchor the retail space.

## ANACOSTIA ARTS & CULTURE DISTRICT

- Historic Anacostia is the official Arts & Culture District of Washington, DC (“Art to Go-Go”) as announced by the Mayor in July of 2022.
- Supported by a \$3.8M DC government grant, the neighborhood’s streetscape & public realm will be enhanced along with additional support for cultural institutions and local artists, and expand the area’s events and programming.
- The Art to Go-Go Shuttle and Art to Go-Go app allow visitors and residents to explore public art and murals dedicated to the official sound and culture of the District.
- Anacostia’s Jazz Hop as part of the DC JazzFest features all-day concerts throughout the corridors free to the public.
- Anacostia’s annual Art All Night event celebrates arts and culture in the neighborhood over two days.
- “SPRINGTIME” and the Anacostia River Festival celebrates Historic Anacostia’s business corridor, the Anacostia River and the heritage of the surrounding neighborhood while featuring musical performances and community activities.

<sup>1</sup>CoStar (Q2 2024, within 0.5 miles)



# ANACOSTIA



## POPULATION

	0-1/2 mi	0-1 mi	0-3 mi
Population	11,166	29,846	245,194
Daytime Population	10,396	28,703	321,763
Male	46%	46%	47%
Female	54%	54%	53%
High School Graduate +	92%	89%	93%
Bachelor's Degree +	34%	28%	51%
Graduate / Professional Degree	13%	13%	28%

## HOUSEHOLDS

	0-1/2 mi	0-1 mi	0-3 mi
Households (HH)	4,529	11,887	112,845
Average HH Size	2.4	2.4	2.1
Owner-occupied	32%	26%	34%
Renter-occupied	68%	74%	66%
Median Home Value	\$429,556	\$406,359	\$544,990

## INCOME

	0-1/2 mi	0-1 mi	0-3 mi
Average HH	\$78,387	\$72,894	\$131,390
Median HH	\$46,555	\$44,619	\$84,424
HH Income <\$50k	52%	54%	31%
HH Income \$50-\$75k	13%	14%	14%
HH Income \$75k+	35%	32%	55%
Average HH Disposable	\$55,353	\$52,563	\$84,293

## AGE

	0-1/2 mi	0-1 mi	0-3 mi
Age < 20	31%	30%	22%
Age 20-34	21%	21%	28%
Age 35-64	37%	37%	38%
Age 65+	10%	13%	13%
Median Age (years)	33.7	34.6	35.2

## CONSUMER EXPENDITURES (\$ thousands)

	0-1/2 mi	0-1 mi	0-3 mi
Apparel	\$9,184	\$22,075	\$349,435
Child Care	\$1,706	\$4,159	\$76,428
Computers & Accessories	\$1,062	\$2,578	\$44,520
Entertainment & Recreation	\$12,470	\$30,432	\$516,698
- Pets	\$2,860	\$6,987	\$122,721
Food at Home	\$25,798	\$62,595	\$1,007,886
Food away from Home	\$13,082	\$31,751	\$542,236
Health Care	\$23,835	\$57,871	\$919,652
- Medical Care	\$8,144	\$19,804	\$318,723
Home Improvement	\$12,641	\$31,281	\$551,211
Household Furnishings	\$9,920	\$24,022	\$400,646
Personal Care	\$3,270	\$7,956	\$136,767
Vehicle Maint. & Repair	\$4,830	\$11,605	\$187,009

## COMMUTING PREFERENCE

	0-1/2 mi	0-1 mi	0-3 mi
Drove alone	37%	40%	37%
Public transportation (excluding taxicab)	31%	33%	26%
Bicycle	0%	1%	3%
Walked	2%	2%	6%
Worked at home	14%	12%	20%
Other means	16%	13%	9%

## MOBILITY

Traffic Counts <sup>1</sup>	0-1/2 mi	0-1 mi	0-3 mi
	11,900	Marion Barry Ave SE	
	8,700	Martin L. King Jr. Ave SE	
	112,700	I-295	

ESRI, 2024.1. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

**CONTACT**  
 Anacostia Business Improvement District  
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**MetroRail Stations**  
Anacostia

**Capital Bikeshare Stations**  
4 within 1/2 mile

**Traffic Counts<sup>1</sup>**  
11,900 Marion Barry Ave SE

**Walkscore**  
75 Very Walkable

**Residents w/in 10 min. car ride**  
158,900

**MOBILITY**