



## 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.

### SELECT RETAIL + RESTAURANT OPENINGS (2023+)

- Aroma Café (Colombian bakery & cafe)
- Blank Street Coffee
- Bodega Taqueria y Tequila (Mexican restaurant)
- District Champagne (wine & spirits store)
- EXPAT (sports/social bar & restaurant)
- Life Alive Organic Café (vegetarian restaurant)
- Planta Queen (vegan restaurant)
- The Saga (Spanish restaurant)
- Sixty Vines (wine + restaurant)
- South Block (acai bowls & smoothies)

### DESTINATION DINING

- The Shops at 2000 Penn were renovated in 2021 to become Western Market Foodhall. The market is now home to restaurants including Andy's Pizza, Arepa Zone, Bindass, Bullfrog Bagels, Bussdown, Captain Cookie, Duke's Grocery, Falafel Inc, Mason's Famous Lobster Rolls, Onkei, Roaming Rooster, and Tiger Sugar.
- Imperfecto by Enrique Limardo is a Michelin Star restaurant.

### RECENT DEVELOPMENT

- The former One Washington Circle hotel underwent a \$30 million renovation and reopen as a 151-room AKA-branded property in 2024.
- 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.

### OFFICE MARKET<sup>†</sup>

- Existing Office SF: 35.5M
- Avg \$/SF/FS: \$54.81
- Vacancy Rate: 19.2%

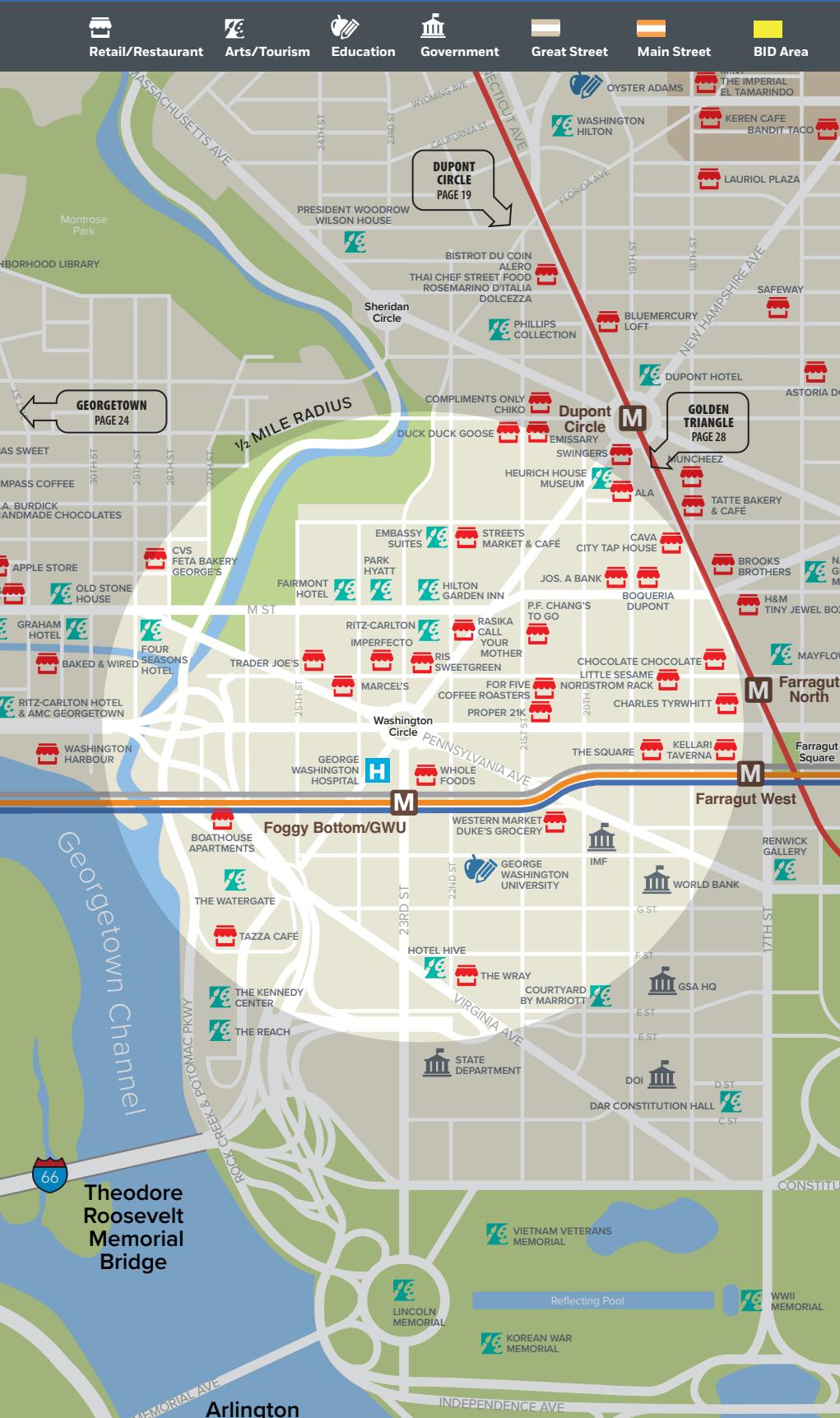
### RESIDENTIAL POPULATION

>43,000 within one mile



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

# WEST END / FOGGY BOTTOM



Metrorail  
Stations

Foggy Bottom-GWU



Capital Bikeshare  
Stations

23  
within 1/2 mile



Traffic  
Counts<sup>1</sup>

10,600  
Pennsylvania Ave NW



Walkscore

99  
Walker's Paradise



Residents w/in  
10 min. car ride

205,800

MOBILITY

0-½ mi 0-1 mi 0-3 mi

## POPULATION

	0-½ mi	0-1 mi	0-3 mi
Population	21,363	43,755	391,933
Daytime Population	105,626	246,722	850,299
Male	44%	47%	49%
Female	56%	53%	51%
High School Graduate +	99%	99%	97%
Bachelor's Degree +	92%	92%	83%
Graduate / Professional Degree	61%	57%	49%

## HOUSEHOLDS

	0-½ mi	0-1 mi	0-3 mi
Households (HH)	10,165	23,964	206,412
Average HH Size	1.5	1.5	1.8
Owner-occupied	27%	32%	31%
Renter-occupied	73%	68%	69%
Median Home Value	\$886,171	\$935,205	\$864,243

## INCOME

	0-½ mi	0-1 mi	0-3 mi
Average HH	\$151,641	\$165,931	\$180,648
Median HH	\$100,702	\$109,765	\$126,210
HH Income <\$50k	27%	20%	17%
HH Income \$50-\$75k	10%	13%	10%
HH Income \$75k+	62%	67%	73%
Average HH Disposable	\$93,764	\$101,346	\$109,704

## AGE

	0-½ mi	0-1 mi	0-3 mi
Age < 20	17%	12%	12%
Age 20-34	53%	49%	44%
Age 35-64	19%	27%	34%
Age 65+	11%	12%	10%
Median Age (years)	26.9	31.1	33.2

## CONSUMER EXPENDITURES (\$ thousands)

	0-½ mi	0-1 mi	0-3 mi
Apparel	\$36,317	\$92,580	\$852,340
Child Care	\$7,608	\$20,697	\$202,053
Computers & Accessories	\$5,162	\$12,886	\$116,266
Entertainment & Recreation	\$53,504	\$137,487	\$1,287,036
- Pets	\$12,846	\$33,245	\$313,134
Food at Home	\$103,296	\$263,094	\$2,436,844
Food away from Home	\$59,405	\$151,284	\$1,391,732
Health Care	\$90,636	\$231,063	\$2,146,948
- Medical Care	\$31,954	\$81,236	\$752,407
Home Improvement	\$48,420	\$130,241	\$1,297,891
Household Furnishings	\$42,513	\$108,137	\$997,361
Personal Care	\$14,955	\$38,163	\$351,875
Vehicle Maint. & Repair	\$20,326	\$50,824	\$458,674

## COMMUTING PREFERENCE

	0-½ mi	0-1 mi	0-3 mi
Drove alone	12%	12%	23%
Public transportation (excluding taxicab)	18%	19%	25%
Bicycle	2%	3%	4%
Walked	34%	31%	15%
Worked at home	31%	31%	28%
Other means	3%	4%	5%

## MOBILITY

Traffic Counts<sup>1</sup>  
13,900 M St NW  
10,600 Pennsylvania Ave NW

ESRI, 2024. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)

## CONTACT

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