



AVEC

on H-Street

RAPPAPORT



AVEC

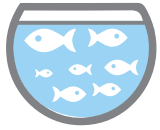
The eight story building echoes the vibe of the neighborhood in design, amenities and convenience. AVEC offers 44,700 SF of street front retail opportunity complemented by 419 stylish residential units above.





Just North of the US Capitol, this lively mile-and-a-half corridor has more than \$1 Billion in development underway. Avec is in the mix of the hottest neighborhood and a magnet for retailers looking to tap into the energy hub of the District.

DEMOGRAPHICS (2015, 3-miles)



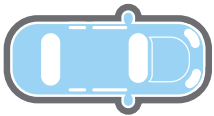
**TOTAL
POPULATION**
49,289



EMPLOYEES
40,565



AVERAGE INCOME
\$107,473



H STREET VPD
20,500

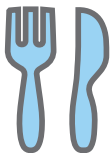
CONSUMER EXPENDITURES (\$ = 1,000's)



APPAREL
\$299,880



ENTERTAINMENT
\$576,848



EATING OUT
\$613,275





419
residential units

44,700
SF street front retail

469
structured parking spaces

Forbes magazine recognized this corridor as one of the “hippest” areas in the United States.

Millennials and artist flock to this vibrant social scene with many restaurants, retailers and performance venues including Whole Foods, We Work Labs, Atlas Performing Arts Center, Rock & Roll Hotel, Maketto and The Argonaut. AVEC answers millennial demands for authentic experiences in residential living, shopping and entertainment.

JOIN



we work labs



STICKY RICE

the Queen Vic
BRITISH PUB

IMPALA
CANTINA Y TAQUERIA

The WYDOWN
COFFEE BAR

ROCK & ROLL
HOTEL

ATLAS
PERFORMING ARTS CENTER



SITE MAP

D.C. Street Car
Over 2,500 Daily Passengers
○ Connection on 8th & H Street



PARKING



Total Parking = 469 Spaces



RAPPAPORT



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