



**DOCK 79**

RIVERFRONT SE

# DOCK 79



Located on the Anacostia River, just south of the Washington Nationals baseball stadium, in the Capitol Riverfront district, Dock 79 is one of the few development sites in the nation's capital located on the waterfront with unparalleled views and water access. The neighborhood offers a unique collection of urban spaces, green spaces, river activities, passive and active uses, and environmental elements that collectively make up a complex and exciting public realm. With the convenience of the Metro and vehicular access, the Capital Riverfront submarket is quickly becoming one of the most dynamic residential sub-markets in Washington, DC.



# DEMOGRAPHICS



## OFFICE

7,353,510 SF  
Existing

7,251,780 SF  
Planned/  
Underway

## TOTAL

14,605,290 SF



## RETAIL

288,000 SF  
Existing

691,000 SF  
Planned/  
Underway

## TOTAL

979,000 SF



## HOUSING

3,263 Units  
Existing

8,715 Units  
Planned/  
Underway

## TOTAL

11,978 Units



## HOTELS

204 Rooms  
Existing

1,251 Rooms  
Planned/  
Underway

## TOTAL

1,455 Rooms



DAYTIME POPULATION WITHIN 1-MILE

# 34,754

WALK SCORE

# 80



**NAVY YARD  
METRO  
STATION**

9,074 WEEKDAY  
RIDERS

10,255 WEEKEND RIDERS



# 3 MILLION

VISITORS PER YEAR



HH INCOME WITHIN 1-MILE

# 92,551

BACHELORS DEGREE  
OR HIGHER

# 68%



MEDIAN AGE

# 34.6



EXPENDITURES 1-MILE (\$ THOUSANDS)



APPAREL

\$48,143



RECREATION

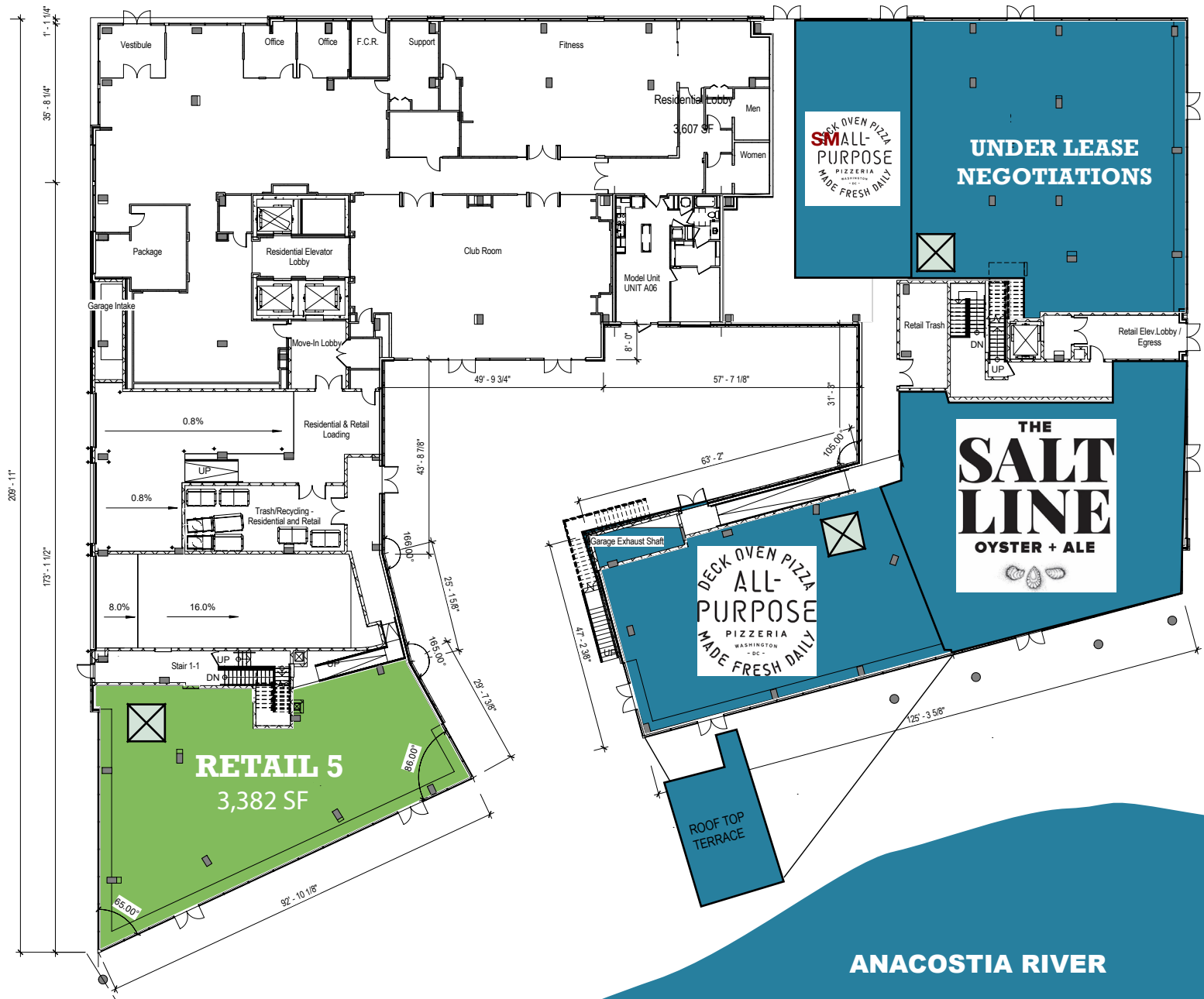
\$93,805



EATING OUT

\$99,583

# SITE PLAN



## FACTS AT A GLANCE

- Blocks away from Nationals Park, Navy Yard Metro, beautiful new parks and the future 16 screen, ICON Movie Theatre
- 11,981 residential units are under construction at the Capitol Riverfront. Dock 79 will include 305 of these residential units.
- 20,000 SF of Retail Space Available
- Unparalleled views and waterfront access
- Each space will have designated outdoor seating, retail space 4 will also have a roof top terrace overlooking the Anacostia River

ANACOSTIA RIVER



# OUTDOOR PLAN

With an open concept outdoor plan, the landscape design celebrates the intersection of the urban environment in DC with the organic & natural setting of the riverfront.



**PLANNED PHASES**

**Phase One** of the project calls for a **9-story residential building**

that will include **305 luxury-units**, **18,650-SF** of retail & **40,000-SF** of

public open space, creating **unparalleled views & waterfront access**

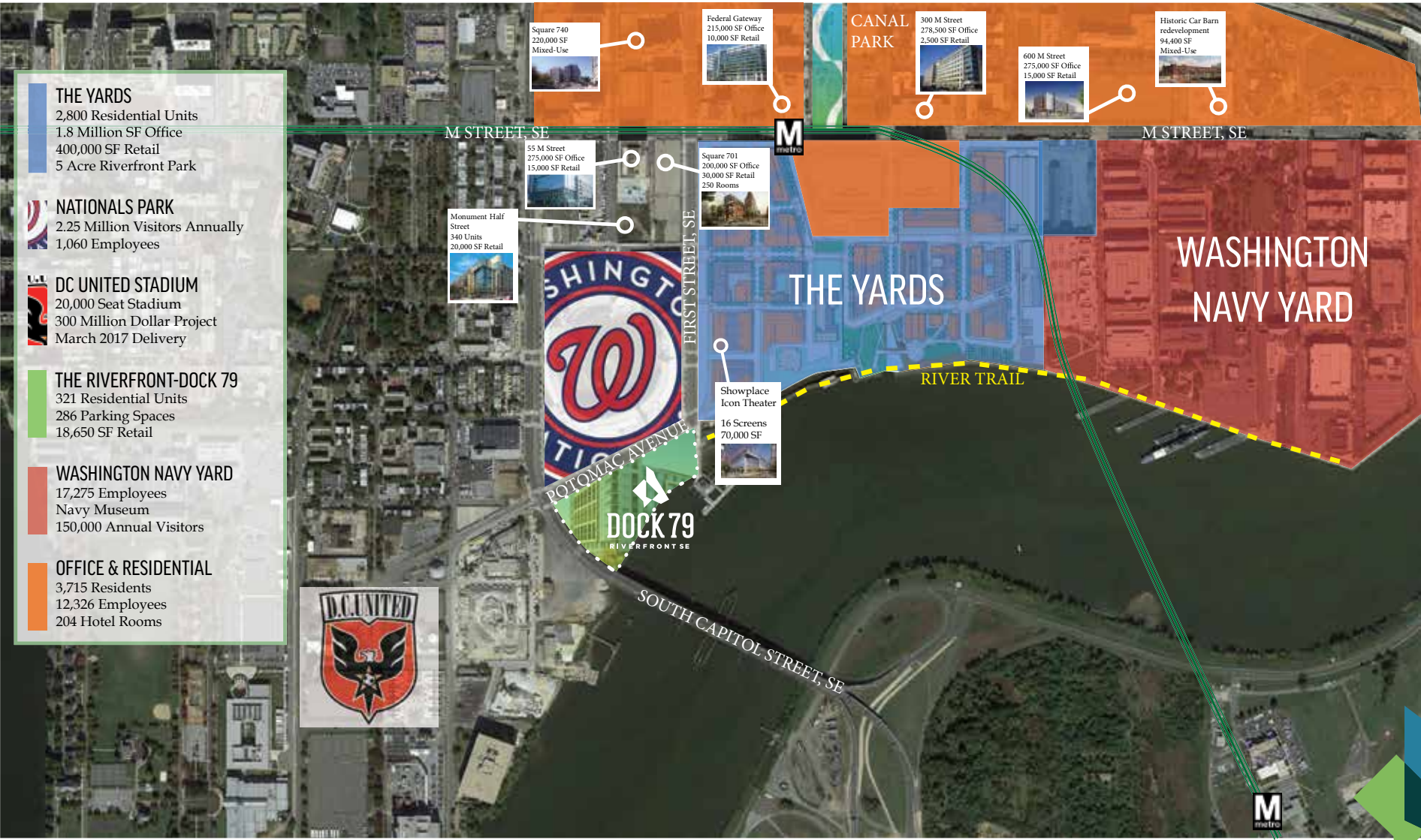


**DEVELOPMENT**

**The Capitol Riverfront is a convenient & accessible**

**500-acre district situated between I-395 and the Anacostia River.**

**Development plans include 288,000-SF of Retail by 2017**



**AREA RETAIL**



**2014 was a transformational year for the Capitol Riverfront.**

**New tenants include Harris Teeter, VIDA Fitness &**

**eight new restaurants, creating a vibrant mixed-use development.**





# CAPITOL RIVERFRONT

Q1 2015

## store FRONT

Don't miss your chance to be part of DC's fastest growing neighborhood, the Capitol Riverfront.

The Capitol Riverfront is a 500 acre new neighborhood located five blocks south of the US Capitol on the Anacostia River. Over 220,000 SF of retail exist today, and another 265,000 SF of retail will get built by 2017. Over 4,700 residents and 34,000 employees live in the neighborhood, and Nationals Park and other events drew three million visitors to the Capitol Riverfront in 2014. Join Whole Foods, Harris Teeter, VIDA Fitness, Starbucks, Gordon Biersch, Nando's Peri-Peri, Bonchon, and 25 other restaurants in DC's fastest growing neighborhood, the Capitol Riverfront.

### CAPITOL RIVERFRONT BY THE NUMBERS

**265,000**

SF Retail Under Construction or will break ground in 2015

**32**

Open/Signed Restaurants

**90**

Walk Score (Walker's Paradise)

**34,000**

Employees (2014)

**4,700**

Residents (2014)

**2,868**

Apartment Units Under Construction (Q1 2015)

**8,300**

Projected Residents (by 2017)

**3 million**

Visitors in 2014

### RETAIL GROWTH



WWW.CAPITOLRIVERFRONT.ORG

### EXISTING AND SIGNED RETAIL TENANTS

#### SIT-DOWN RESTAURANTS



#### FAST CASUAL RESTAURANTS



sweetgreen



#### GROCERY



#### FITNESS



#### GOODS & SERVICES



### DEMOGRAPHICS

|                             | 0-1/2 mile | 0-1 mile |
|-----------------------------|------------|----------|
| Population                  | 8,608      | 34,116   |
| Households                  | 4,691      | 18,367   |
| Average Household Size      | 1.7        | 1.8      |
| Owner-occupied              | 32%        | 42%      |
| Bachelor's Degree or higher | 77%        | 74%      |
| Median Age (years)          | 32.9       | 35.6     |
| Median Household Income     | \$80,648   | \$83,643 |

Source: ESRI, 2014 Estimates & Projections

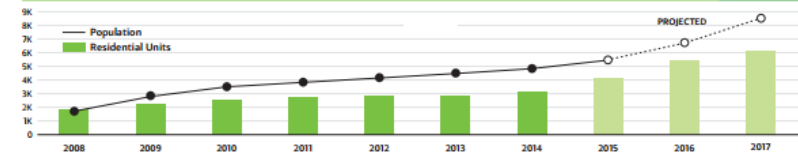
### ACCESSIBILITY



|                         | Residential Units |       | Office SF |           | Hotel Rooms |      | Retail SF |        |          |
|-------------------------|-------------------|-------|-----------|-----------|-------------|------|-----------|--------|----------|
|                         | 2015              | 2018  | 2015      | 2018      | 2015        | 2018 | Existing  | U/C    | Pipeline |
| Capitol Riverfront (NW) | 1,682             | 2,759 | 1,074,000 | 1,074,000 | 0           | 195  | 51,500    | 40,800 | 0        |
| Capitol Riverfront (NE) | 1,027             | 2,166 | 905,000   | 905,000   | 204         | 204  | 32,500    | 35,610 | 0        |
| Ballpark District       | 0                 | 1,543 | 254,000   | 595,000   | 0           | 338  | 15,000    | 52,000 | 150,000  |
| The Yards               | 388               | 1,047 | 28,250    | 28,250    | 0           | 0    | 131,540   | 21,000 | 77,000   |
| DOT                     | 0                 | 0     | 1,350,000 | 1,350,000 | 0           | 0    | 1,200     | 0      | 0        |
| Navy Yard               | 166               | 166   | 2,200,000 | 2,200,000 | 0           | 0    | 0         | 0      | 0        |

### POPULATION GROWTH IN THE CAPITOL RIVERFRONT

Source: Capitol Riverfront BID



Provided by Capitol Riverfront BID



### Existing Residential: 3,263 units

1. 70 Capitol Yards (448 units)
2. 100 Capitol Yards (256 units)
6. 909 Capitol Yards (237 units)
7. Parc Riverside (287 units)
8. Velocity Condominiums (200 units)
9. Capitol Hill Tower Co-Op (344 units)
11. Onyx on First (264 units)
13. Capitol Quarter I & II (323 townhomes)
14. 400 M Street (138 units)
15. Carroll Apartments (60 units)
16. Capper Seniors (162 units)
21. Foundry Lofts (170 units)
23. Twelve12 (218 units)

### Existing Commercial

23. Harris Teeter, Vida Fitness, Sweetgreen, TaKorean, Banfield Pet Hospital, Bang Salon, Aura Spa
27. 200 I (O: 350,000 SF)
28. 1015 Half (O: 379,000 SF; Bon Chon)
29. Courtyard Marriott
30. 20 M (O: 180,000 SF; Wells Fargo, Big Stick, Subway Café)
32. 80 M (O: 285,000 SF)
33. 100 M (O: 230,000 SF; Gordon Biersch, Suntrust)
34. Federal Gateway I (O: 279,000 SF; Capital One, CVS, Five Guys, Subway)
35. 300 M (O: 276,000 SF; Sizzling Express)
36. 55 M (O: 254,000 SF; Bank of America)
39. U.S. Dept. of Transportation (O: 1.4M LSF; Starbucks)
40. Bluejacket Brewery, Buzz Bakery, 100 Montaditos, GNC, Wells Cleaners, Nando's Peri-Peri, Willie's Brew & Que, Unleashed
42. Lumber Shed (O: 17,350 SF; Osteria Morini, Agua 301; Ice Cream Jubilee, Navy Yard Oyster Company, Due South)

### Residential Pipeline: 3,636 units

*Under Construction: 1,916 units*

4. 800 New Jersey Ave (336 units, 4Q 2016)
5. Park Chelsea (429 units, 3Q 2015)
12. Gallery at Capitol Riverfront (324 units, 3Q 2016)
17. Lofts at Capitol Quarter (195 units, 4Q 2015)
20. RiverFront (305 units, 2Q 2016)
22. Arris (327 units, 4Q 2015)

*2015/2016 Groundbreaking: 1,720 units*

3. 82 I St SE (234 apt. units; 1Q 2017)
10. 41 L Street (126 condo units, 1Q 2018)
18. 1244 S. Capitol (300 apt. units, 3Q 2017)
19. Square 701 apartments (325 apt. units, 1Q 2017)
24. Parcel O Condominium (145 condo units, 1Q 2018)
25. Parcel O Apartment (190 apt. units, 1Q 2018)
26. 1333 M Street Phase I (218 apt. units, TBD)
- 46b. 909 Half Street (400 apt. units, 1Q 2017)

### Commercial Pipeline

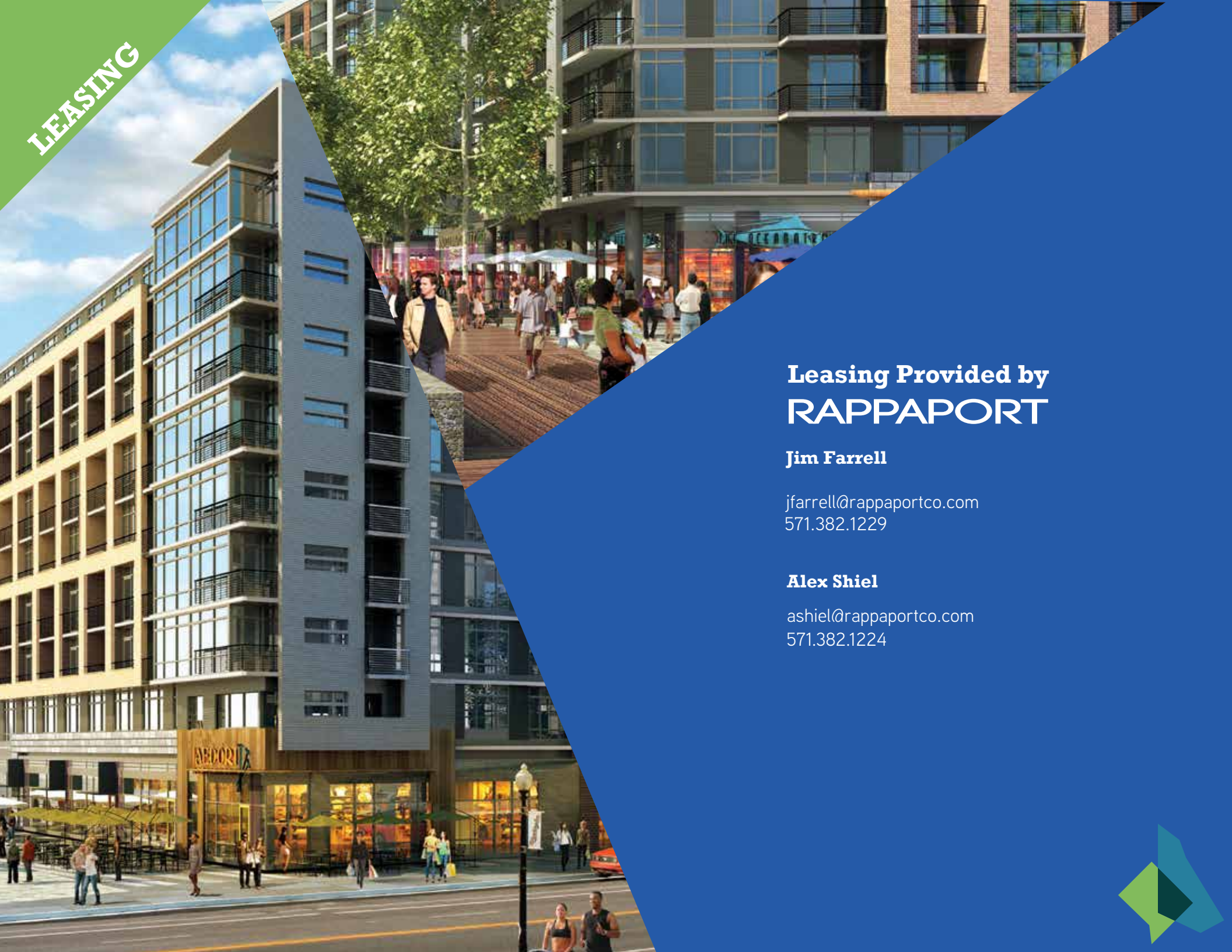
*Under Construction:*

4. Whole Foods (35,000 SF; 2017)
12. Gallery at Capitol Riverfront (11,000 SF retail; 3Q 2016)
20. RiverFront (20,000 SF retail; 2Q 2016)
22. Arris (21,000 SF retail; 4Q 2015)
38. Hampton Inn (168 rooms; 2Q 2015)

*2015/2016 Groundbreaking:*

3. 82 I St SE (5,700 SF retail; 2017)
18. 1244 S. Capitol (26,000 SF retail; 2017)
19. Square 701 (32,000 SF retail, 170 rooms; 2017)
31. Homewood Suites (195 rooms; 4,800 SF retail; 2016)
37. 99 M (225,000 SF office, 11,000 SF retail; 2017)
41. Showplace ICON Theater (70,000 SF; 2017/2018)
- 46b. 909 Half Street (25,000 SF retail; 2017)
- DC United Stadium (2017)

**LEASING**



**Leasing Provided by**  
**RAPPAPORT**

**Jim Farrell**

[jfarrell@rappaportco.com](mailto:jfarrell@rappaportco.com)  
571.382.1229

**Alex Shiel**

[ashiel@rappaportco.com](mailto:ashiel@rappaportco.com)  
571.382.1224





**DOCK 79**

RIVERFRONT SE

**Leasing Provided by**  
**RAPPAPORT**