



DC'S BUSINESSES AND RESIDENTS are continuing to flock towards a new community in one of the largest riverfront redevelopment districts in the U.S. Located just five blocks south of the U.S. Capitol, the Capitol Riverfront neighborhood offers a waterfront setting with a distinct maritime heritage, multi-modal accessibility, nationally recognized parks, vibrant retail, and two professional sports stadiums.

DIVERSIFYING OFFICE TENANTS

- In 2020 the National Association of Broadcasters will open their new offices at One M.
- The DC Department of Transportation will move its HQ to 250 M Street in 2021.
- Chemonics will relocate 1,000 employees to the neighborhood in 2021.

TOP LOCAL INDUSTRIES¹

44,233 Total Area Employment

- Public Administration: **40%**
- Professional, Scientific & Technical Services: **14%**
- Accommodation & Food Services: **10%**

RETAIL ANCHORS

As of December 2019, there were 558,400 SF of existing retail & restaurants, including award winning local favorites—Chloe and All Purpose Pizzeria. Eleven new retailers opened in 2019 including Dacha, Hatoba, Schilling Canning Company, Somewhere, Taco City, Bishops, UPS Store, two new bank branches, ABC Pony, and Roy Boys.

ENTERTAINMENT DESTINATION

Home to the World Series Champion Washington Nationals and D.C. United professional soccer club's new stadium, Audi Field, the neighborhood hosted 3.2 million people & 360 community events in 2019. In 2020 the neighborhood will welcome the Cherry Blossom Festival Petalpalooza, Punch Bowl Social and Atlas Brew Works.



A GROWING NEIGHBORHOOD

In 2019, the neighborhood delivered 71,400 SF of new retail space and grew to over 13,000 residents. At the end of 2019, there were 15 apartment buildings, four condo buildings, two office buildings, and 295,000 SF of retail under construction. By the end of 2020 the neighborhood will have grown to 15,000 residents.

1. JobsEQ (data for 20003 Zip Code, as of 2019 Q3)

CAPITOL RIVERFRONT



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

POPULATION

Population	13,712	42,350	287,141
Male	52%	49%	49%
Female	48%	51%	51%
High School Graduate +	96%	94%	90%
Bachelor's Degree +	81%	77%	56%
Graduate / Professional Degree	44%	43%	32%

HOUSEHOLDS

Households (HH)	7,970	22,978	130,701
Average HH Size	1.6	1.8	2.1
Owner-occupied	24%	38%	34%
Renter-occupied	76%	62%	66%
Median HH Value	\$875,714	\$764,948	\$617,064

INCOME

Average HH	\$125,625	\$138,705	\$115,585
Median HH	\$93,215	\$101,352	\$79,037
HH Income <\$50k	33%	28%	36%
HH Income \$50-\$75k	9%	10%	11%
HH Income \$75k+	58%	62%	52%
Average HH Disposable	\$80,371	\$87,446	\$75,221

AGE

Age < 20	10%	14%	20%
Age 20-34	46%	34%	31%
Age 35-64	35%	39%	37%
Age 65+	10%	13%	12%
Median Age (years)	33.5	36.1	34.7

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$26,372	\$82,011	\$395,688
Child Care	\$6,999	\$21,393	\$98,529
Computers & Accessories	\$2,489	\$7,678	\$36,694
Entertainment & Recreation	\$35,534	\$113,836	\$544,691
- Pets	\$6,478	\$20,875	\$99,404
Food at Home	\$58,369	\$184,077	\$901,509
Food away from Home	\$45,051	\$138,913	\$658,592
Health Care	\$57,775	\$188,074	\$914,916
- Medical Care	\$19,065	\$62,426	\$303,361
Home Improvement	\$21,753	\$75,237	\$348,844
Household Furnishings	\$23,207	\$72,949	\$346,449
Personal Care Products	\$9,998	\$31,276	\$148,611
Vehicle Maint. & Repair	\$12,225	\$37,910	\$181,819

AVAILABLE VEHICLES PER HH¹

0	28%	32%	39%
1	58%	52%	45%
2-3	14%	15%	15%
4+	0%	0%	1%

MOBILITY

Metroair Exits ²	11,425 / 4,588	Navy Yard - Ballpark
avg weekday/avg weekend	7,297 / 1,289	Capitol South
Traffic Counts ³	101,000	I-695
	8,000-26,000	South Capitol Street
	15,000	M Street, SE
	4,100	New Jersey Avenue, SE

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg, 2017); 4. TransitScreen

CONTACT

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Total Metrorail Exits ² 18,814 / 5,877 Avg weekday/Avg weekend	Capital Bikeshare Arrivals 8,811 2019 Avg Monthly	Traffic Counts ³ 15,000 M Street	Mobility Score ⁴ 100 Excellent Mobility	Walkscore 92 Walker's Paradise	Residents w/in 10 min. car ride 141,626
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MOBILITY

PHOTO CREDITS

Bellevue/South Capitol

Bottom Left: Image courtesy of City Interests

Deanwood

Top Left: Image courtesy of The Warrenton Group

Dupont Circle

Main: Photo by Sam Kittner Photographer
(courtesy of the Dupont Circle BID)

East Capitol / Capitol Gateway

Main: Rendering courtesy of A&R Development

Fort Totten

Main: Image courtesy of Perkins Eastman DC

Georgetown

Main: Image courtesy of the Georgetown BID

Georgia Avenue / Walter Reed

Main: Image courtesy of Urban Atlantic

Golden Triangle

Bottom Center: Image courtesy of the Golden Triangle BID

Hillcrest / Skyland

Main: Rendering courtesy of WC Smith

Minnesota & Benning

Main: Rendering courtesy of Cedar Realty Trust

Mount Vernon Triangle

Top Middle: Image courtesy of the Mt. Vernon Triangle CID
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

Parkside / Kenilworth

Bottom Right: Image courtesy of City Interests

Northwest One

Main: Image courtesy of WDG Architecture

Rhode Island Avenue, NE / Brentwood

Top Middle: Image courtesy of MRP Realty
Bottom Right: Image courtesy of MidCity

Southwest Waterfront

Bottom Left: Photo courtesy of the SW BID

Tenleytown

Top Center: Image courtesy of Roadside Development

The Wharf

Main: Image courtesy of the District Wharf
Bottom Middle: Image courtesy of the District Wharf



It is the mission of the Washington DC Economic Partnership, a 501(c)3 organization, to promote business opportunities throughout the District of Columbia and to contribute to business retention and attraction activities.

The Washington DC Economic Partnership supports businesses and entrepreneurs looking to open, expand or invest in DC through our programs and services focusing on business development, education of the real estate market and business opportunities. To learn more about the Washington DC Economic Partnership please visit wdcep.com.

