

THE WEST END/FOGGY BOTTOM NEIGHBORHOODS HAVE A PERFECT CONFLUENCE of 19th century historic architecture, iconic midcentury modern buildings, institutional campuses and contemporary mixed-use projects to achieve a perfectly balanced powerhouse community. Furthermore, with a sense of prestige, this neighborhood attracts world diplomatic leadership visiting the State Department's headquarters.

THE GEORGE WASHINGTON UNIVERSITY

DC's largest university has approximately 20,000 on-campus students and its hospital has more than 1,000 doctors and staff.

NEW MIXED-USE DEVELOPMENT

- Boathouse (2601 Virginia Ave.): 250 residential units and 5,000 SF of retail (2020 delivery)
- 2100 Pennsylvania Avenue: 450,000 SF office building with 30,000 SF of retail (2022 delivery)
- 2112 Pennsylvania Avenue: 250,000 SF office building with 10,000 SF of retail (2018 delivery)
- The Legacy West End (1255 22nd St.): 197 apartments and 5,000 SF of retail (2018 delivery)
- Westlight (24th & L Sts.): 164 condos & apartments, 7,600 SF of retail space, and a 20,000 SF library (2017 delivery)
- 2225 M (23rd & M Sts.): 61 condos, a 19,700 SF squash club, and a new 15,000 SF fire station (2017 delivery)
- Insight purchased 515 22nd Street for \$34 million and will convert it to 153 multifamily units.

KENNEDY CENTER'S \$100M EXPANSION

The nationally recognized John F. Kennedy Center for the Performing Arts built three new pavilions (Welcome, Skylight & River) in 2019 as part of The Reach project to expand rehearsal, education, and public event space, with new below-grade bus parking and patron vehicle access.

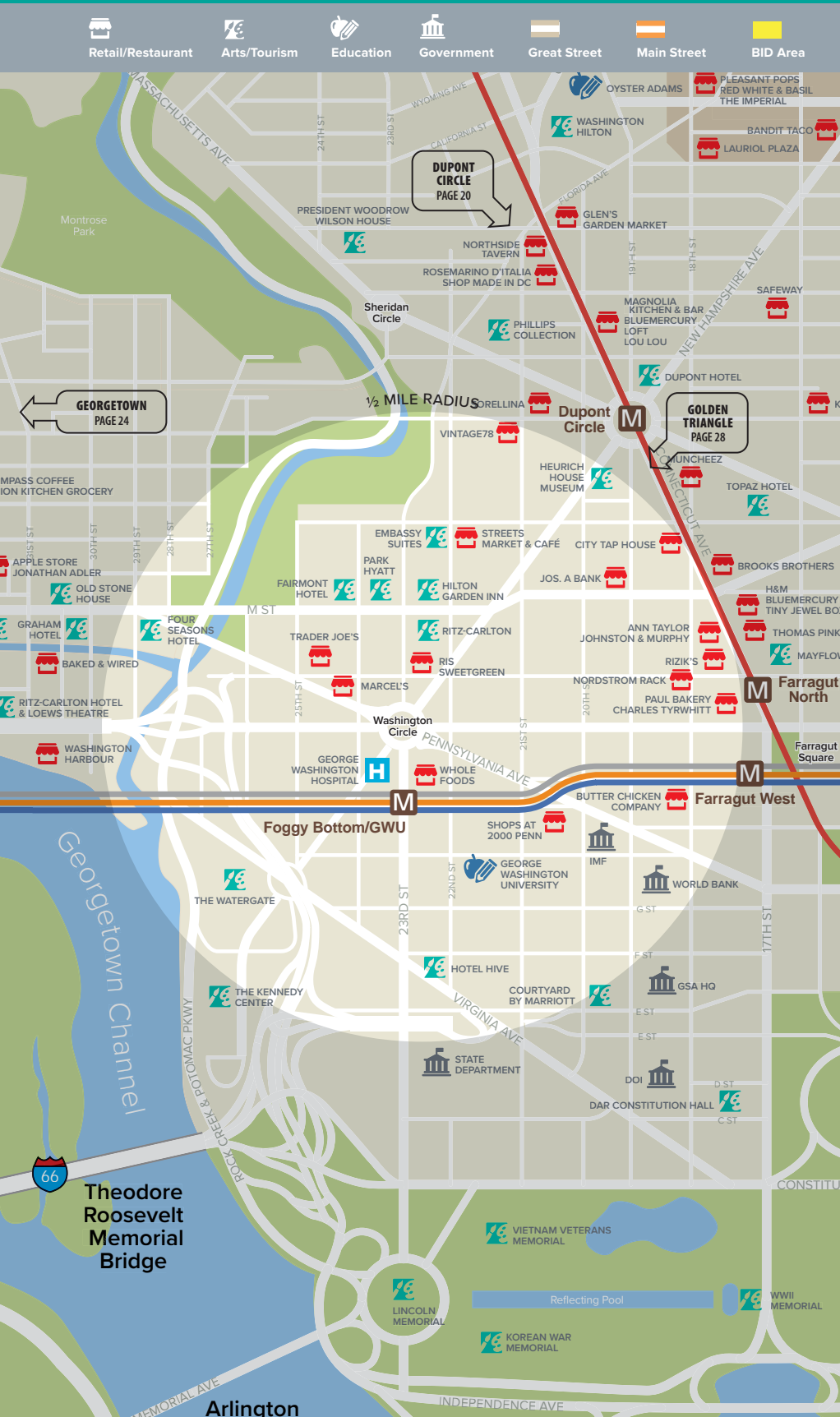


4.8 MILLION /
3,000+

PRIVATE OFFICE SF¹ /
HOTEL ROOMS²

1. CoStar (Q4 2019) 2. Boundary defined as Constitution Ave., 22nd St., 27th St., N St.

WEST END / FOGGY BOTTOM



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

POPULATION

Population	21,764	45,712	386,531
Male	47%	49%	49%
Female	53%	51%	51%
High School Graduate +	98%	98%	94%
Bachelor's Degree +	89%	89%	77%
Graduate / Professional Degree	61%	59%	46%

HOUSEHOLDS

Households (HH)	10,016	25,016	194,633
Average HH Size	1.5	1.5	1.9
Owner-occupied	31%	33%	35%
Renter-occupied	69%	67%	65%
Median HH Value	\$673,088	\$763,242	\$744,114

INCOME

Average HH	\$127,795	\$152,439	\$148,956
Median HH	\$86,407	\$106,296	\$106,633
HH Income <\$50k	32%	24%	23%
HH Income \$50-\$75k	12%	13%	12%
HH Income \$75k+	56%	63%	65%
Average HH Disposable	\$81,762	\$94,403	\$94,511

AGE

Age < 20	17%	12%	14%
Age 20-34	54%	47%	39%
Age 35-64	19%	29%	36%
Age 65+	10%	12%	12%
Median Age (years)	26.5	31.8	34.2

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$33,780	\$100,089	\$750,321
Child Care	\$8,413	\$26,098	\$196,902
Computers & Accessories	\$3,283	\$9,548	\$70,718
Entertainment & Recreation	\$45,801	\$135,676	\$1,029,798
- Pets	\$8,367	\$24,725	\$187,827
Food at Home	\$75,653	\$222,014	\$1,672,306
Food away from Home	\$58,327	\$171,394	\$1,276,434
Health Care	\$75,597	\$221,320	\$1,675,290
- Medical Care	\$24,983	\$73,127	\$554,833
Home Improvement	\$27,580	\$83,581	\$662,790
Household Furnishings	\$30,116	\$88,502	\$662,363
Personal Care Products	\$12,986	\$38,091	\$284,646
Vehicle Maint. & Repair	\$16,513	\$47,023	\$343,042

AVAILABLE VEHICLES PER HH¹

0	58%	52%	35%
1	37%	41%	47%
2-3	5%	7%	16%
4+	0%	0%	1%

MOBILITY

MetroRail Exits ² avg weekday/avg weekend	18,528 / 6,313	Foggy Bottom-GWU
Traffic Counts ³	2,000	K Street, NW
	18,800	Pennsylvania Avenue, NW
	7,900	New Hampshire Avenue, NW

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
 Washington DC Economic Partnership
 Chad Shuskey, SVP, Research & Real Estate
 (202) 661-8670 • cshuskey@wdcep.com
 wdcep.com

MetroRail Exits² 18,528 / 6,313 Avg weekday/Avg weekend	Capital Bikeshare Arrivals 22,137 2019 Avg Monthly	Traffic Counts³ 2,000 K Street, NW	Mobility Score⁴ 100 Excellent Mobility	Walkscore 98 Walker's Paradise	Residents w/in 10 min. car ride 154,379

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.

