



AS A MAJOR GATEWAY into DC, East Capitol Street carries up to 20,000 cars per day. Located adjacent to the Capitol Heights Metrorail Station and a short drive to major highways I-95, I-295 and I-495, the neighborhood offers superior regional access.



TOP LOCAL INDUSTRIES¹

8,658 Total Area Employment

- Educational Services: **19%**
- Health Care & Social Assistance: **18%**
- Public Administration: **13%**

CAPITOL GATEWAY MARKETPLACE

Potential redevelopment plans for a vacant 12-acre site call for approximately 162,200 SF of retail/restaurant space (there is potential for a 135,500 SF anchor and restaurant pad site), 312 apartments, and 800 parking spaces.

COMMUNITY ANCHORS

- A new Marvin Gaye Recreation Center was built in 2018 and features a music room, teaching kitchen, art gallery space, tech lounge, and fitness center.
- A three-acre site at East Capitol Street and Southern Avenue was transformed into an urban farm in 2015. The farm features a garden, a farmer's market, aquaponics facility, nature trail, and a plaza with public art.

\$31 MILLION HOPE VI REVITALIZATION GRANT

Supported by this grant, the Capitol Gateway redevelopment plan has already delivered 374 new residential units with another 700 units in the pipeline.



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

EAST CAPITOL STREET / CAPITOL GATEWAY



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

POPULATION

Population	8,139	29,845	159,724
Male	46%	45%	46%
Female	54%	55%	54%
High School Graduate +	82%	82%	86%
Bachelor's Degree +	17%	15%	19%
Graduate / Professional Degree	7%	6%	8%

HOUSEHOLDS

Households (HH)	2,886	10,750	61,306
Average HH Size	2.8	2.8	2.6
Owner-occupied	54%	49%	49%
Renter-occupied	46%	51%	51%
Median HH Value	\$281,467	\$257,806	\$250,435

INCOME

Average HH	\$67,815	\$62,952	\$69,982
Median HH	\$47,230	\$43,786	\$52,906
HH Income <\$50k	52%	54%	47%
HH Income \$50-\$75k	18%	17%	19%
HH Income \$75k+	30%	29%	34%
Average HH Disposable	\$49,128	\$46,505	\$51,825

AGE

Age < 20	27%	28%	26%
Age 20-34	20%	21%	21%
Age 35-64	36%	36%	38%
Age 65+	16%	15%	15%
Median Age (years)	37.4	35.7	37.0

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$5,021	\$17,455	\$110,256
Child Care	\$1,100	\$3,872	\$25,407
Computers & Accessories	\$449	\$1,563	\$9,952
Entertainment & Recreation	\$7,343	\$25,328	\$159,003
- Pets	\$1,416	\$4,844	\$29,979
Food at Home	\$12,244	\$42,336	\$263,373
Food away from Home	\$8,310	\$28,754	\$181,228
Health Care	\$13,732	\$46,950	\$287,565
- Medical Care	\$4,575	\$15,630	\$95,958
Home Improvement	\$5,300	\$18,094	\$116,934
Household Furnishings	\$4,659	\$16,046	\$101,233
Personal Care Products	\$1,987	\$6,849	\$43,015
Vehicle Maint. & Repair	\$2,514	\$8,631	\$53,613

AVAILABLE VEHICLES PER HH¹

0	32%	33%	26%
1	36%	37%	42%
2-3	30%	28%	30%
4+	2%	3%	3%

MOBILITY

MetroRail Exits ² avg weekday/avg weekend	1,929 / 521	Capitol Heights
Traffic Counts ³	24,600	East Capitol Street
	13,300	Southern Avenue
	2,000-3,300	58 th Street

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
Derek Ford, SVP, Emerging Neighborhoods
(202) 661-8673 • dford@wdcep.com
wdcep.com

MetroRail Exits²
1,929 / 521
Avg weekday/Avg weekend

Traffic Counts³
24,600
East Capitol Street

Mobility Score⁴
99
Excellent Mobility

Walkscore
62
Somewhat Walkable

Residents w/in 10 min. car ride
159,450

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.

