

**H STREET, NE HAS STEADILY RETURNED** to rank as one of DC's most productive and innovative neighborhood commercial & residential districts. A hip arts scene inclusive of quirky bars, eclectic restaurants, art galleries, and regional music destination—most locally owned—continue to lead the way in the corridor's renaissance. With direct access to Union Station—the region's transportation center—the corridor offers easy access to the metropolitan area and the East Coast.

## GROWING MIXED-USE NEIGHBORHOOD

- 900+ new residential units have been built in the past three years with nearly 500 more under construction within a half-mile.
- Whole Foods opened a new 44,000 SF store in 2017 and there is 71,000 SF of retail space under construction.
- AVEC, a new mixed-use project, will deliver 419 multi-family units & 53,500 SF of retail space in Q1 2020.

## TOP LOCAL INDUSTRIES<sup>1</sup>

55,234 Total Area Employment

- Public Administration: 33%
- Educational Services: 11%
- Professional, Scientific & Technical Services: 8%



## DESTINATION RETAIL + RESTAURANTS

- The Michelin Guide features six restaurants along H Street (Ethiopic, Stable DC) with Fancy Radish, Cane, Toki Underground, and Maketto, included in the Bib Gourmand list.
- Cafe Fili, Cane, Ella Grace, Orangetheory Fitness, Pho Viet & Grille, thamee, and The Pursuit Wine Bar opened locations in 2019.
- Retail expected to open in 2020 include Butter Chicken Company, Kitsuen, Milk & Honey, Mozzarella, and Solidcore.

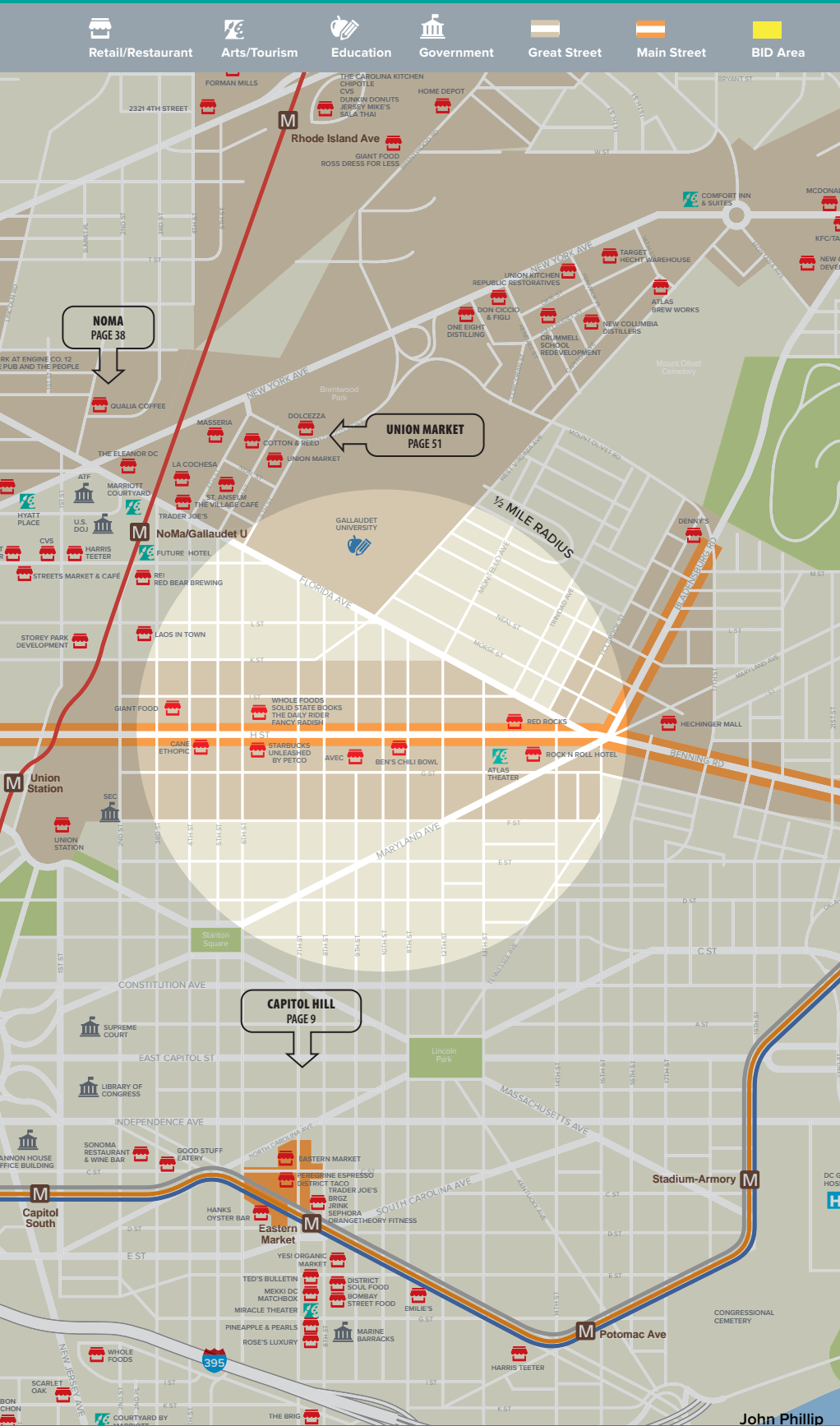
## DAYTIME DRIVERS

The corridor is home to numerous co-working facilities including a 32,000 SF WeWork, 8 Flex Office Space locations, and a 30,000 SF Bond Collective.



1. JobsEQ (data for 20002 Zip Code, as of 2019 Q3)

# H STREET, NE



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

## POPULATION

Population	21,204	64,851	352,963
Male	49%	48%	49%
Female	51%	52%	51%
High School Graduate +	94%	93%	90%
Bachelor's Degree +	74%	68%	60%
Graduate / Professional Degree	40%	37%	34%

## HOUSEHOLDS

Households (HH)	9,521	28,798	163,860
Average HH Size	2.2	2.2	2.0
Owner-occupied	44%	39%	37%
Renter-occupied	56%	61%	63%
Median HH Value	\$728,009	\$732,512	\$631,615

## INCOME

Average HH	\$159,798	\$143,127	\$119,563
Median HH	\$116,107	\$102,322	\$83,582
HH Income <\$50k	20%	28%	34%
HH Income \$50-\$75k	9%	10%	12%
HH Income \$75k+	71%	62%	54%
Average HH Disposable	\$99,464	\$89,499	\$77,659

## AGE

Age < 20	15%	17%	17%
Age 20-34	32%	31%	32%
Age 35-64	41%	39%	37%
Age 65+	13%	12%	13%
Median Age (years)	36.5	35.9	35.0

## CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$38,837	\$107,046	\$509,212
Child Care	\$10,428	\$27,713	\$127,534
Computers & Accessories	\$3,643	\$9,916	\$47,417
Entertainment & Recreation	\$53,920	\$147,650	\$703,402
- Pets	\$9,787	\$26,723	\$128,505
Food at Home	\$86,077	\$239,860	\$1,157,717
Food away from Home	\$65,615	\$177,316	\$852,097
Health Care	\$86,728	\$243,076	\$1,173,864
- Medical Care	\$28,762	\$80,663	\$389,600
Home Improvement	\$35,919	\$96,430	\$456,858
Household Furnishings	\$34,126	\$93,068	\$447,555
Personal Care Products	\$14,593	\$39,749	\$191,993
Vehicle Maint. & Repair	\$17,101	\$47,489	\$233,556

## AVAILABLE VEHICLES PER HH<sup>1</sup>

0	26%	30%	40%
1	50%	49%	44%
2-3	23%	20%	15%
4+	1%	1%	1%

## MOBILITY

MetroRail Exits <sup>2</sup> avg weekday/avg weekend	28,634 / 7,505	Union Station
	10,179 / 2,921	NoMa-Gallaudet U
Traffic Counts <sup>3</sup>	20,000	H Street, NE
	25,900	Benning Road, NE
	20,800	Bladensburg Road, NE

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; 5. Timeframe of 1/2018-12/2018

## CONTACT

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**Total MetroRail Exits<sup>2</sup>**  
38,813 / 10,426  
Avg weekday/ Avg weekend

**Capital Bikeshare Arrivals**  
7,407  
2019 Avg Monthly

**Mobility Score<sup>4</sup>**  
100  
Excellent Mobility

**Walkscore**  
96  
Walker's Paradise

**DC Streetcar Ridership<sup>5</sup>**  
3,398 / 2,475  
Avg weekday/ Avg weekend

**Residents w/in 10 min. car ride**  
145,233

MOBILITY

# PHOTO CREDITS

## **Bellevue/South Capitol**

Bottom Left: Image courtesy of City Interests

## **Deanwood**

Top Left: Image courtesy of The Warrenton Group

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Main: Photo by Sam Kittner Photographer  
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## **East Capitol / Capitol Gateway**

Main: Rendering courtesy of A&R Development

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## **Georgetown**

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## **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**

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## **Mount Vernon Triangle**

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## **Parkside / Kenilworth**

Bottom Right: Image courtesy of City Interests

## **Northwest One**

Main: Image courtesy of WDG Architecture

## **Rhode Island Avenue, NE / Brentwood**

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## **Southwest Waterfront**

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## **Tenleytown**

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Main: Image courtesy of the District Wharf  
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