



be out FRONT



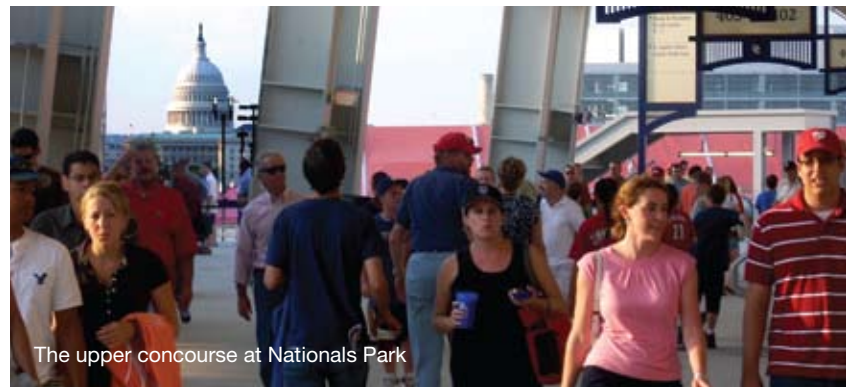
The Yards, a development of Forest City Washington

A once-in-a-generation opportunity.

The Capitol Riverfront is DC's new neighborhood on the river, located just five blocks south of the U.S. Capitol building. 'The Front' is leading the way in green innovation and the best of city living, with the extraordinary advantages of a riverfront setting; distinct industrial and maritime heritage; and access to what matters including unique parks and trails, sports and entertainment, exceptional value, and proximity to Capitol Hill. The Front is already home to more than 2,000 residential units, 35,000 employees, and 2.5 million annual visitors to Nationals Park and the Navy Museum. You don't want to miss the opportunity to open your storefront in the nation's Capitol Riverfront. **Be Out Front.**

DEMOGRAPHICS			
	½ mile	1 mile	3 miles
Population	5,838	27,645	221,903
Households	3,035	15,103	97,301
Owner-Occupied HH	41.8%	43.5%	36.5%
Avg. HH Income	\$98,727	\$86,052	\$61,583
Avg. New Home Buyer Inc.*	\$141,125	\$131,870	\$101,993
Restaurant Expenditures	\$13.2 mil	\$57.7 mil	\$273 mil
Food at Home Expenditures	\$19.7 mil	\$86.9 mil	\$416.9 mil
Entertainment & Rec. Exp.	\$14.7 mil	\$63.5 mil	\$290 mil
Apparel Expenditures	\$9.8 mil	\$42.6 mil	\$201.6 mil
Median Age	36.4	38.5	34.5

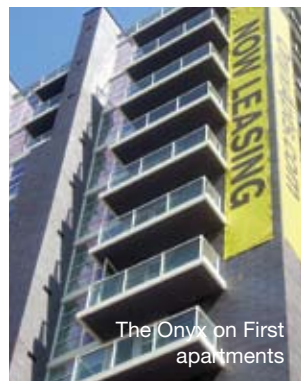
Source: ESRI, 2008 Estimates, courtesy of WDCEP
 *Social Compact (2003-2006)



The upper concourse at Nationals Park



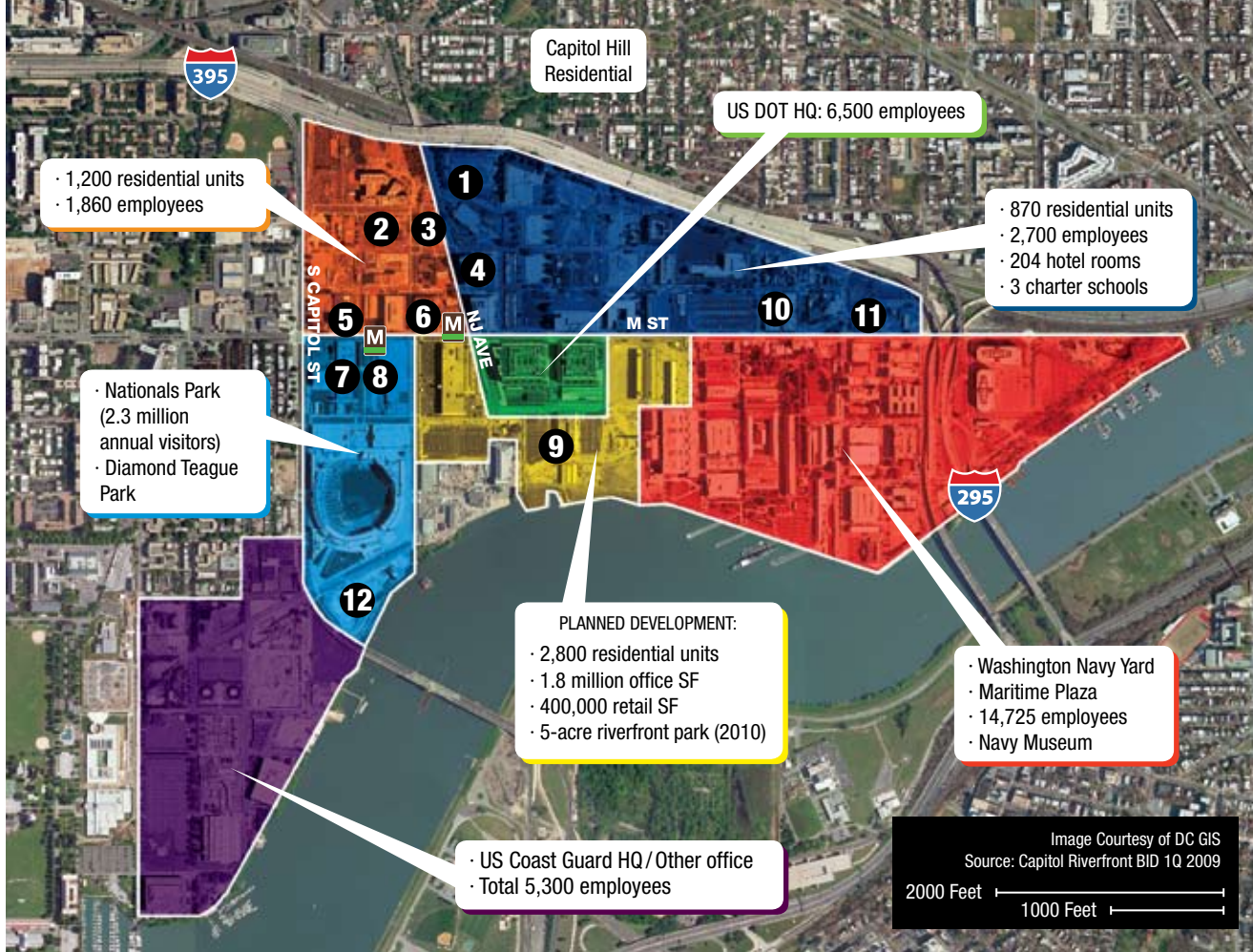
Existing Retail



The Onyx on First apartments



CAPITOL RIVERFRONT DENSITY BY DISTRICT



CAPITOL RIVERFRONT DEVELOPMENT DATA

	Office Sq. Ft.	Retail Sq. Ft.	Residential Units	Hotel Rooms	Total Sq. Ft.	Est. Total Cost
Existing/Recently Completed	6,247,967	133,280	2,067	204	9,631,493	\$2.2 billion
Under Construction	654,000	38,000	313	0	1,095,000	\$360 million
Planned	8,705,747	847,065	6,675	921	23,274,565*	\$5.2 billion
Totals	15,607,714	1,018,345	9,055	1,125	34,001,058*	\$7.7 billion

Source: Capitol Riverfront BID 1Q 2009

*Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined

WHO'S ALREADY IN THE CAPITOL RIVERFRONT?

RETAIL/HOSPITALITY

- Courtyard by Marriott
- CVS
- Starbucks
- Five Guys
- Subway
- The Port Café
- Chicken Tortilla
- Quiznos
- Wachovia Bank
- Chevy Chase Bank
- SunTrust Bank
- Corner Copia Deli
- Justin's Café (August 2009)
- Sizzling Express

OFFICE TENANTS

- Washington Navy Yard
- U.S. Dept. of Transportation HQ
- U.S. Coast Guard HQ
- BAE Systems
- Alion
- HNTB Architects
- Parsons Engineering
- William C. Smith & Co.
- Washington Nationals Baseball Club
- Earth Conservation Corps
- AT&T
- General Dynamics
- Computer Science Corp.
- Sandler, Reiff & Young

Capitol Riverfront Daytime Population estimated = 35,000
Source: Capitol Riverfront BID 1Q 2009



RETAIL OPPORTUNITIES

(For a complete listing visit capitolriverfront.org - All properties located in Southeast DC)



1
800 New Jersey Avenue
William C. Smith & Co.
SF: TBD Delivery: 2013+
Contact: Ed Wolyneec 202.408.3212

William C. Smith & Co. will develop a 1.5 million SF mixed-use project at 800 New Jersey Avenue, SE. Located 5 blocks south of the U.S. Capitol building and abutting the historic Capitol Hill residential neighborhood, the development will include a significant retail component and likely space for a grocery store.



7
Akridge at Half Street
StreetSense
SF: 75,000 Delivery: 2012+
Guy Silverman 301.652.9020

Akridge will develop the west side of Half Street part of the urban gateway directly north of Nationals Park. Akridge's Half Street will comprise 75,000 SF of prime retail space including an urban marketplace (The Via), 370,000 SF of office space and 280 residential units.



2
Plaza on K
Transwestern
SF: 27,800 Delivery: 2012+
Bill Miller 202.775.7033

The Plaza on K will be comprised of 795,000 SF of office space, 27,800 SF of retail and a 10,000 SF public plaza. The site is currently bordered on two sides by nearly 1,000 residential units with 200 more units under construction on its southern border and another 421 units planned on its western border.



8
55 M Street / Half Street
Monument Realty
SF: 15,000 Existing
Molly Davis 202.777.2008

Monument Realty will develop the east side of Half Street. Currently there is 15,000 SF of retail space available in a 275,000 SF office building located directly above the Half Street exit to the Navy Yard Metrorail station. Monument's Half Street will also include a 196-room hotel, 340 residential units, and 35,000 SF of additional retail targeted to deliver in 2010-2011.



3
909 at Capitol Yards
Asadoorian Retail Solutions
SF: 6,000 Existing
John Asadoorian 202.333.9066

Located in a recently delivered 237-unit luxury apartment building the 909 at Capitol Yards offers 6,000 SF of prime retail space with more than 1,500 residential units existing within a 2-block radius. A 4,000 SF restaurant space offers ample space for outdoor seating and views of the Capitol dome.



9
The Yards
Forest City Washington
SF: 400,000 Delivery: 2010+
Marcie Connolly 202.737.1000

The Yards, a development of Forest City Washington, will ultimately include 2,800 residential units, 1.8 million SF of office and 400,000 SF of retail space. The first phase of development includes a 5-acre riverfront park delivering in 2010, the Boilermaker retail shops, the Foundry Lofts, retail Park Pavilions overlooking the park and river, and an office building with space allocated for a grocery store.



4
Capitol Hill Tower
Valhal
SF: 7,000 Existing
Sheldon Stein 888.566.7769 x21

There is currently 7,000 SF of available retail space located in the Capitol Hill Tower, a 344 unit co-op building that is 75% sold and occupied and adjacent to a 204-room Courtyard by Marriott Hotel. Additionally, there are more than 1,500 residential units within a 2-block radius.



10
The Blue Castle
Madison Retail Group
SF: 94,400 Delivery: 2013+
Eric Rubin 202.730.2003

The Blue Castle offers 94,400 SF of retail upon redevelopment. Positioned on an entire city block at 8th and M Streets, SE, directly across from the Washington Navy Yard and at the foot of the Barracks Row restaurant district, the Blue Castle unites new construction to the west with the historic residential neighborhood to the north.



5
20 M Street
Lerner Enterprises
SF: 6,000 Existing
Janet McCarthy 301.692.2206

20 M Street, a 190,000 SF office building located one block north of Nationals Park, has approximately 6,000 SF of retail space available. The site is also located adjacent to the Half Street exit of the Navy Yard Metrorail station. There is currently a Wachovia Bank located in the building.



11
900 M Street
Lincoln Property Company
SF: 7,480 Existing
Joe Falcone 202.513.6726

Located directly across from the Washington Navy Yard, 900 M Street offers 3-4 retail spaces with high visibility along M Street and on-site parking. One letter of intent has been signed to an undisclosed tenant.



6
100 M Street
Transwestern
SF: 8,500 Existing
Bill Miller 202.775.7033

Developed by Opus East, 100 M Street offers a prime 8,500 SF restaurant site located in a 225,000 SF office building that is nearly 50% leased. Within a 3-block radius there are 1,500+ residential units, a Courtyard by Marriott hotel, more than 6,500 employees and Nationals Park, which hosted more than 2.3 million visitors in 2008.

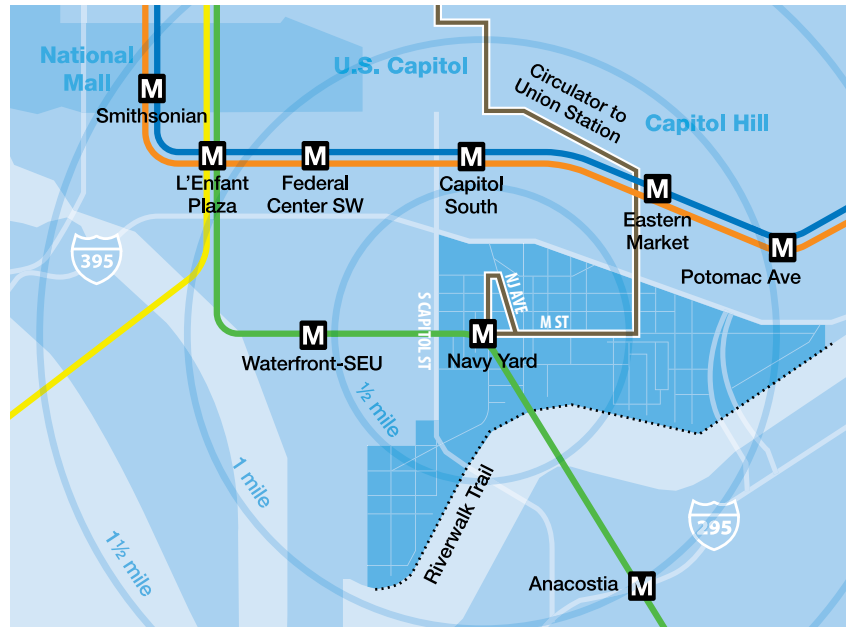


12
RiverFront on the Anacostia
FRP Development
SF: 80,000 Delivery: 2013+
Peter Teeling 410.771.4100 x121

RiverFront on the Anacostia is adjacent to the newly completed Diamond Teague riverfront park and across Potomac Avenue, SE from Nationals Park. Upon completion the development will comprise 325 hotel rooms, 545,000 SF of office space, 275 residential units, and 80,000 SF of riverfront retail.

ACCESSIBILITY

The Capitol Riverfront is a regional destination that is conveniently and centrally located. Sharing its northern border with Capitol Hill, the Front is five blocks south of the U.S. Capitol building and west of the Barracks Row restaurant district. The Front is easily accessible with direct connection to I-395 and I-295, Metrorail's Green line at the Navy Yard Station or Blue/Orange Lines at the Capitol South Station, and the Circulator Bus linking to Union Station and the Red Line. Reagan National Airport is only a 10 minute drive away.



Transportation Information

Navy Yard Metro ridership (weekday):	16,250*
Navy Yard Metro ridership (weekend):	17,441*
I-295/I-395 Traffic Counts:	114,500**
South Capitol St. Traffic Counts:	52,500**
M St. Traffic Counts:	12,800**

*WMATA – FY 2008 Annual Average

**DDOT – 2007 Annual Weekday Average

Walking Distance from Navy Yard Metro to:

U.S. Capitol building	0.85 mile
Capitol Hill Residential	0.50 mile
House of Rep. office buildings	0.67 mile
Capitol South Metro station	0.70 mile
Nationals Park	0.10 mile
Navy Yard	0.42 mile
Barracks Row	0.83 mile
Eastern Market	1.2 miles
Arena Stage	0.75 mile



New Capitol Quarter townhouses



Circulator bus connects to Union Station



Capitol Riverfront BID

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