

NOVEL SOUTH CAPITOL

WASHINGTON, D.C.
RARE TURN-KEY OPPORTUNITY





RAPPAPORT



NOVEL SOUTH CAPITOL WASHINGTON, D.C.

- | 3,009 SF turn-key café opportunity on the corner of I Street and South Capitol Street in the emerging NavyYard neighborhood
- | Supporting 538 residential units to be completed in 2019 as well as multiple new residential and commercial projects in the surrounding area
- | Within walking distance to Capitol Hill, the US DOT headquarters and the NavyYard-Ballpark Metro station (Green Line)
- | Landlord to install and furnish the entire kitchen FF&E

DEMOGRAPHICS

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	4,300	15,122	35,776
 DAYTIME POPULATION	8,459	38,597	100,964
 HOUSEHOLD INCOME	\$133,890	\$116,315	\$128,709
 TRAFFIC COUNTS	47,000 on South Capitol Street SE		

AREA RETAILERS

SHAKE  SHACK

WHOLE
FOODS
MARKET

Don
Don
CH

Orangetheory
FITNESS

SCARLET OAK

SLIPSTREAM



RENAISSANCE BY THE RIVER

Capitol Riverfront is unrivaled as D.C.'s fastest growing neighborhood, experiencing an economic and development boom with recent and pipeline construction expected to double the housing inventory in the next decade and a tremendous up-tick in trendy retail offerings sprouting up on every corner. This revitalizing district neighborhood between the Anacostia River and Capitol Hill is home to dozens of enticing attractions for both residents and tourists alike.

Locals and visitors can catch a ballgame at Nationals Stadium or D.C. United's Audi Field, check out eclectic restaurants and retailers, engage in water sports and activities on the Anacostia or ice skate at Canal Park's rink. This flourishing and dynamic community enjoys the best of both worlds between the hustle and bustle of Capitol Hill as well as the trendiness and novelty of Navy Yard.

25-34

AGE OF CURRENT RESIDENTS

8,000

CAPITOL RIVERFRONT
RESIDENTS AS OF 2017

14,000

EXPECTED DOUBLING
OF POPULATION BY 2020

\$128,197

AVERAGE HOUSEHOLD INCOME
WITHIN ONE MILE RADIUS

RESIDENTIAL - EXISTING		UNITS
1	100 CAPITOL YARDS	248
2	1221 VAN	425
3	400 M	138
4	70 CAPITOL YARDS	448
5	908 CAPITOL YARDS	237
6	AGORA	334
7	ARRIS	327
8	ARTHUR CAPPER SENIOR I	162
9	CAMDEN SOUTH CAPITOL	325
10	CAPPER ACC TOWNHOMES	86
11	CARROLL APARTMENTS	60
12	DOCK 79	305
13	F1ST RESIDENCES	325
14	FOUNDRY LOFTS	170
15	INSIGNIA ON M	324
16	ONE HILL SOUTH	370
17	ONYX	266
18	ORE 82	227
19	PARC RIVERSIDE	287
20	PARK CHELSEA	429
21	THE BIXBY	195
22	TWELVE12	218
EXISTING TOTAL		5,906

RESIDENTIAL - UNDER CONSTRUCTION		UNITS
23	1000 S CAPITOL ST SE	330
24	1250 HALF STREET SE	445
25	1300 4TH STREET SE	191
26	227 TINGEY	264
27	HARLOW	179
28	NOVEL SOUTH CAPITAL	558
29	ONE HILL SOUTH PHASE II	300
30	THE EUROPA	46
31	WEST HALF	425
UNDER CONSTRUCTION TOTAL		2,738

RESIDENTIAL - PROPOSED		UNITS
32	100 K ST SE	34
33	1319 S CAPITOL ST SE	250
34	227 TINGEY ST SE	264
35	37 L ST	74
36	991 ST SE	800
37	ARTHUR CAPPER CARROLLSBURG	295
38	SQUARE 740 I	273
39	SQUARE 740 II	275
40	THE GARRETT AT THE COLLECTIVE	375
41	TM DEVELOPMENT PHASE I	76
PROPOSED TOTAL		2,716

HOTEL		ROOMS
42	CAPITOL SKYLINE HOTEL	203
43	COURTYARD MARRIOTT	204
44	HAMPTON INN & SUITES	168
45	HOMEWOOD SUITES	195
46	RESIDENCE INN BY MARRIOTT	170
47	THOMPSON HOTEL AT THE YARDS	225
HOTEL TOTAL		1,165

OFFICE DENSITY		SF
EXISTING		6,195,000
UNDER CONSTRUCTION		487,700
ACTIVE PIPELINE		274,000



NOVEL SOUTH CAPITAL WASHINGTON, D.C.

SOUTHEAST FREEWAY

NAVY YARD

16,000 EMPLOYEES
2.2 MILLION SF OFFICE SPACE

CAPITOL
RIVERFRONT

NOVEL SOUTH CAPITOL
WASHINGTON, D.C.



21 STREET SE

WHOLE
FOODS
MARKET

SOUTHEAST FREEWAY 92,000 VPD

S CAPITOL ST SW 47,000 VPD



Orangetheory
FITNESS

SLIPSTREAM
CRAFTED COFFEE + LIBATIONS

1 ST SE

CANAL PARK

28,000+ VISITORS PER YEAR
SEASONAL ICE-SKATING
RINK AND FOUNTAIN



PARC
— RIVERSIDE —

COURTYARD
MARRIOTT
80% OCCUPANCY

ONE
HILL
SOUTH

HALF ST SE



KITCHEN EQUIPMENT PLAN

NOVEL SOUTH CAPITOL | WASHINGTON, DC

DRAFT COLD BREW



ESPRESSO



MODBAR POUR OVER



COFFEE BREWER



PASTRY DISPLAY



CAFE RANGE



FRYER



GRIDDLE



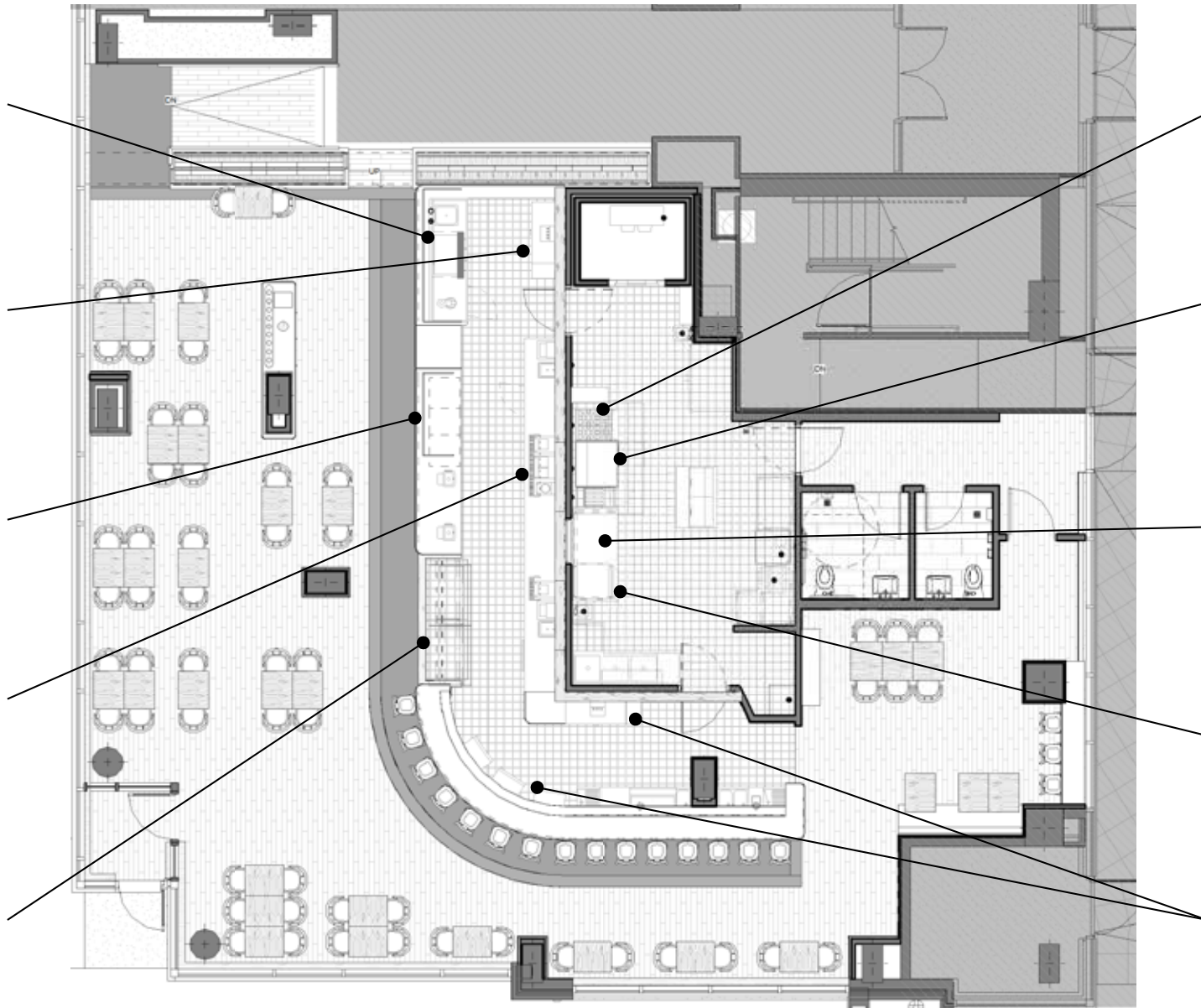
TURBO CHEF



UNDER COUNTER REF.



Picture For Reference Only



CREATE THE NEXT CRAVING

Designed by Edit Lab of StreetSense to create an all-hours atmosphere for a seamless transition from morning to night, this 3,009-square-foot turn-key café space includes a state-of-the-art kitchen, fully vented and furnished with necessary furniture, fixtures, and equipment (FF&E), the essentials required to craft a polished and move-in ready café.

With highly visible signage potential on the corner of South Capitol and I Streets, a convenient open lobby format with free WiFi services as well as 538 residential units towering above, Novel South Capitol's retail space coming in Q1 2019 will deliver a novel and inviting spot for visitors and residents to convene, socialize and hang out from dawn until dusk.

S CAPITOL STREET SE 47,000 VPD

SIGNAGE
OPPORTUNITY



I STREET SE



RAPPAPORT

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