

# 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
 <b>POPULATION</b>	4,300	15,122	35,776
 <b>DAYTIME POPULATION</b>	8,459	38,597	100,964
 <b>HOUSEHOLD INCOME</b>	\$133,890	\$116,315	\$128,709
 <b>TRAFFIC COUNTS</b>	47,000 on South Capitol Street SE		



### AREA RETAILERS



## 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

# NOVEL SOUTH CAPITOL WASHINGTON, D.C.

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 QN 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
<b>EXISTING TOTAL</b>		<b>5,906</b>

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	<b>NOVEL SOUTH CAPITOL</b>	<b>558</b>
29	ONE HILL SOUTH PHASE II	300
30	THE EUROPA	46
31	WEST HALF	425
<b>UNDER CONSTRUCTION TOTAL</b>		<b>2,738</b>

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
<b>PROPOSED TOTAL</b>		<b>2,716</b>

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
<b>HOTEL TOTAL</b>		<b>1,165</b>

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



**SOUTHEAST FREEWAY**

**NEW JERSEY AVENUE SE**

**S CAPITOL STREET SW**

**NAVY YARD**  
16,000 EMPLOYEES  
2.2 MILLION SF OFFICE SPACE



41

NOVEL SOUTH CAPITOL  
WASHINGTON, D.C.



21 STREET SE



SOUTHEAST FREEWAY 92,000 VPD

S CAPITOL ST SW / 47,000 VPD



CANAL PARK

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



1ST SE



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**



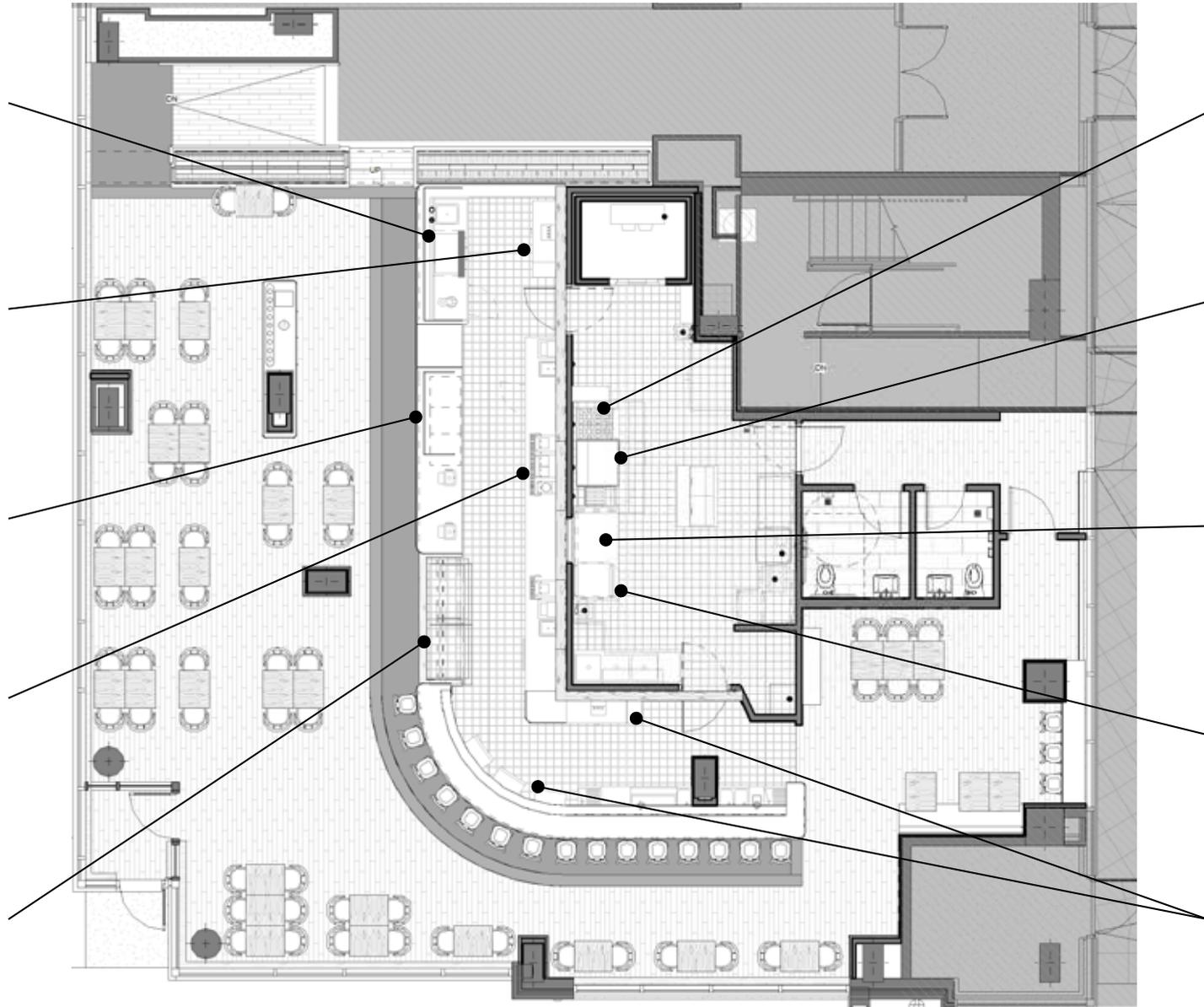
**TURBO CHEF**



**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

**NOVEL SOUTH CAPITOL | 2 I STREET SE, WASHINGTON, D.C.**

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