

# ALTA 801

801 NEW JERSEY AVE NW,  
WASHINGTON, DC 20001



327-UNIT TROPHY NORTHWEST DC ACQUISITION OPPORTUNITY

EXECUTIVE SUMMARY







JLL is pleased to present for sale the leasehold interest in Alta 801 (the “Property”), a 2023 vintage, trophy asset featuring 327 residential units in the heart of Mount Vernon Triangle. The investment opportunity is highlighted by the Property’s best-in-class construction, luxury unit finishes, and start-of-the-art community amenities combined with its irreplaceable location within Washington, DC’s premier live-work-play neighborhood. The Property, offered at a compelling basis below replacement cost, continues to outperform while achieving top of market rents.

Alta 801 features an impressive amenity package complete with a resort style infinity edge swimming pool with private cabanas, outdoor entertainment spaces with grilling stations, TVs, and fireside seating areas, premier 24/7 fitness center, rooftop club room and wine bar, as well as coworking spaces with private conference rooms. Apartment finishes set the new standard in the submarket with stunning kitchens including quartz countertops and designer backsplash, stainless steel appliance packages, designer wood-style flooring, full-size in-unit washer and dryers, as well as private balconies and walk-out patios in select units.

The Property’s prominent Northwest DC location is surrounded by premier developments and demand drivers including CityCenter, Capital One Arena, and Georgetown University’s Capitol Campus. Situated on New Jersey Avenue NW, Alta 801 offers unmatched connectivity throughout the region via the major thoroughfares of I-395, Massachusetts Avenue, and New York Avenue. Boasting an 88 Walk Score and 100 Transit Score, the Property is a short walk to the Union Station and Judiciary Square Metro stations (Red Line), providing direct accessibility to the major employment hubs throughout the DC Metro region. High-caliber renter demographics support the growth story of the submarket with \$173K average household income, 91.4% white-collar workforce, and 19% rent-to-income ratio.

Alta 801 is the most compelling opportunity in the market and provides an investor the rare opportunity to invest in Mount Vernon Triangle which is uniquely positioned and programmed to offer future residents an energized destination within one of the top submarkets in the Nation’s Capital.

# PROPERTY OVERVIEW

**327**

Units

**2023**

Year Built

**675**

Average Unit Size

**\$3.84**

Market Rate Rent PSF

**186**

Parking Spaces

**100**

Transit Score

## INVESTMENT HIGHLIGHTS



### **RARE OPPORTUNITY TO ACQUIRE A TROPHY NORTHWEST DC MULTIFAMILY ASSET**

327 Units in the Heart of Mount Vernon Triangle



### **LOCATED AT THE EPICENTER OF MAJOR DEVELOPMENTS, DEMAND DRIVERS, & LIFESTYLE AMENITIES**

Conveniently positioned by CityCenter, Capital One Arena, Capitol Crossing, Blagden Alley, and further expansion of Georgetown University's Capitol Campus



### **HIGHLY DESIRABLE ASSET OFFERED AT A COMPELLING BASIS**

Significant discount to replacement cost with favorable ground lease terms



### **TRANSIT ORIENTED DEVELOPMENT IN A HIGHLY WALKABLE NEIGHBORHOOD**

88 Walk score, 2-blocks to Union Station and Judiciary Square Metro stations (Red Line) and 3-blocks to Gallery Place/Chinatown Metro station (Red/Green/Yellow Line)



### **HIGH CALIBER EAST END EMPLOYMENT HUB AND DIRECT ACCESSIBILITY TO DC CBD**

Strong Employer and Tenant Base with Direct Access to Influence and Innovation



### **EXCEPTIONAL DISTRICT DEMOGRAPHICS**

\$173K Average Household Income, \$878K Average Home Value, 19% Rent to Income Ratio, and 47% Discount to Owning



# MODERN APARTMENT FINISHES & FEATURES

Stunning kitchens featuring soft close cabinets and pantries\*

Quartz countertops

Designer backsplash

Stainless Steel appliance package

Upgraded French Door refrigerators\*

Full-size in-unit washer and dryer

Designer wood-style flooring

Spacious en-suite bath with frameless glass shower doors, and linen closets or custom bathroom storage cabinets\*

Tech-rich homes with Ecobee thermostats

Keyless access systems

Walk-in closets\*

Private balconies and walk-out patios\*

High efficiency HVAC systems

*\*Select Units*









# STATE-OF-THE-ART COMMUNITY AMENITIES

Resort style infinity edge swimming pool with tanning deck and private cabanas

Outdoor entertainment spaces with grilling stations, TVs, private cabanas, and a fireside seating area

24/7 Athletic Center with Precor Fitness equipment

Rooftop club room and wine bar

Rooftop deck with private seating areas

Coworking spaces with private conference rooms

Pet Spa with two dog wash stations

Dry Cleaning Lockers for valet dry cleaning

Storage lockers for rental

Bike storage and repair

24hr Butterfly Package Access with cold storage (for grocery deliveries)









# VIBRANT, LIVE-WORK-PLAY ENVIRONMENT

RONALD REAGAN WASHINGTON  
NATIONAL AIRPORT

NATIONALS PARK

EAST POTOMAC PARK

NAVY YARD

THE WHARF

LIBRARY OF CONGRESS

US CAPITOL

SUPREME COURT OF  
THE UNITED STATES

## UNION STATION

29,300+ riders per day  
**BUSIEST STATION IN THE METRO SYSTEM**



85 Amtrak  
Trains Daily



57 MARC  
Trains Daily



32 VRE  
Trains Daily

**metrobus**

~22,000  
Entries Daily

**circulator**

3 Lines  
~8,000 Daily Riders



~400 Arrivals/  
Departures Daily



## UNION MARKET

LA COSECHA  
mercado · arte · cultura

**PASTIS**

**MEZCALERO**  
~Cocina Mexicana~





AMAZON HQ2

THE PENTAGON

WASHINGTON MONUMENT


NATIONAL MALL

 Smithsonian Station  
● ● ●

 Archives-Navy  
Memorial-Penn Quarter  
● ● ●

 Metro Center Station  
● ● ● ● ●

 Judiciary Square  
●

 Gallery Place-  
Chinatown Station  
● ● ● ● ●

CAPITAL ONE ARENA



ALTA  
801

NEW YORK AVE NW

 <b>100</b>	 <b>94</b>	 <b>88</b>
RIDER'S PARADISE	BIKER'S PARADISE	VERY WALKABLE



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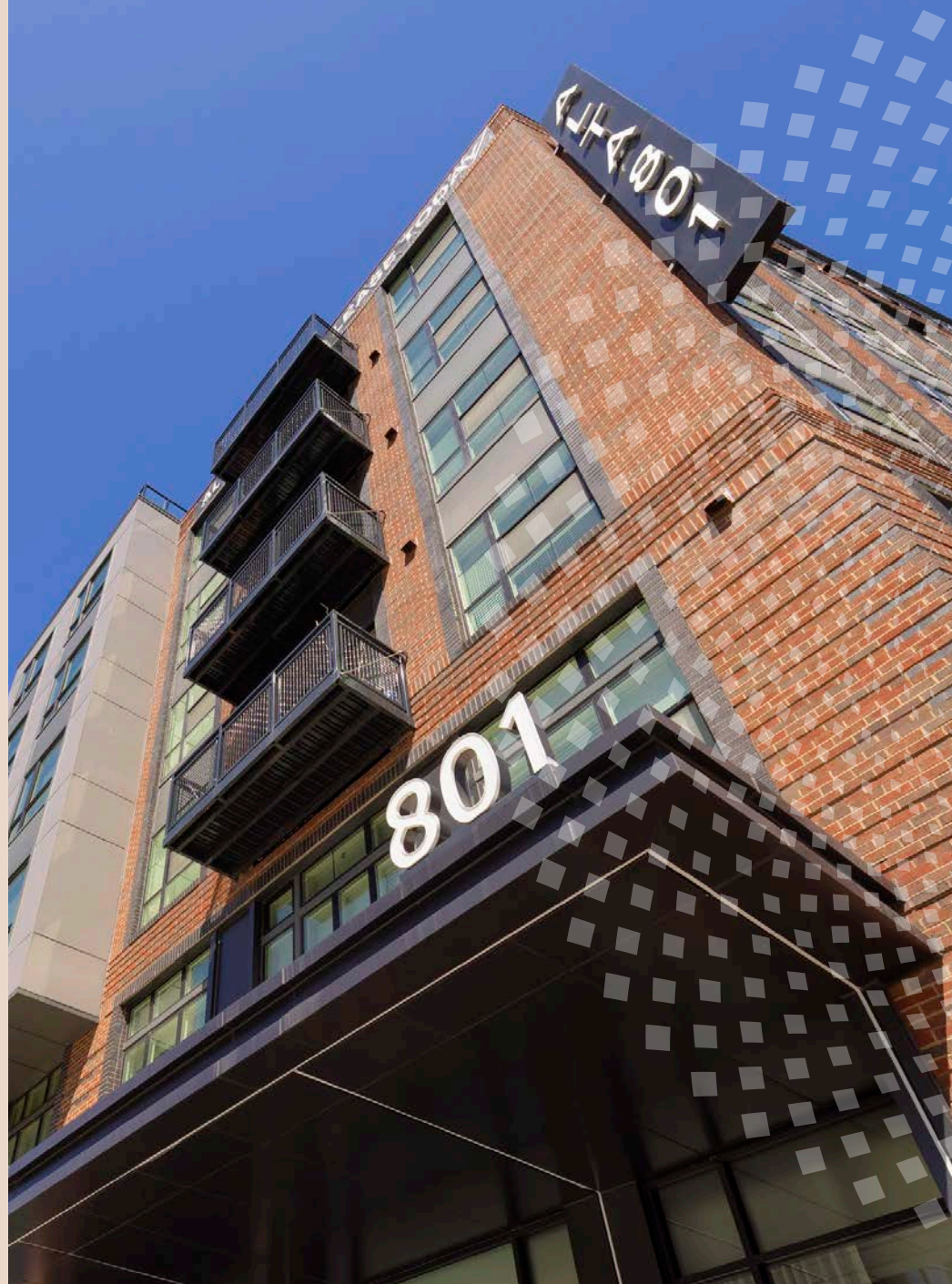
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