

A Rare Retail Opportunity at the Marriott Marquis DC

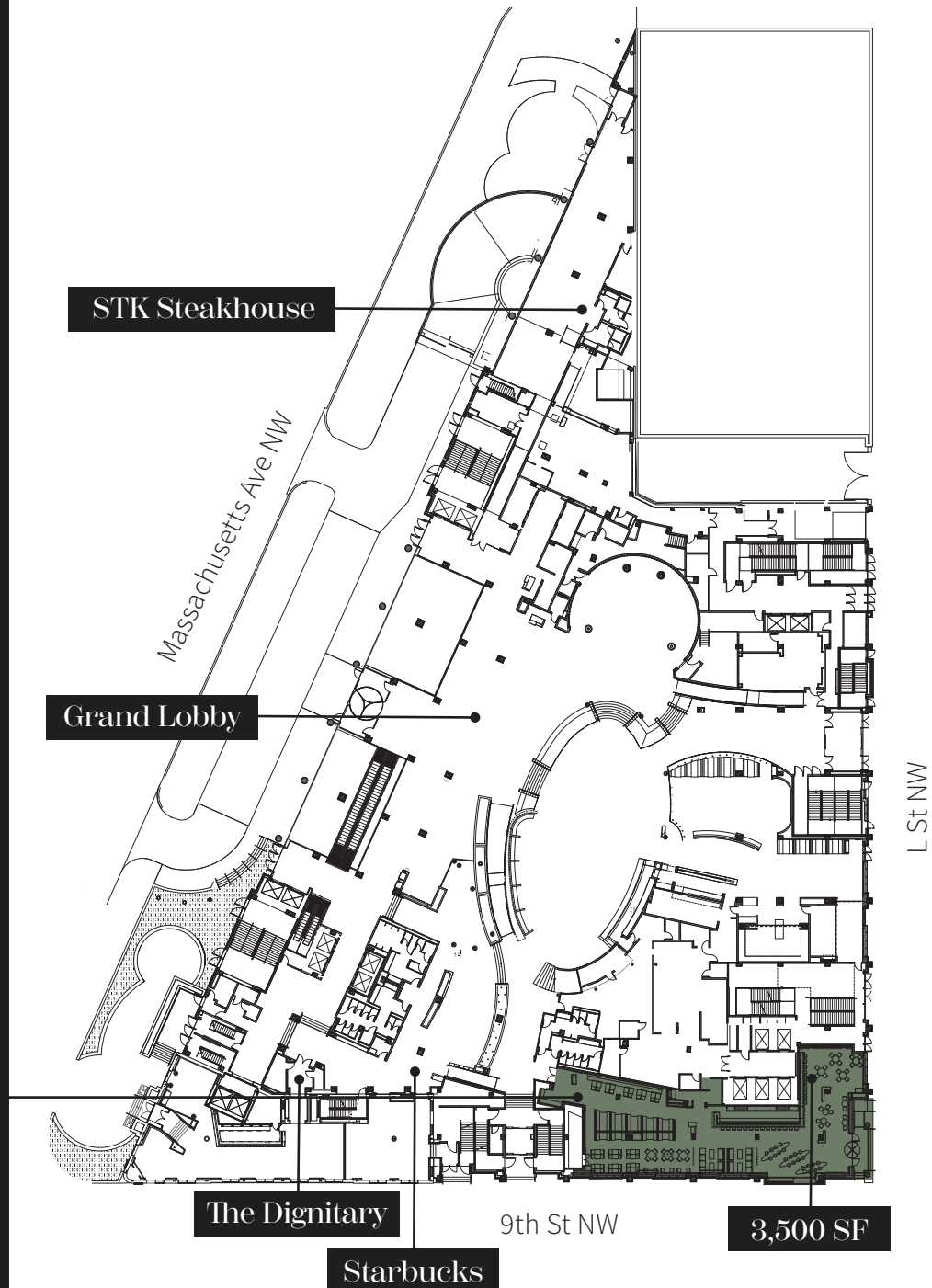
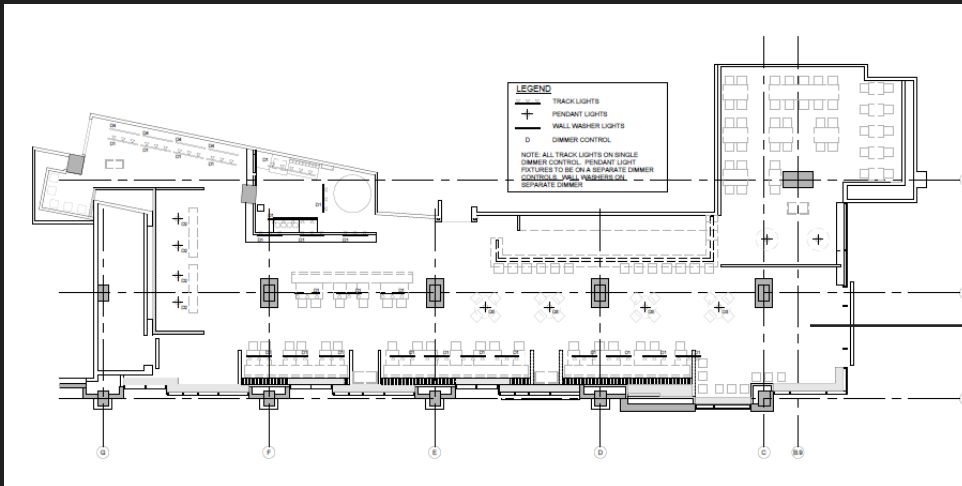
9th & L Street, NW

A photograph of the Marriott Marquis DC building, a modern skyscraper with a glass and steel facade, situated at a city intersection. The building is tall and rectangular, with many windows reflecting the sky. To the left, a brick building is partially visible. In the foreground, there are trees and a street with traffic lights. The sky is blue with some clouds.

3,500 SF Available

The Space

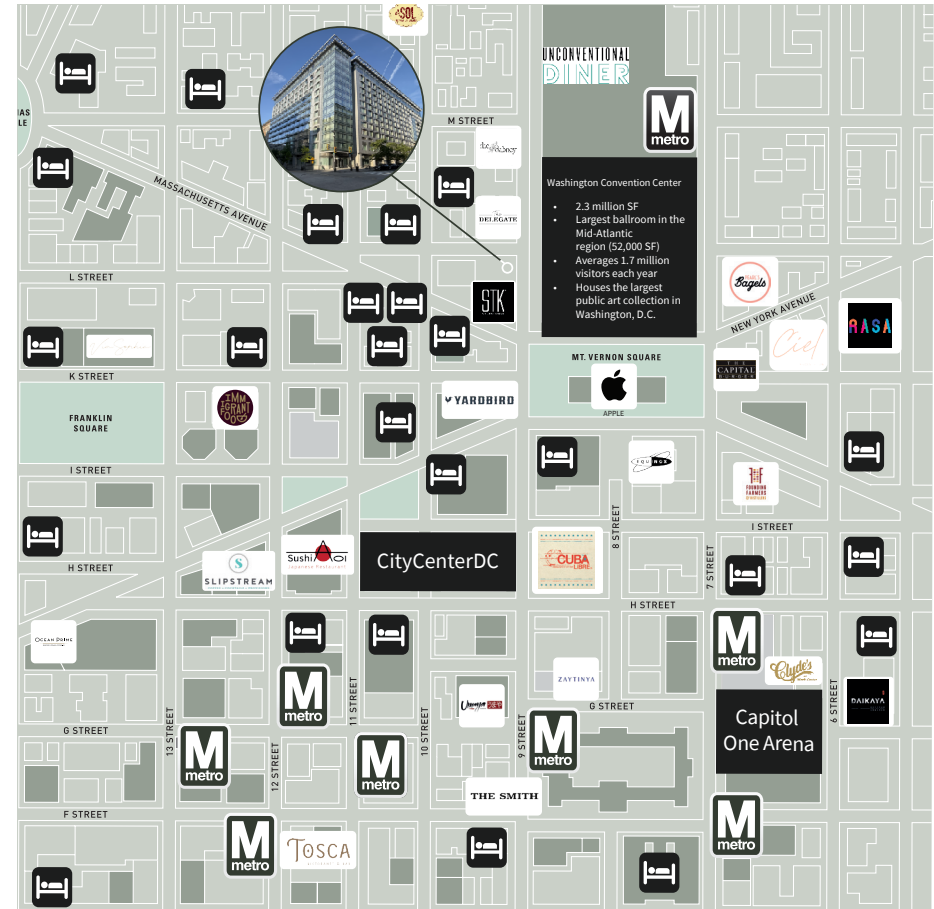
- 3,500 SF located at the hard corner of 9th & L Street
- Previous Beer Lab space with 2nd generation buildout and connection to Marriott Marquis lobby
- Located directly across the street from Walter E. Washington Convention Center
- Surrounded by strong retail co-tenancy, daytime work force, tourist traffic, and heavy residential
- Ideal opportunity for experience retail, service, fitness, etc.



The Marriott Marquis



Surrounding drivers



1,175 guest rooms in a 4-star flagship hotel, connected to the Washington Convention Center



1 block from Mt Vernon Sq 7th St-Convention Center METRO



Within walking distance: White House, Capitol Hill, Supreme Court, Lincoln Memorial, Washington Monument, National Gallery of Art, and Smithsonian Museums



Largest hotel in Washington DC with over 100k SF of event space



Only blocks from Capital One Arena, City Center and the core of Washington's East End + surrounded by dense residential community (Logan Circle, Shaw, NoMa)



Surrounded by notable restaurants like The Delegate, STK, and The Dabney, along with retailers such as Apple, Equinox, Hermes, Louis Vuitton, etc. within CityCenter DC

Washington DC by the numbers



10M+
Greater DC area population

700,000+
District population

250+
Museums and monuments

65
Professional theaters

5
Major sports teams

\$11.7B+
Annual visitor spending

27M+
Annual visitors



"Best Overall City"
The Economist Intelligence Unit (EIU)

"The most educated metropolitan area in the country is Washington, DC"
The Washington Post

"#1 Relocation Destination"
United Van Lines

Demographics from subject site

	0.25 mi	0.5 mi	1 mi
Population	6,292	26,958	68,923
Average HH Income	\$172,124	\$174,048	\$181,109
Households	3,901	16,538	41,328
Employees	13,413	84,722	276,788
Businesses	725	4,308	14,521

901 Massachusetts Ave NW

Washington, DC

For more information,
please contact:

Thomas Jackman

Managing Director

+1 202 719 5624

thomas.jackman@jll.com

Andy Corno

Managing Director

+1 202 719 6137

andy.corno@jll.com

Simms Henschel

Associate

+1 202 533 2529

simms.henschel@jll.com

