



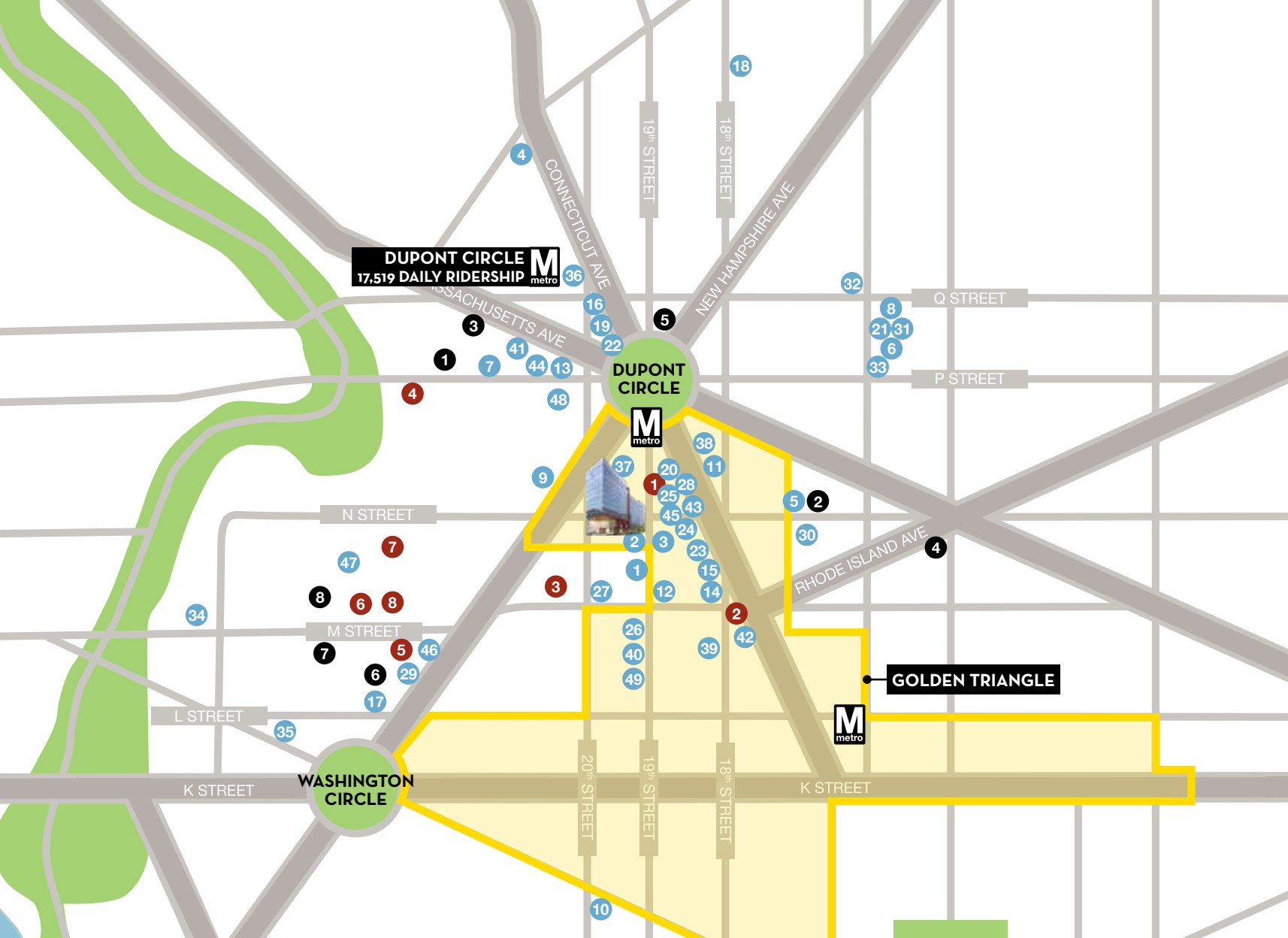
1900N



AN UNMATCHED LOCATION

An opportunity exists to punctuate and define the retail streetscape and capture the unrivaled day and night traffic from one of the city's most premier neighborhoods, Dupont Circle.

On the corner of 19th Street and N Street, NW, just a block from Metro, 1900 N stands at the gateway to the capital city's central business district.



NEIGHBORHOOD PROFILE

Dupont Circle is one of Washington D.C.'s densest daytime neighborhoods, serving as home to some of the region's most prestigious office tenants. The area also boasts a healthy residential profile of affluent urbanites. Additionally, Dupont's central location within the District allows for the neighborhood to host millions of tourists a year.


171,000
half-mile
daytime population


\$150K
half-mile average
hh income


70+
embassies located
around the nearby
Embassy Row

WHY DUPONT CIRCLE?

1900 N stands apart from the boxy buildings and urban grid immediately to it's south. Dupont Circle is a lively DC neighborhood of diverse architectural styles, offering some of the city's best dining options and proximity to the area's best hotels.

RESTAURANTS

- 1 Teddy & The Bully Bar
- 2 I Ricchi
- 3 The Palm
- 4 Bistro Du Coin
- 5 Tabard Inn Restaurant
- 6 Komi
- 7 Obelisk
- 8 Hank's Oyster Bar
- 9 Firefly
- 10 Founding Farmers
- 11 Madhatter
- 12 Boqueria
- 13 Pizzeria Paradiso
- 14 Nando's Peri Peri
- 15 Little Beet
- 16 Beefsteak
- 17 Ris
- 18 Lauriol Plaza
- 19 Bibibop
- 20 Philz Coffee
- 21 Little Serow
- 22 Sweetgreen
- 23 Shake Shack
- 24 Cava Grill

- 25 Chopt
- 26 Teddy & The Bully Bar
- 27 District Taco
- 28 Aloha Poke
- 29 Boqueria
- 30 Iron Gate
- 31 Duke's Grocery
- 32 Floriana
- 33 Sushi Taro
- 34 Nobu
- 35 Marcel's by Robert Wiedmeier
- 36 Mission
- 37 The Front Page
- 38 DGS Delicatessan
- 39 Vapiano
- 40 Mai Thai
- 41 Chiko
- 42 Bluestone Lane
- 43 City Tap
- 44 Le Pain Quotidien
- 45 Surfside
- 46 Rasika
- 47 Blue Duck Tavern
- 48 Pesce
- 49 Donburi

HOTELS

- 1 Hotel Palomar
- 2 Topaz Hotel
- 3 The Fairfax at Embassy Row
- 4 Courtyard Marriott
- 5 The Dupont Circle
- 6 Ritz-Carlton
- 7 The Westin Georgetown
- 8 Park Hyatt

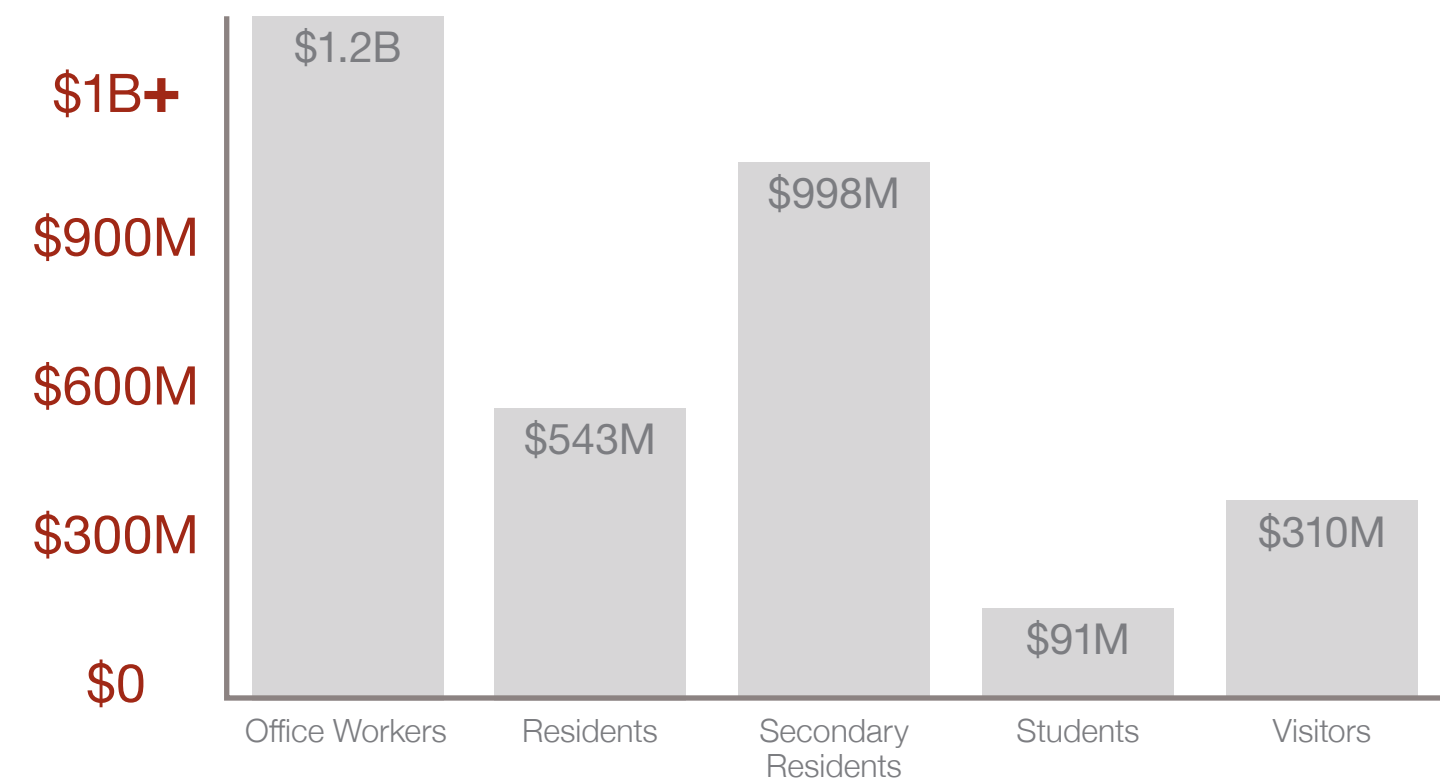
FITNESS

- 1 Barry's Bootcamp
- 2 CorePower Yoga
- 3 Rumble
- 4 Pure Barre
- 5 Equinox
- 6 Soul Cycle
- 7 [solidcore]
- 8 Squash on Fire

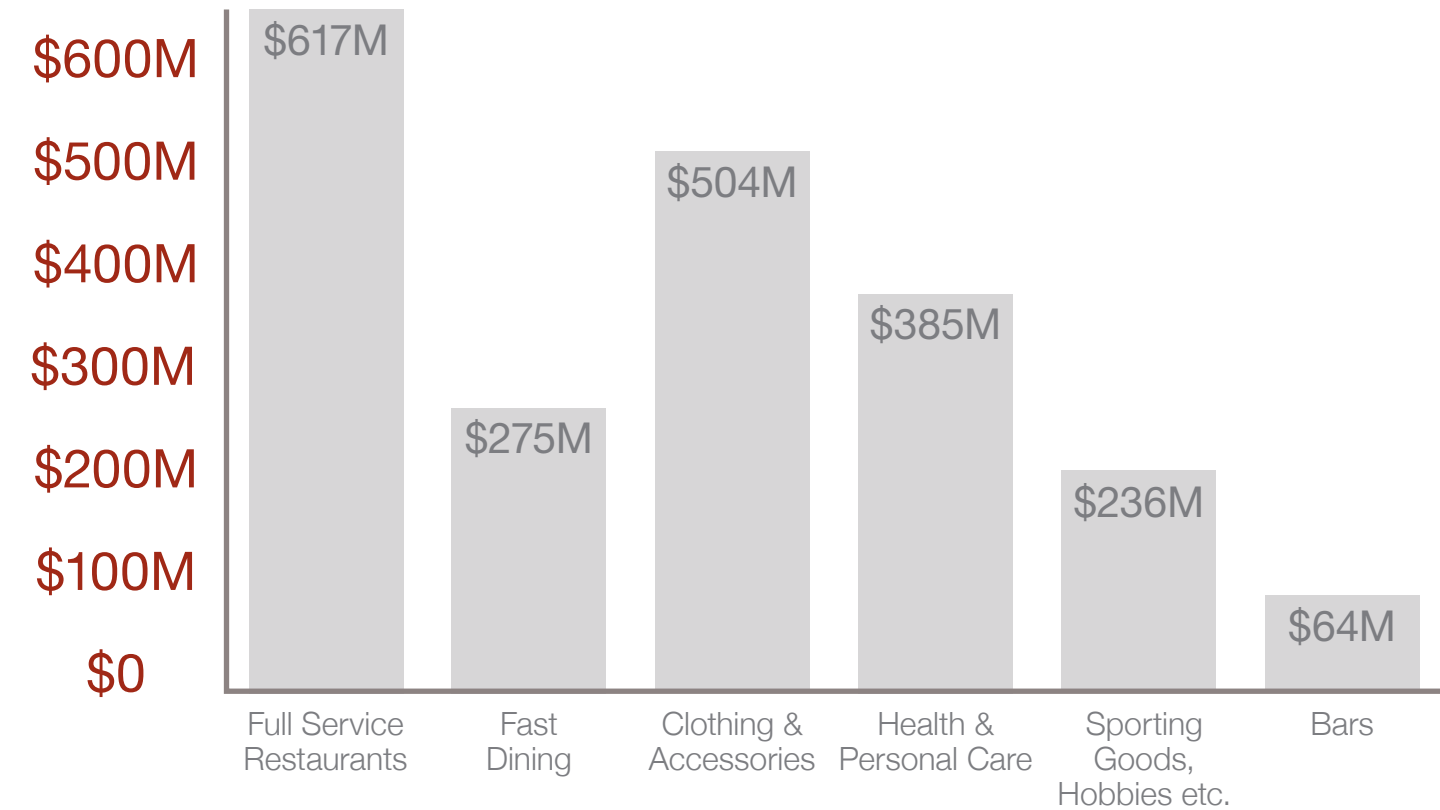




SPENDING POTENTIAL BY AUDIENCE



SPENDING POTENTIAL BY RETAIL



THE GOLDEN TRIANGLE PROFILE

The Golden Triangle is in the center of Washington, DC’s business district, spanning from Dupont Circle to the White House. Home to multiple metro stops and George Washington University, the Golden Triangle boast a large daytime and student population.



18,200
half-mile residential population



5,000+
nearby hotel rooms



2.2+M
annual visitors



\$110,600
average employee salary



\$8.9B
annual salary & wages earned



25,000+
half-mile student population

GOLDEN TRIANGLE SPENDING POTENTIAL
\$3.1 BILLION



THE DEVELOPER

JBG SMITH (NYSE: JBGS) is an S&P 400 company that owns, operates, invests in and develops assets concentrated in leading urban infill submarkets in and around Washington, DC. Our mixed-use operating portfolio comprises approximately 20 million square feet of high-quality office, multifamily and retail assets, 98% of which are Metro-served. With an emphasis on placemaking, we drive synergies across the portfolio and create amenity-rich, walkable neighborhoods. Our future development pipeline includes over 17.6 million square feet of potential development density.

Placemaking is a core part of our DNA—a philosophy that is as much about creating compelling experiences as it is about creating remarkable real estate. By strategically mixing high-quality multifamily and commercial buildings with anchor, specialty and neighborhood retail along with thoughtfully planned public areas, and walkable streets, we can define neighborhoods. We also focus on flexibility and work to design unique spaces that allow us to be nimble and responsive to the changing retail climate and ever-shifting customer preferences.



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