2505 Champlain ST NW

PULSE RETAIL

APPROX. 1,500 SF(approx 1,000 SF ground, 500 SF lower level)

Champlain St will be closed to vehicular traffic, opportunity for large outdoor patio or"streetery" spaces

Second gen restaurantspace in the heart of Adams Morgan, formerly occupied by Churreria Madrid

Close proximity to Woodley Park metro
**6,139*
riders per day

Potential to create a new storefront design

highlights

features

NEIGHBORING TENANTS

LINE

DEATH PUNCH

VanLeeuwen

Andy's PIZZA

Walter Pierce Park

Adams Mill Rd NW

Lanier Pl NW

Calvert St NW

Compass

Tail up Goat

Corepower

PNC Bank

Soleluna

BB&T

FEDEX

Wells Fargo

STARBUCKS

Medstar

Pho 14

7-11

CVS

SAFEWAY

Columbia Rd NW

Capitol Hemp

Super Tacos

Pollo Granjero

Solid Core

ADMO Hardwar

Tiny Vinyl

Euclid St NW

B

Pasta Mia

T Mobile

McDonalds

Hot Bed

D Lite cafe

Biltmore St NW

E

Perry's

Namak

YES Organic Market

Astor

So's Your Mom

Bank of America

Urban Dwell

Bedrock Billards

Pitango

Lapis Bistro

Columbia Rd NW

18th ST NW

Julia's

empanadas

Shenanigan's

Roofer's Union

Bukom Cafe

Light House

Molei

Big Sky

20/20 Lounge

Muzette

Tight Five Pub

Lost City Books

Andy's Pizza

Madams Organ

Tryst

Bestoli Pizza

The DINER

Grand Central

Pizza Mart

Sakuramen

Mezze

Libertine

Bul

Champlain St NW

Ontario

17th St

19th ST NW

Mintwood pl NW

Bicycle Space

Juicy Cajun

DC drycleaners

Grill from Ipanema

Street's Market

Fabulous Lounge

Van Leeuween

Rise Bakery

Jumbo Slice

Angles

Grand Dutchess

Johhny Pistolas

Shanklin Hall

Town Tavern

Death Punch

Pitcher's

Dan's Cafe

Los Canteras

Muzette

Belmont Rd NW

Kalorama Park

20th ST NW

19th ST NW

Enchanted Nails

Hydrowash

Insomnia Cookies

Smash Records

Picture Frame Factory

Post Office

Kalorama Rd NW

Soussi

Life of Riley

Asmara

Bottle Shop

UPS Store

Wyoming Ave NW

CIEBO

MARIE REEDS REC CENTER

D

California St NW

Kalorama Rd NW

NEW DEVELOPMENT

(A) ADAMO : 34 Units,

(B) Line DC Hotel : 220 rooms

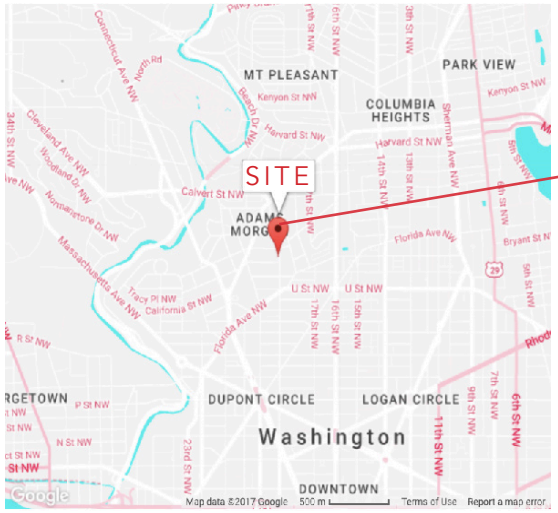
(C) Ontario 17 : 80 Units

(D) 2101 Champlain : 132 Units

(E) 1800 Columbia RD : 60 Units

ADAMS MORGAN

Vibrant, Eclectic, and Unique.
Adams Morgan is abuzz with colorful storefronts, friendly sidewalk cafes, restaurants with diverse cuisine from around the world, intimate coffee shops and some of DC's liveliest nightspots. Young professionals come for the spicy urban experience…and stay to raise their families.*



Retail SF under construction
30,000

The Line Hotel, &Pizza, Suntrust Plaza and Reed Row developments

Average household income
118k

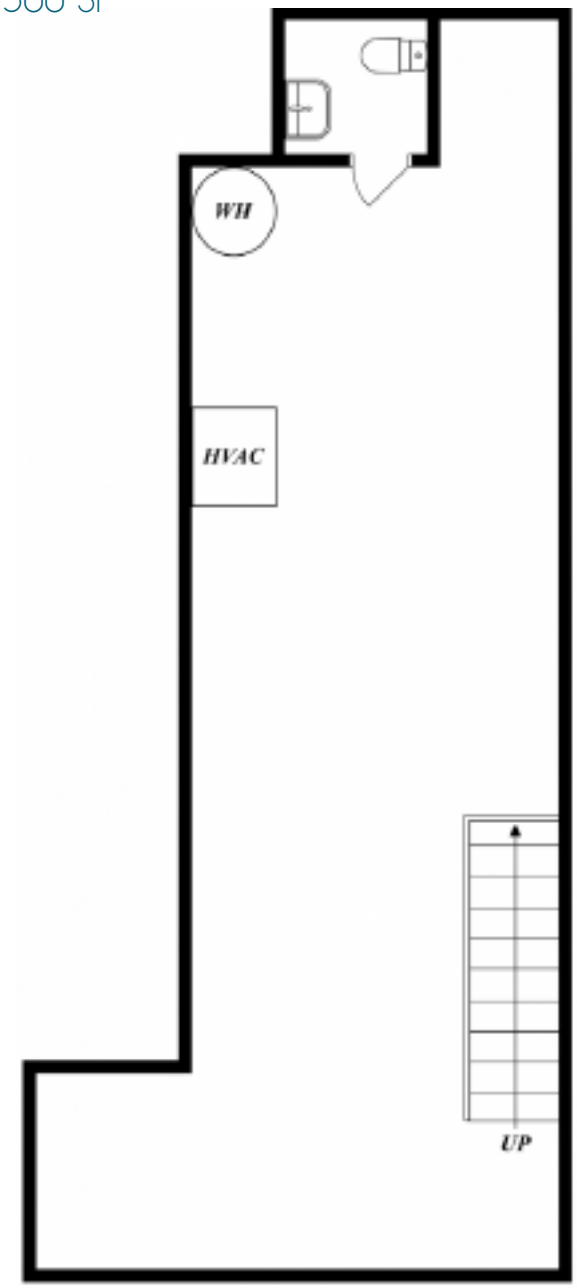
IN THE WORKS

Streetscape enhancements on 18th St
$6.8m

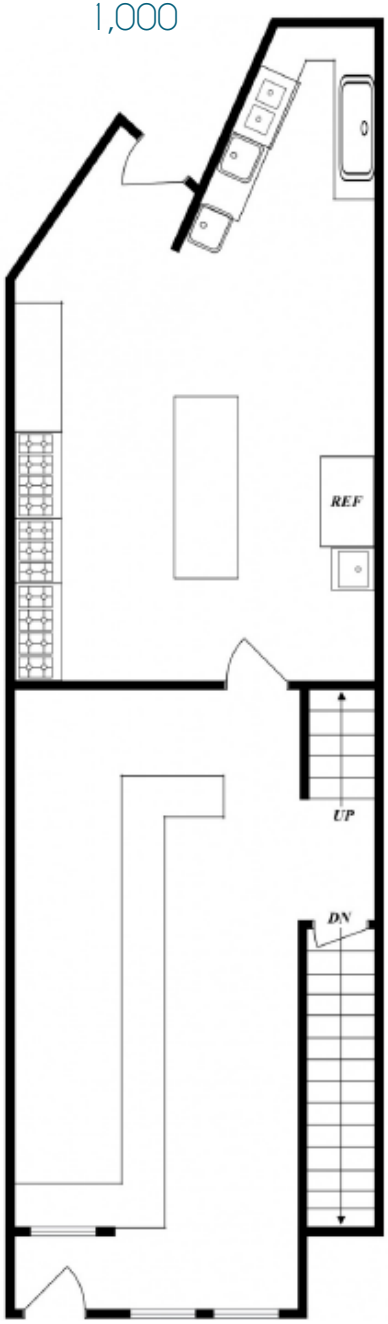
Population with Bachelor's degree or higher
83%

*DC Economic Partnership

lower level
500 SF



ground level
1,000



PULSE RETAIL

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