

NAVY YARD CAR BARN AT BARRACKS ROW

Washington, DC



Property Location:

770 M Street, SE
Washington, DC 20003

Property Information:

Property Type: Urban/Specialty
GLA/SF: 100,000
Owner: Madison Marquette
Acquisition Date: January 2008

Leasing Contact:

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The approximately 100,000 square foot building, designated as a historic structure, was originally built in the late 1800's as a car barn for the trolley line. Known locally as "The Blue Castle", the property is located only a few blocks from the DC's newest stadium, built for the Major League baseball team, the Washington Nationals.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	29,482	222,550	640,893
Estimated Households	13,105	93,027	273,701
HH Income	\$94,455	\$67,350	\$82,879
Median Age	34.1	34.6	34.6
Education Level (Some college+)	69.1%	56.3%	61.9%
Number of Businesses	1,667	16,814	39,680
Number of Employees	25,221	330,758	690,841

Source: SitesUSA 2010 Estimates



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THE PROJECT

Built in the late 1800's, Navy Yard Car Barn at Barracks Row originally served as a Trolley Barn for the repair and maintenance of Washington, DC's trolley car system. Taken out of service for many years, the property was converted by a local business to an inexpensive office space, offering value oriented office space in a desirable location. That value proposition is even greater in today's market and the property continues to produce stable current income at below market rents with modest downside. The property's location in a densely populated, supply constrained neighborhood suggests a number of potential retail uses. For larger users wishing to serve this rapidly growing market, Navy Yard Car Barn at Barracks Row may provide one of the only location opportunities.



SITE PLAN

