# GEORGETOWN PARK



THE NEIGHBORHOOD




ABOUT THE PROPERTY




SITE PLAN

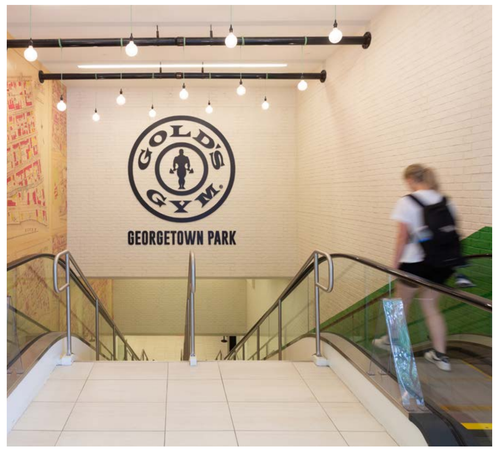
Situated between the area's two "Main Streets" and the historic C&O canal, Georgetown Park offers specialty retail, fashion and restaurant space in the heart of an iconic shopping district.



Listed as one of the

**TOP 10**

high streets in the U.S.




**315K SF**

Mixed Use Property

Less than

**1 MILE**

from Georgetown University




# ABOUT THE NEIGHBORHOOD

With its tidy brick-and-frame row houses, historic churches and quaint cobblestone streets, the present-day neighborhood is an eclectic mix of old and new.

Located minutes from downtown Washington, DC, Georgetown is easily accessible from Northern Virginia, Maryland and the DC Metro Area. This combination of sophisticated shopping and meaningful history makes it an ideal destination for a variety of visitors every day.

Georgetown is home to over **470** retailers and full service food establishments

Total Population within a 3-mile radius: **328,949**

Workplace Population within a 3-mile radius: **585,624**

Households within a 3-mile radius: **174,093**

**27.2 MILLION PEOPLE** visited the nation's capital in 2025 according to Destination DC

NEIGHBORHOOD MAP

SHOPPER DEMOGRAPHICS

# NEIGHBORHOOD MAP

BOULANGERIE CHRISTOPHE
VENTURI
M&T BANK
PRINCE & PRINCESS

TRUIST
RICCARDI CLOTHIER
MAMAN
COMPASS COFFEE
BANK OF AMERICA

O STREET

DUMBARTON ST NW

34TH STREET

33RD STREET

POTOMAC STREET

GEORGETOWN PIZZA & GRILL
MASALA STREET INDIAN EATERY
INSOMNIA COOKIES
FOCUS OPTICIAN
1301 KITCHEN & BAR
THE GEORGETOWN INN
SHOP MADE IN DC
PRESSED JUICERY

WISCONSIN AVENUE

&PIZZA
COMFORT ONE SHOES
RANDOM HARVEST
AVEDA
LA BURDICK
GEORGETOWN OPTICIAN
DIG

31ST STREET

30TH STREET

N STREET

N STREET

N STREET

N STREET

GEORGETOWN UNIVERSITY
15,000 STUDENTS

PROSPECT STREET

BOOEYMONGER
MAI THAI
PEACOCK CAFÉ
CAFÉ MILANO
P
SID MASHBURN
VAN LEEUWAN
BLANK STREET
MARTIN'S TAVERN
VERONICA BEARD
LITTLE WORDS PROJECT
EVER/BODY
WOLFORD

PROSPECT STREET

HOBO
SEE OPTICAL

KENDRA SCOTT
RALPH LAUREN
SLEEP NUMBER
MADEWELL
APPLE

VINEYARD VINES
TORY BURCH

OLIVE STREET

34TH STREET

STARBUCKS
P
BLU DOT
SWEETGREEN

BANK STREET

P
FEDEX
THE ESCAPE ROOM
BRANDY MELVILLE
TESLA
POGGENPOHL GEORGETOWN KITCHEN DESIGN STUDIO
ALICE + OLIVIA
GEORGETOWN CUPCAKE

33RD STREET

CLUB MONACO
GOOD STUFF EATERY
GEORGETOWN PIANO BAR
HARMONY CAFE
GONG CHA GEORGETOWN
FALAFEL
BILLY HICKS

POTOMAC STREET

WAWA
P
EL CENTRO
ABERCROMBIE & FITCH
AESOP
DYPTIQUE
LULULEMON
EVERLANE
FAHERTY
CHIPOTLE
LEAP
HAVANA SMOKE SHOP
SEPHORA
AWAY
WARBY PARKER
ATHLETA
MEJURI
BARBOUR
PANDORA
BITTY & BEAU'S
COS

WISCONSIN AVENUE

PNC BANK
ALLBIRDS
LEVAIN BAKERY
MGM
URBAN OUTFITTERS
P
JAMES ALLEN
SWEATY BETTY
STATE AND LIBERTY

31ST STREET

J. CREW
RAG & BONE WOMEN'S
GLOSSIER
P
RAG & BONE MEN'S
BLUE MERCURY
OLD HISTORIC STONE HOUSE
JUNIOR LEAGUE
REFORMATION
GORJANA
PAPER SOURCE
SPRINKLES CUPCAKES
FREE PEOPLE
LE LABO
LEAP/NADAAM
MYKITA

30TH STREET

TRUIST
LANNEXE COCKTAIL BAR
EVOLVE SALON
IZZY SALON
WELLS FARGO BANK

29TH STREET

EMBASSY OF MONGOLIA
CVS
LA CHAMIERE
FETA BAKERY AND CAFE
DON LOBOS MEXICAN GRILL

28TH STREET

GEORGE'S KING OF FALAFEL AND CHEESESTEAK
DAS ETHIOPIAN COUSINE

M STREET

M STREET

M STREET

34TH STREET

DESIGN WITHIN REACH
B&B ITALIA
CALLIGANS
AVOCADO MATTRESS
THE SHADE STORE
BOFFI
WATERWORKS
MOLTENI POLIFORM
SKIMS

CADY'S ALLEY

RESOURCE FURNITURE
THOMAS MOSER
MAX ALTO
CIRCA LIGHTING
BRILLIANT EARTH
BULTHAUP
JEWELERSWERK
KYOJIN SUSHI
KAFE LEOPOLDS
DUXIANNA
RELISH

33RD STREET

STUDS
PIZZERIA PARADISO
J. MCLAUGHLIN
CASEY & COMPANY
KINTARO SUSHI
P
BLUE BOTTLE COFFEE

OSTERIA MOZZA

UNIQLO
TJ MAXX
H&M
OLFACTORY
CLYDE'S
ANTHROPOLOGIE
VUORI
ARCTERYX
ARITZIA
ALO YOGA
P
DMV
GOLD'S GYM
G
P
NEKO HEALTH
PINSTRIPES

C&O CANAL

HOK
CHAIA TACO

RESIDENTIAL

GRACE STREET COFFEE ROASTERS
SOUTH BLOCK
DOG TAG BAKERY
SWEETGREEN
SOUL CYCLE
POLTRONA FRAU
BARRE3
P
P
P

WATER STREET

WATER STREET

WISCONSIN AVENUE

CAP ONE CAFE
GTOWN TOBACCO
CHASE BANK
BUCK MASON
SMOOTHIE KING
ATMOS
HAAGAN DAZS
BODEGA
UPWEST
DR. MARTENS
PATAGONIA
POTOMAC WINE & SPIRIT

SOUTH MOON UNDER

TUCKERNUCK
CUT
P
P
THE GRILL ROOM

S ST NW

RITZ CARLTON
86 ROOMS / 26 LUXURY CONDOS
P
AMC THEATRES
SUSHERIA

31ST STREET

ROTHY'S
LUSH
LADUREE
THUNDER BURGER
BARNS & NOBLE
FLAVIO
CANALE
THE GEORGETOWN HOUSE
BLUEFIN SUSHI
CHEZ BILLY
BAKED & WIRED
MIRAMAR SHWARMA & HOOKAH BAR
DEFINITIONS FITNESS STUDIO
OFFICE
P

THOMAS JEFFERSON STREET

KATE SPADE
RAY-BAN
UNITED BANK
INDOCHINO
CORE POWER YOGA
OFFICE
P

30TH STREET

ANGLOS
SALON OMAR
GEORGETOWN SOCIAL
BROW BAR DC
GEORGETOWN VETERINARY
LAM COUTURE
FRANK MILLER ANTIQUES
Georgetown Olive Oil
HU'S WEAR
IKE BEHAR

C&O CANAL

29TH STREET

EAST BANK DEVELOPMENT
SUIT SUPPLY
BRIDGE STREET BOOKS
LUGANO DIAMONDS
BOURBON STEAK
FOUR SEASONS HOTEL

ROCK CREEK PARK

K STREET

WATERFRONT PARK

GUAPO'S
STARBUCKS
CAFE CANTINA
FARMERS FISHERS BAKERS
BANGKOK JOE'S
FIOLA MARE
GELATERIA DOLCE VITA
SEQUOIA
NICK'S RIVERSIDE GRILL
WASHINGTON HARBOUR
TONY & JOE'S

SWEDISH EMBASSY

GEORGE WASHINGTON UNIVERSITY
25,000 STUDENTS

POTOMAC RIVER

# NEIGHBORHOOD AERIAL VIEW

COS
ARC'TERYX
ARITZIA
TODD SNYDER
VUORI
GOOGLE
WARBY PARKER, ATHLETA
H&M
SEPHORA
FAHERTY
UNIQLO
EVERLANE
M STREET
CANAL OVERLOOK
NEKO HEALTH
MOZZA
EAST MARKET LANE
VALET LANE FOR MOZZA
BLUE BOTTLE COFFEE
WISCONSIN AVE
CHAIA TACOS
SWEETGREEN
GRACE STREET
C&O CANAL

# ABOUT THE PROPERTY

Sitting alongside the iconic C&O Canal, Georgetown Park is a 315,000 SF property consisting of two connected retail buildings, an office building and a 668-space parking garage. The Canal, a top destination for Washingtonians and tourists alike, provides a rich background to Georgetown Park's retail and dining options and creates an authentic, must-visit experience.



# OUR YEAR-ROUND CONSUMERS



### THE LOCALS

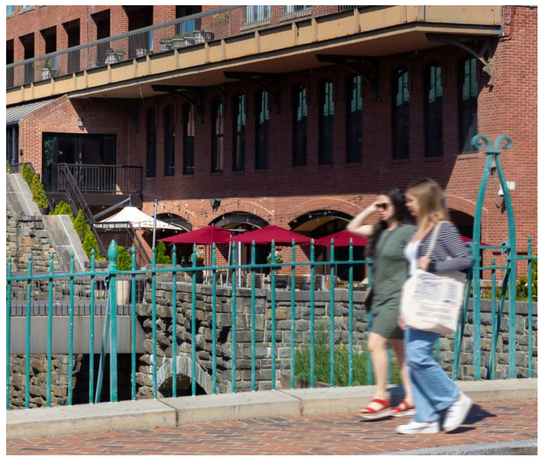
Young, single, well educated professionals who live in the city and like to spend their sizable disposable income on dining out in the city, the latest fashion and technology.

Students who attend Georgetown University and like to spend money on dining out and new experiences with their friends.



### THE VISITORS

Well-educated couples, families and business men and women who are well-traveled, enjoy visiting historic landmarks and spending their money on food, gifts and new experiences.



**81%**
College Degree or Higher

**$192K**
Average Household Income

**2 TIMES**
PER MONTH
Average Frequency of Visits

**15%**
Households with Children

**1 HOUR**
Average Dwell Time




# SITE PLAN

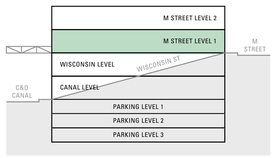
M STREET LEVEL 2

M STREET LEVEL 1

WISCONSIN LEVEL

CANAL LEVEL

Exterior view from M Street and East Market Lane




RETAIL

AVAILABLE

PARKING

# M STREET LEVEL 1

**Osteria Mozza**
Suite 0109M
7,529 SF

M Street Lobby

**UNIQLO**
Suite 0001A
6,670 SF

**TJ Maxx**
Suite 0002A
2,484 SF

**M STREET**

**Anthropologie**
Suite 0101M
2,903 SF

**Vuori**
Suite 0300A
3,758 SF

POTOMAC STREET

Grotto Space Entry

EAST MARKET LANE

Loading Dock

NIC

NIC

**Former Forever21**
Suite 0300MF
17,567 SF

NIC

NIC

WISCONSIN AVENUE

**Neko Health**
Suite 0395A & B
15,992 SF

**H & M**
Suite 0003A
31,763 SF

**Pinstripes**
Suite 0005A | 7,415 SF

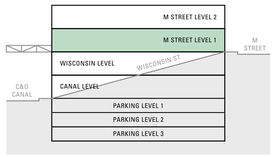
DC EASEMENT

Vehicle Access to Parking

Suite 0004A
790 SF

**C&O CANAL**

Enclosed / Open Terrace Area

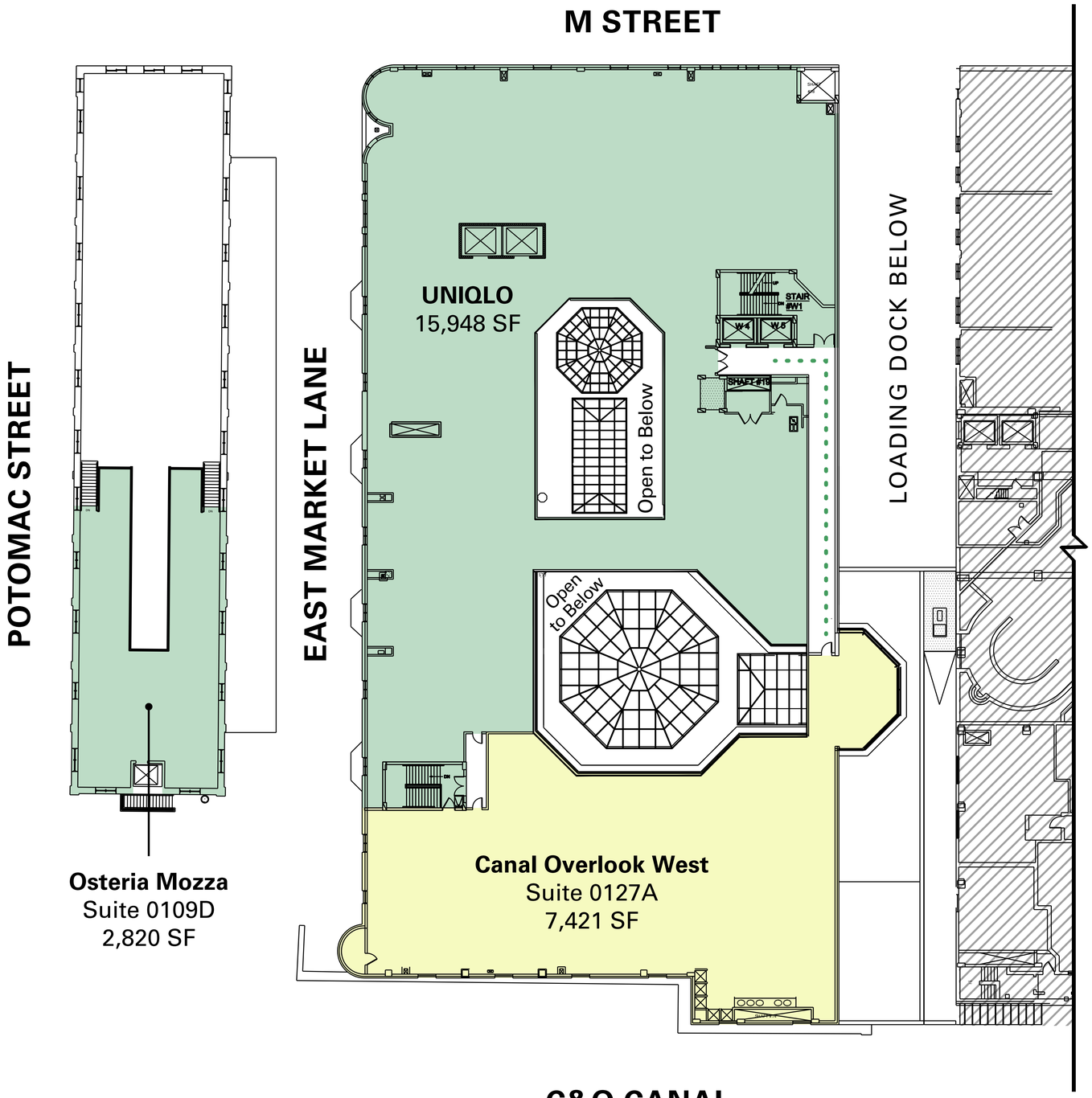


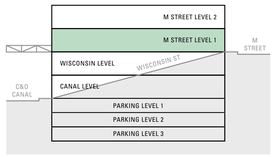

RETAIL

AVAILABLE

PARKING

# M STREET LEVEL 2



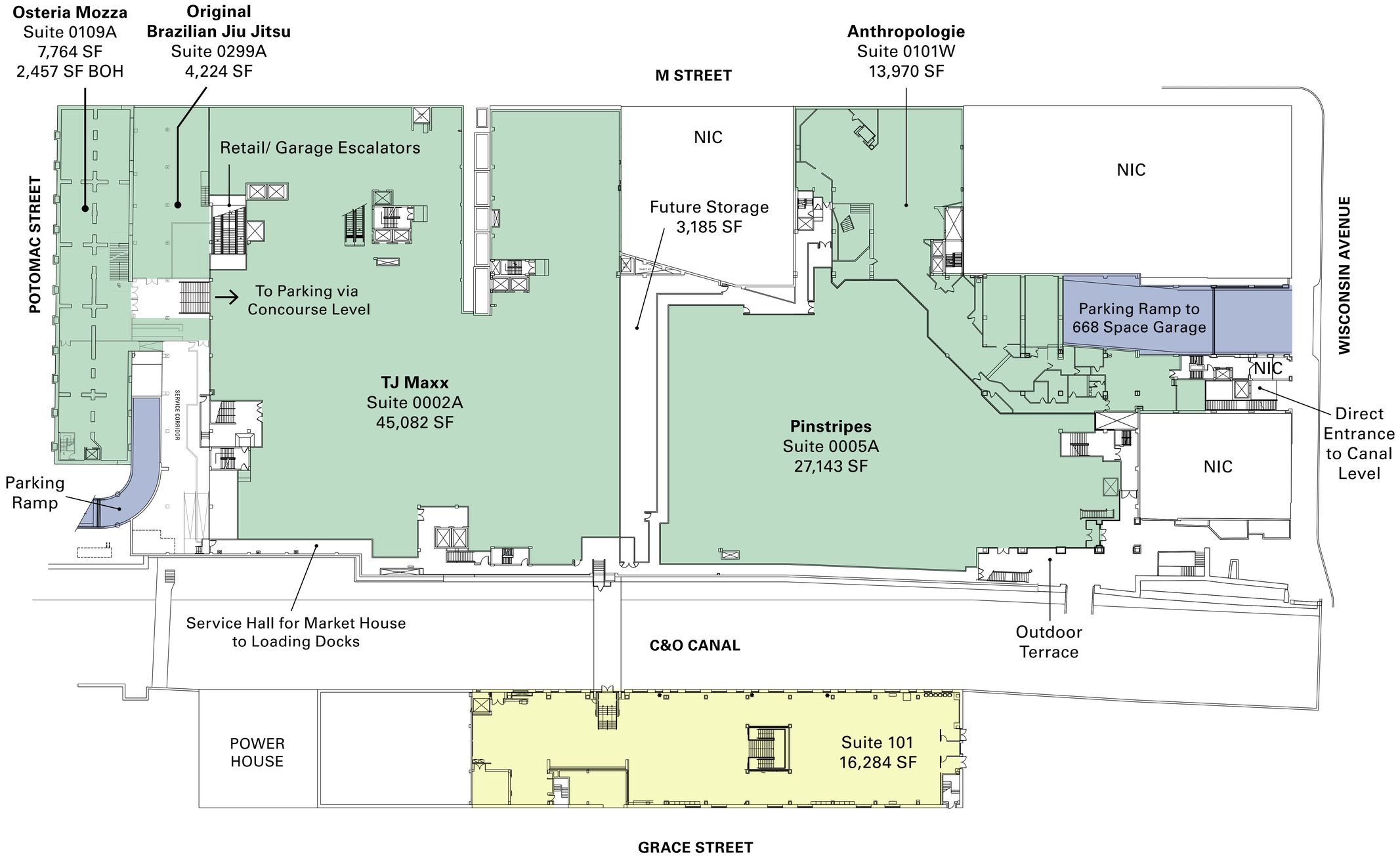


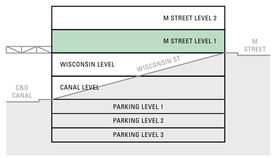

RETAIL

AVAILABLE

PARKING

# WISCONSIN LEVEL



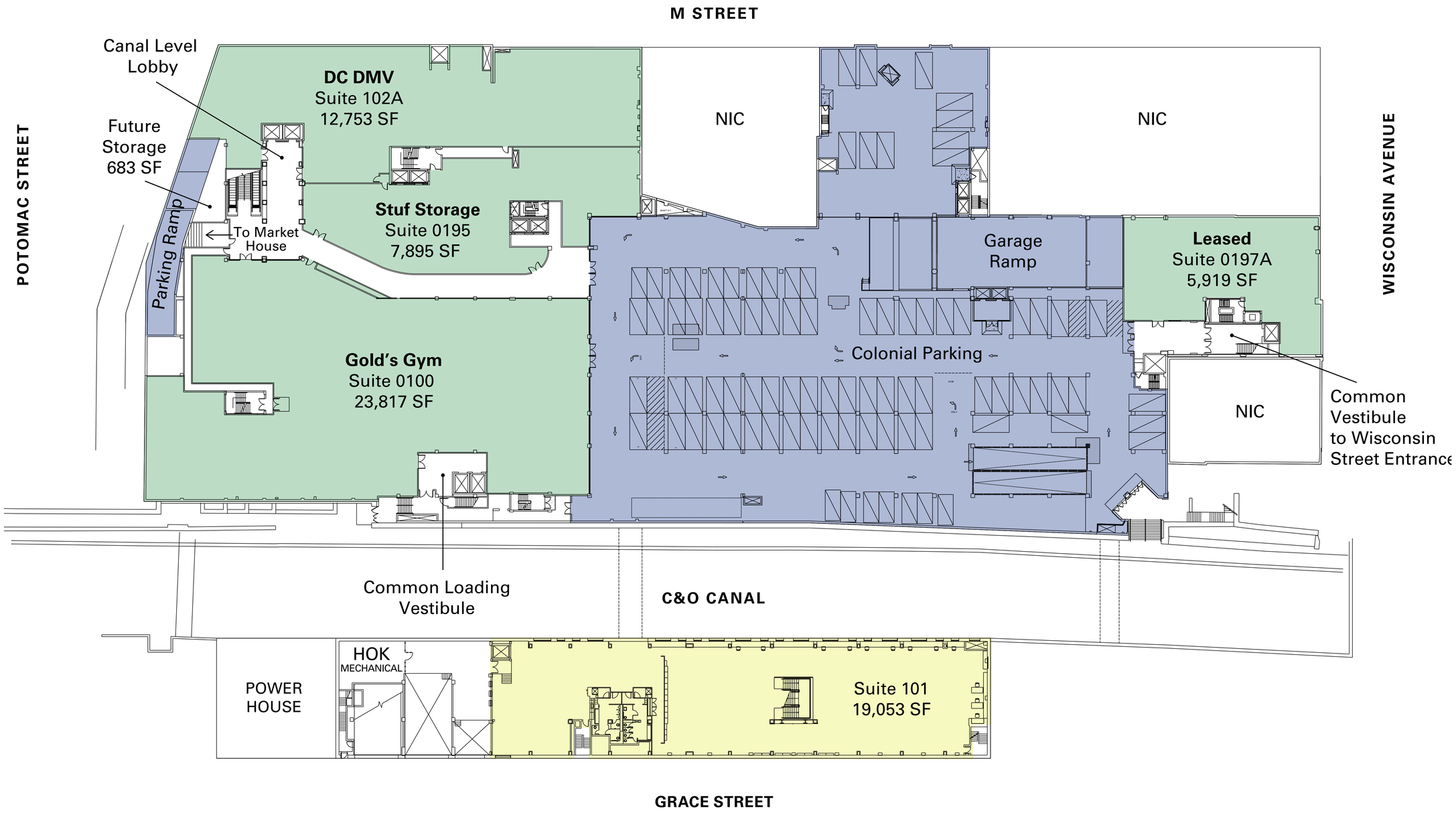



RETAIL

AVAILABLE

PARKING

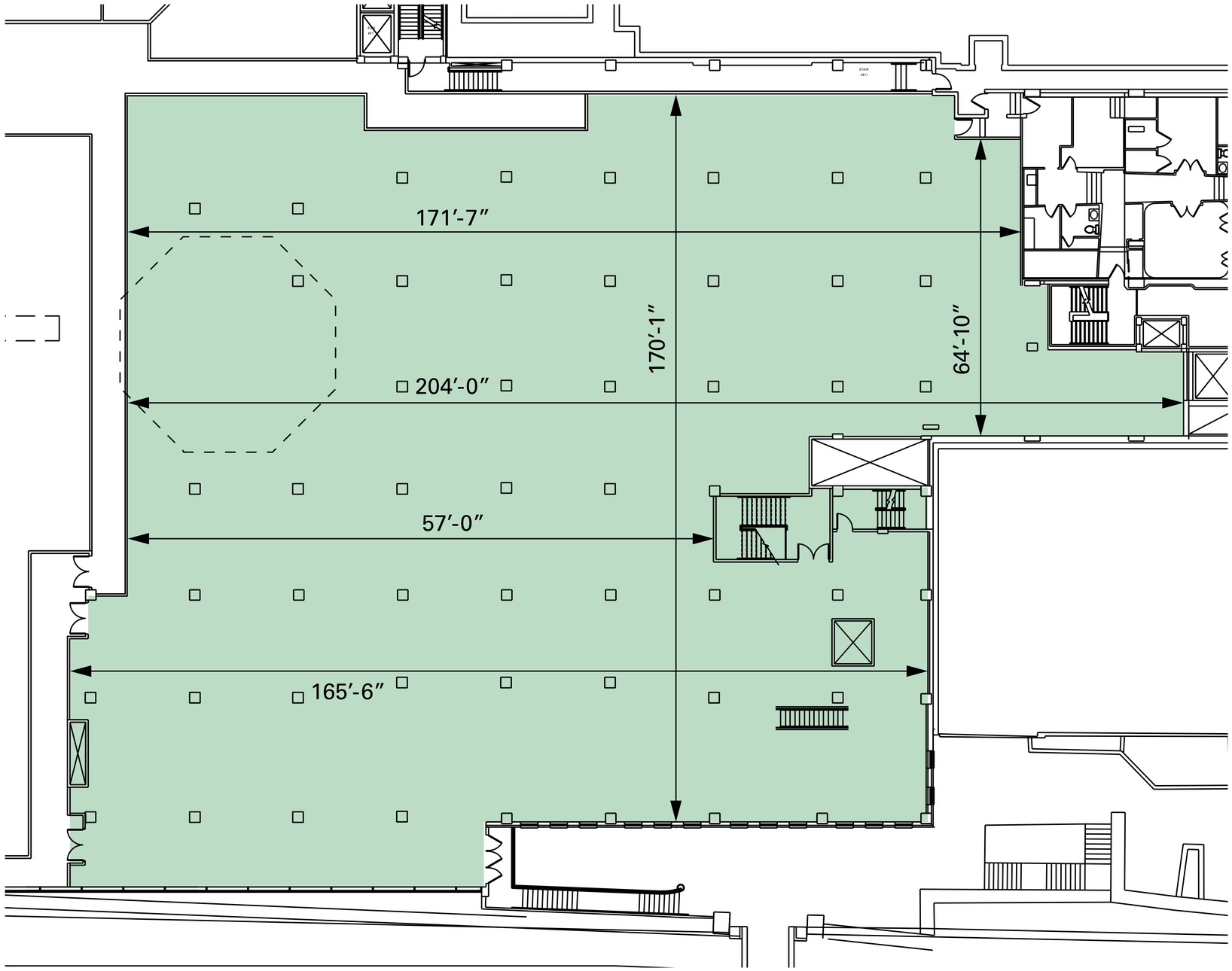
# CANAL LEVEL

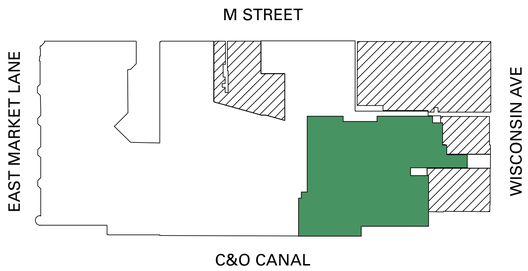


# M STREET LEVEL 1 // FORMER FOREVER 21 // 26,102 SF

## SPACE DETAILS

- Access from Canal Overlook East
- Existing skylight brings natural light into interior retail space
- Ceiling height: 13'



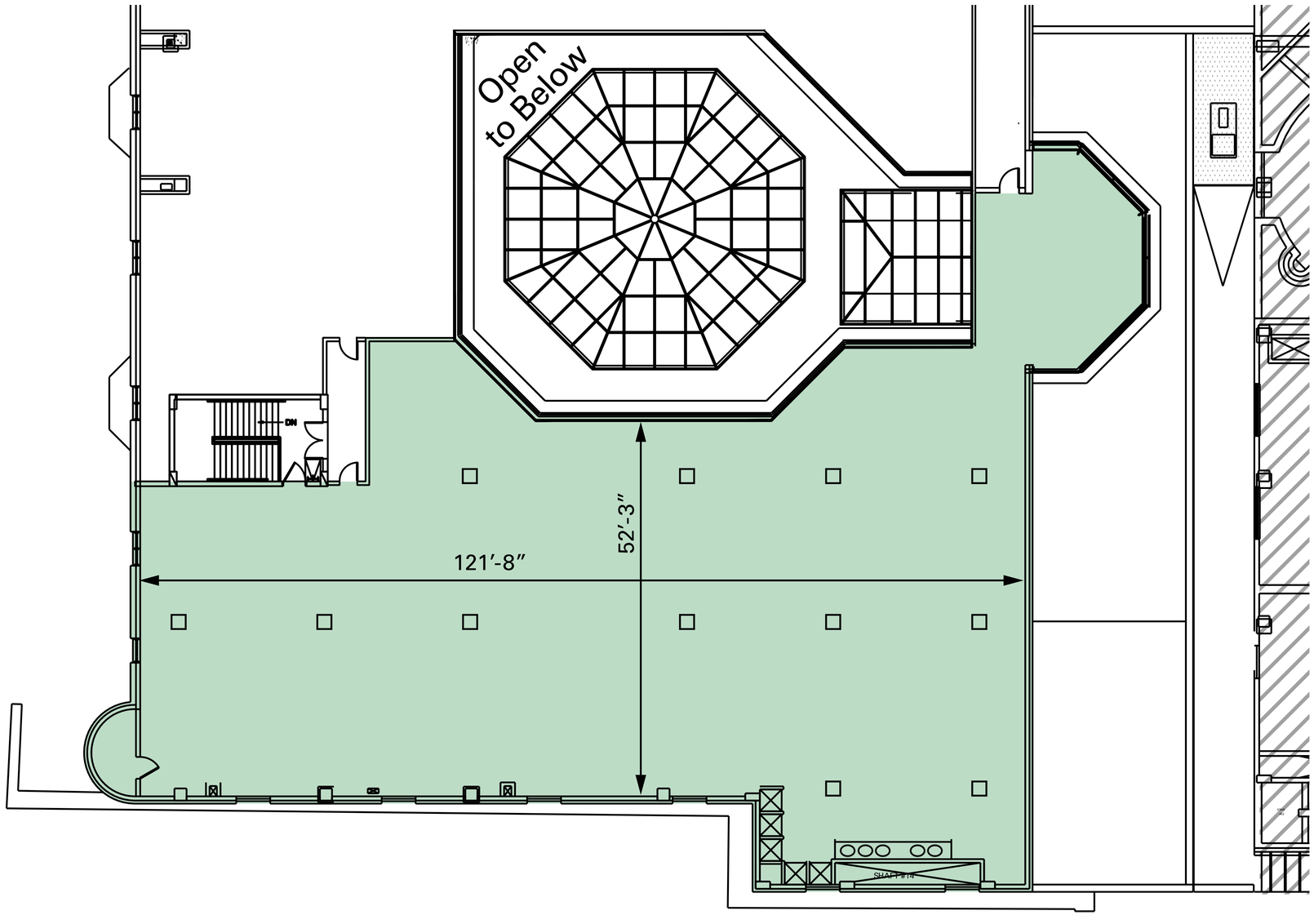



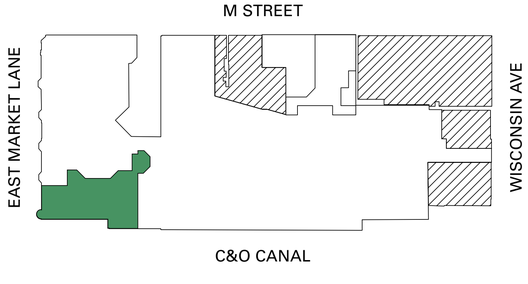

wayfair
create a
cozy corner

# M STREET LEVEL 2 // CANAL OVERLOOK WEST // 7,421 SF

## SPACE DETAILS

- Access from East Market Lane
- Opportunity for a double height space with two story large skylight
- Overlooks the historic C&O Canal
- Ceiling height: 14'3"



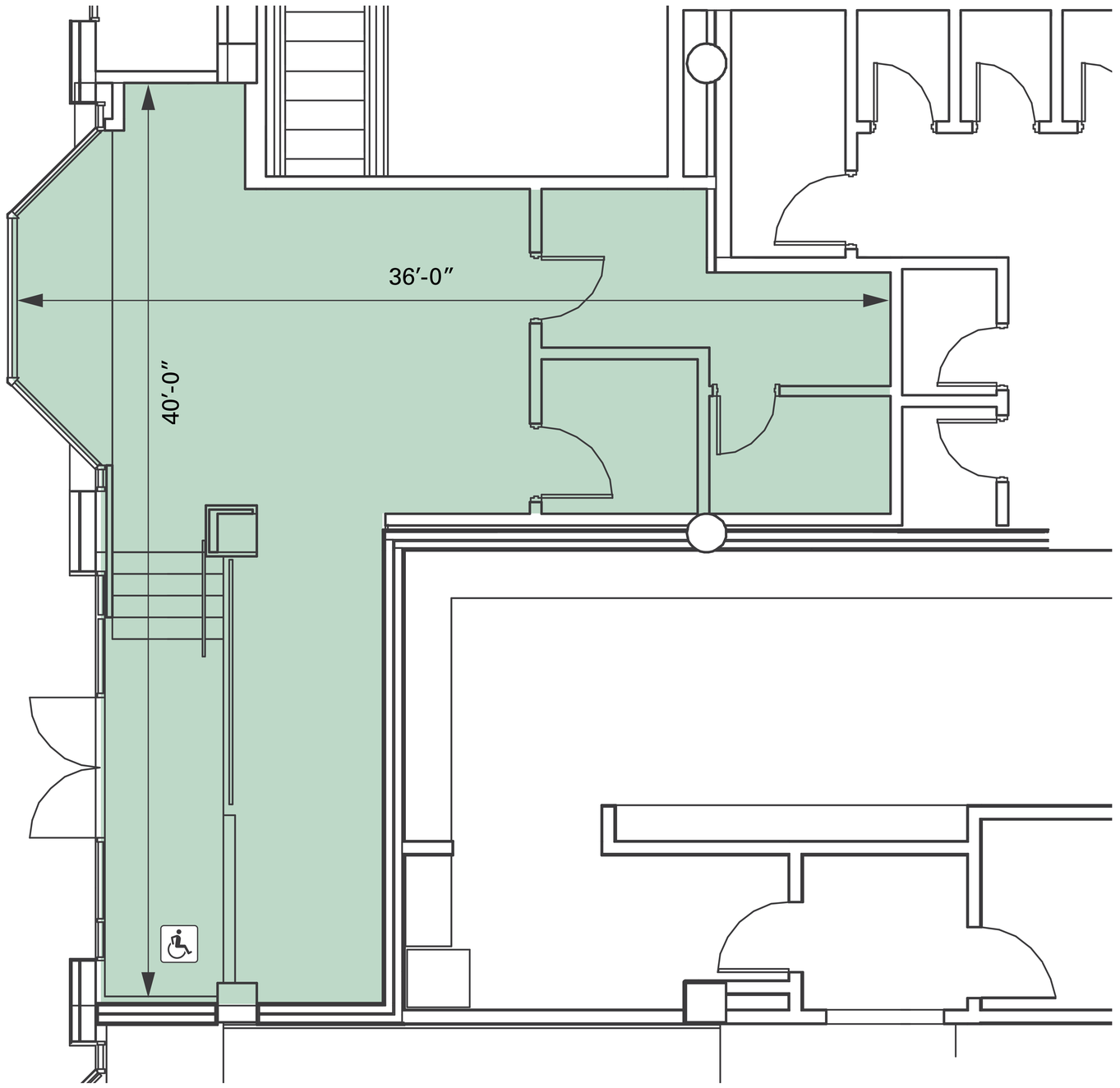



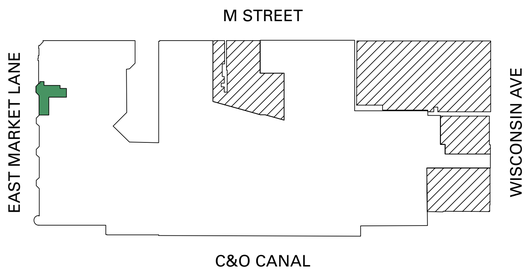
# M STREET LEVEL 1 // STE 0004A // 790 SF

## SPACE DETAILS

- Located on the M Street level of Georgetown Park
- 38 ft. wide storefront entrance on East Market Lane
- M Street exposure
- Ceiling height: 14′ to 17′



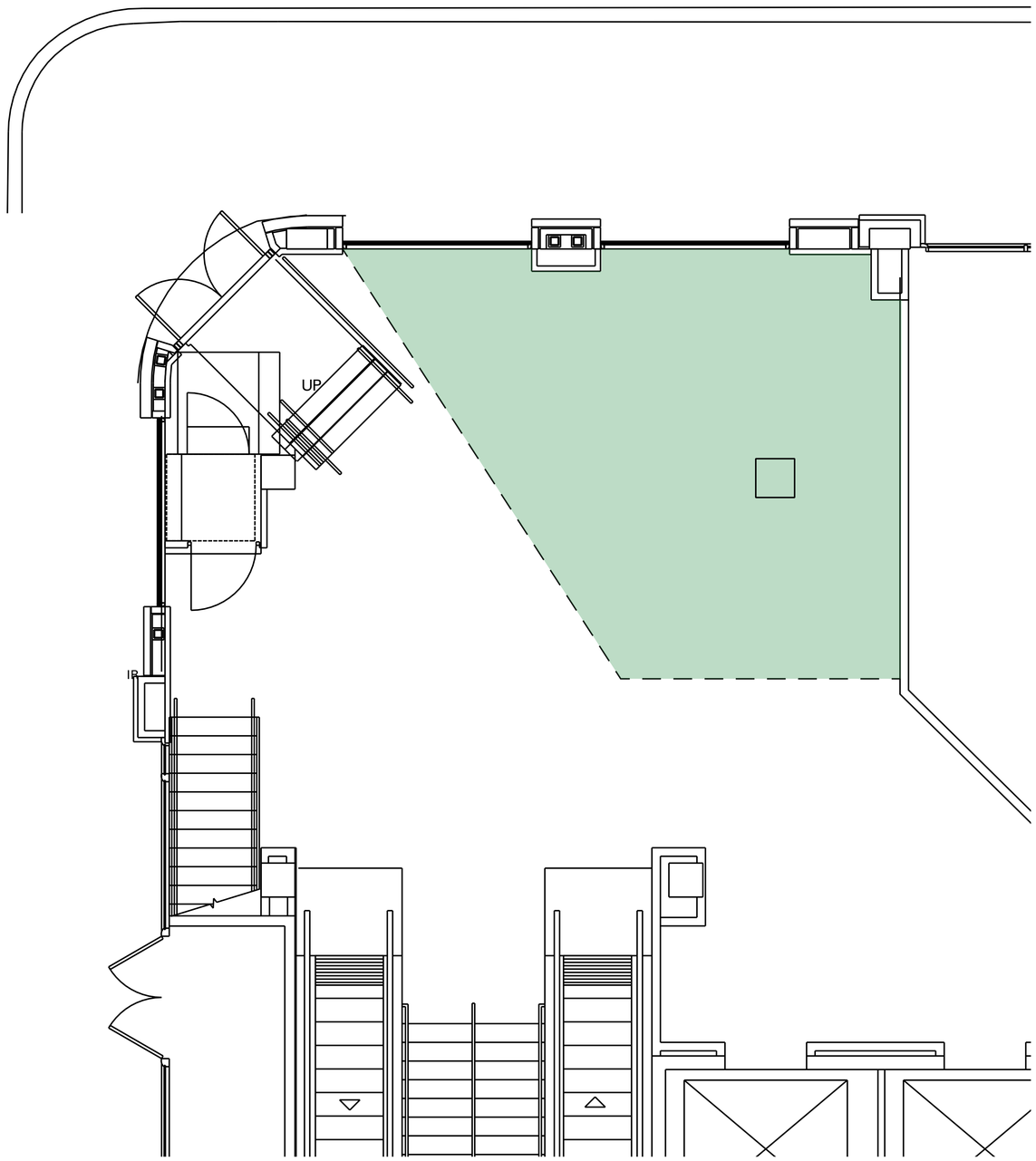


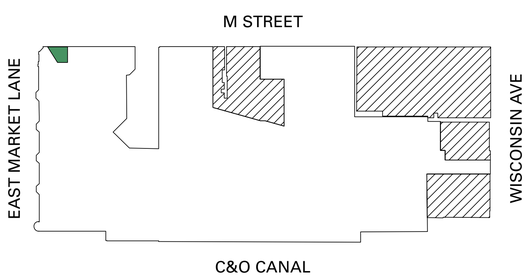



# M STREET LEVEL 1 // M STREET KIOSK // 350 SF

## SPACE DETAILS

- Corner location with 300-400 sf F&B Kiosk opportunity
- Direct visibility and access to M Street
- 12' ceiling heights
- In-place HVAC, power and plumbing.



# M STREET LEVEL 1 // M STREET KIOSK // 350 SF

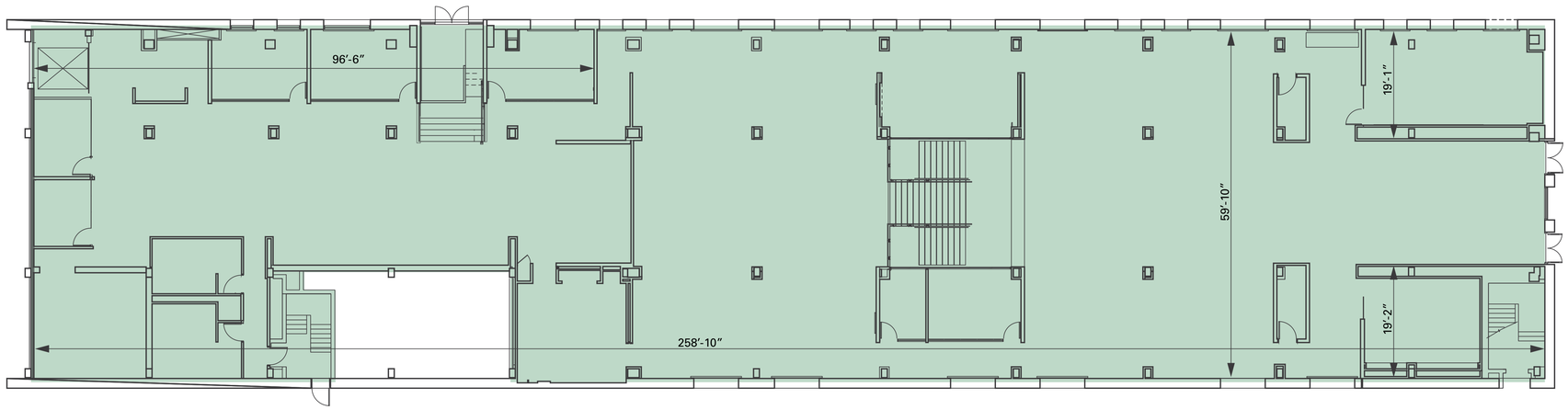



*For illustrative purposes only

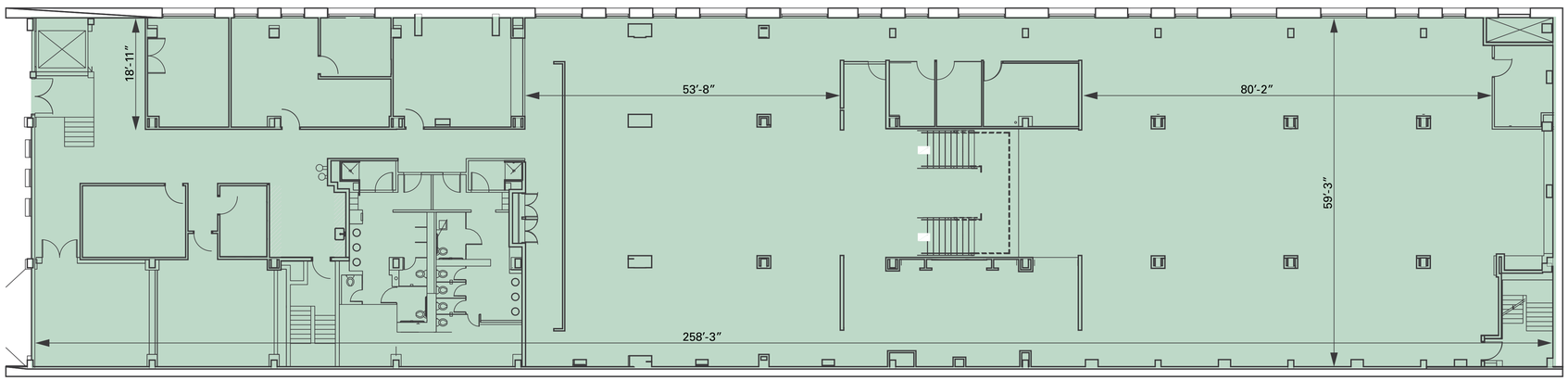
# M STREET LEVEL 1 // FORMER HOK // 35,337 SF

## SPACE DETAILS

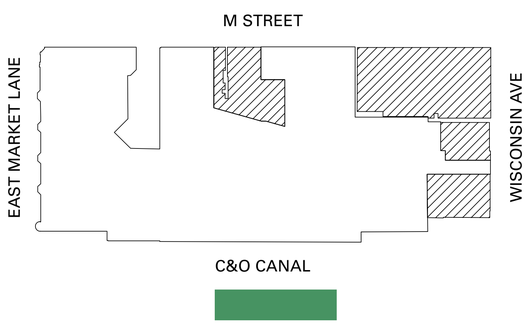
- Access from Grace Street Courtyard and the Canal Bridge
- Opportunity for single-tenant footprint across two efficient floors.
- Overlooks historic C&O Canal
- Private loading dock and existing internal grand staircase
- Access to Georgetown Park's 668 space garage.
- Ceiling Height: 10'6"




UPPER LEVEL




LOWER LEVEL









# ABOUT JAMESTOWN

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of December 31, 2025, Jamestown manages $14.1 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, and Groot Handelsgebouw in Rotterdam. For more information, visit http://www.jamestownlp.com.

# GEORGETOWN PARK

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