

MULTIFAMILY OFFERING

70 UNITS | WASHINGTON, DC

2 RETAIL SPACES





70
RESIDENTIAL
UNITS



2
RETAIL
SPACES



46,490
RESIDENTIAL SF



7,668
RETAIL SF



\$2,549
AVERAGE MKT RENT
\$3.84
PSF



2015
YEAR BUILT



Washington, DC
1250 9TH ST NW, 20001



Cushman & Wakefield's Mid-Atlantic Advisory Group is pleased to present The Colonel ("The Property"), a value-add, mixed-use asset in Washington, DC's most desirable residential and entertainment enclave.

• VALUE-ADD UPSIDE

The Colonel represents a well-built, Class A multifamily asset with renovation upside in downtown DC. The property recently renovated three units to with new flooring, appliances, lighting, tile backsplash, and new cabinets for an average premium of \$200. A study of comparable properties further demonstrates that \$200+ rent increases can be achieved with an interior renovation program that includes new kitchen cabinets, backsplashes, stainless steel appliances, lighting, new bathroom faucets, sinks, and mirrors, and smart home technology. The building features modern construction characteristics such as 9' ceilings, open layouts, multi-level townhomes, and private terraces and balconies.

• PRIME LOCATION AND ABUNDANCE OF RETAIL

The Colonel occupies the most prime location within the heart of DC's hippest area. The property has unparalleled proximity and access to Blagden Alley, with its unique combination of historic carriage homes, vibrant mural art, and restaurants with cult-like followings such as the Michelin-starred Dabney. There are over 55 different restaurants and bars to explore (~300K square feet) within a one-mile radius, including The Colonel's onsite retail featuring an upscale burger bar and a pizzeria. The property is also one block from the Convention Center and its full calendar of events.

• TRANSIT-ORIENTED LOCATION

Residents at The Colonel are one block away from the Yellow and Green metro lines at the Mount Vernon Square - 7th Street station, providing immediate access to the National Mall, the Southwest Waterfront, National Landing, Reagan National Airport, and many points of interest along the U Street Corridor to the north. Additionally, the property offers garage parking spaces providing transportation flexibility.

• GROWING WEALTHY POPULATION

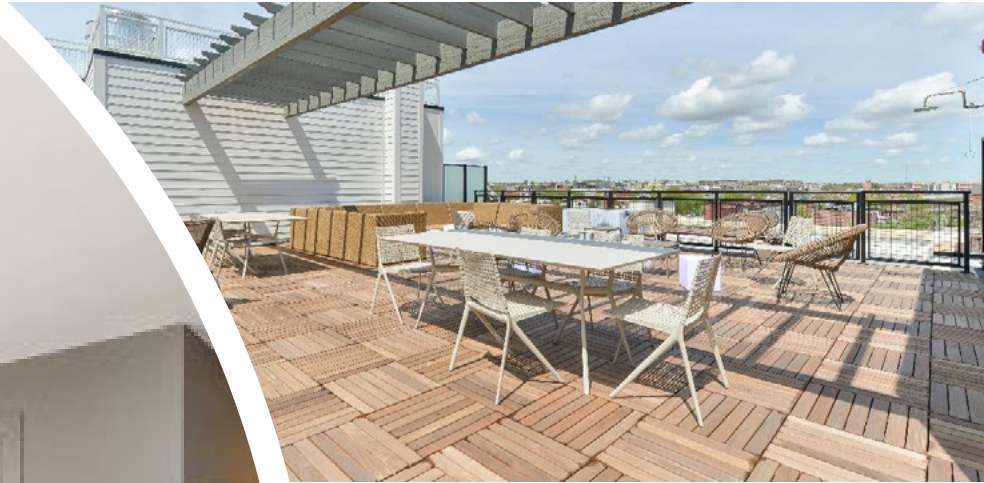
The immediate area surrounding the property is experiencing outstanding population and household income growth. Within a one-mile radius of the property the population has increased by approximately 28% since 2010. Median household income is currently ~\$124K per year with average household sizes of less than 2 people. This income outperforms the broader District with a median household income of \$106K. Properties like The Colonel stand to benefit the most from this resident profile.

• SUPPLY-CONSTRAINED MINIMARKET

CoStar and Real Page do not anticipate any new Class A deliveries in the submarket until the second quarter of 2025 at the earliest. As a result, absorption should outpace supply until then and continue to put upward pressure on asking rents over the coming quarters.

• ACCESS TO MAJOR EMPLOYMENT

Mount Vernon Square abuts NoMA, Penn Quarter, and the East End, which are home to a number of large companies and government agencies. Google, CNN, NPR, and a host of AmLaw 100 law firms lease significant amounts of office space nearby. Various federal agencies and commissions ranging from the SEC to the Bureau of Labor Statistics to the Department of Labor are all within the commutable area.



Mixed-Use,
Value-Add
Multifamily Asset in
Washington, DC



Best Location in
the Heart of DC's
Hippest Area



One Block Away
from Nearest
Metro Station



Attractive
Demographics in
25 to 34 Year-Old
Prime Renting
Segment



Lack of New
Supply Anticipated
in Minimarket



97% occupancy
over the next 30-
60 days



At the
*Confluence of
 Accessibility and
 Entertainment*

THE
 COLONEL
 DIRECTLY ADJACENT TO
 CONVENTION CENTER



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