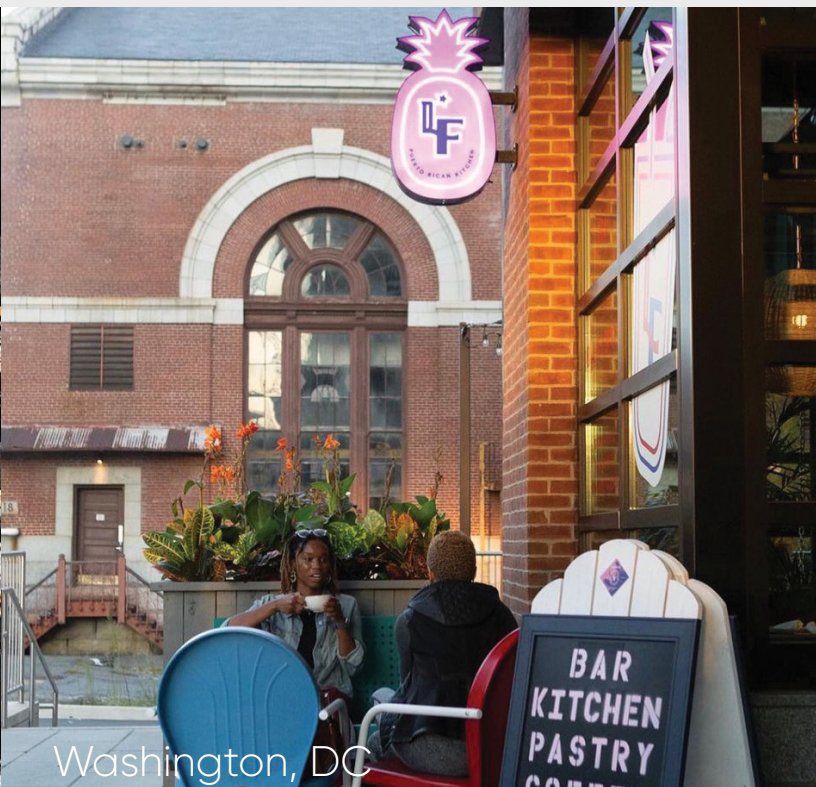


# THE YARDS





## The Yards has a story to tell

Once home to the Navy's oldest shore establishment and a brewery predating the Civil War, the neighborhood honors the industrial and entrepreneurial legacy that anchors the area. With a historic building stock and a decidedly modern take on life, The Yards strikes a balance like nowhere else: between historic texture and history-making innovation, waterfront and cityscape, always active and totally at ease.

- ◀ The Navy annexed the land currently occupied by The Yards to support WWI campaigns.
- ▶ The Boilermaker Building, where boilers were built for naval vessels, was once central to the United States' military operations.

## The Yards is reclaiming and reshaping the waterfront

To be at The Yards is to be part of an authentic neighborhood where never-before-seen concepts launch and uniqueness is celebrated – just look to the standout lineup of local favorites and world-class brands for proof.

Plus, with its vast network of trails and parks – not to mention Nationals Park – The Yards is an outdoor oasis for waterside picnics, pre-game tailgates, and post-workout hangouts.








## The Yards today

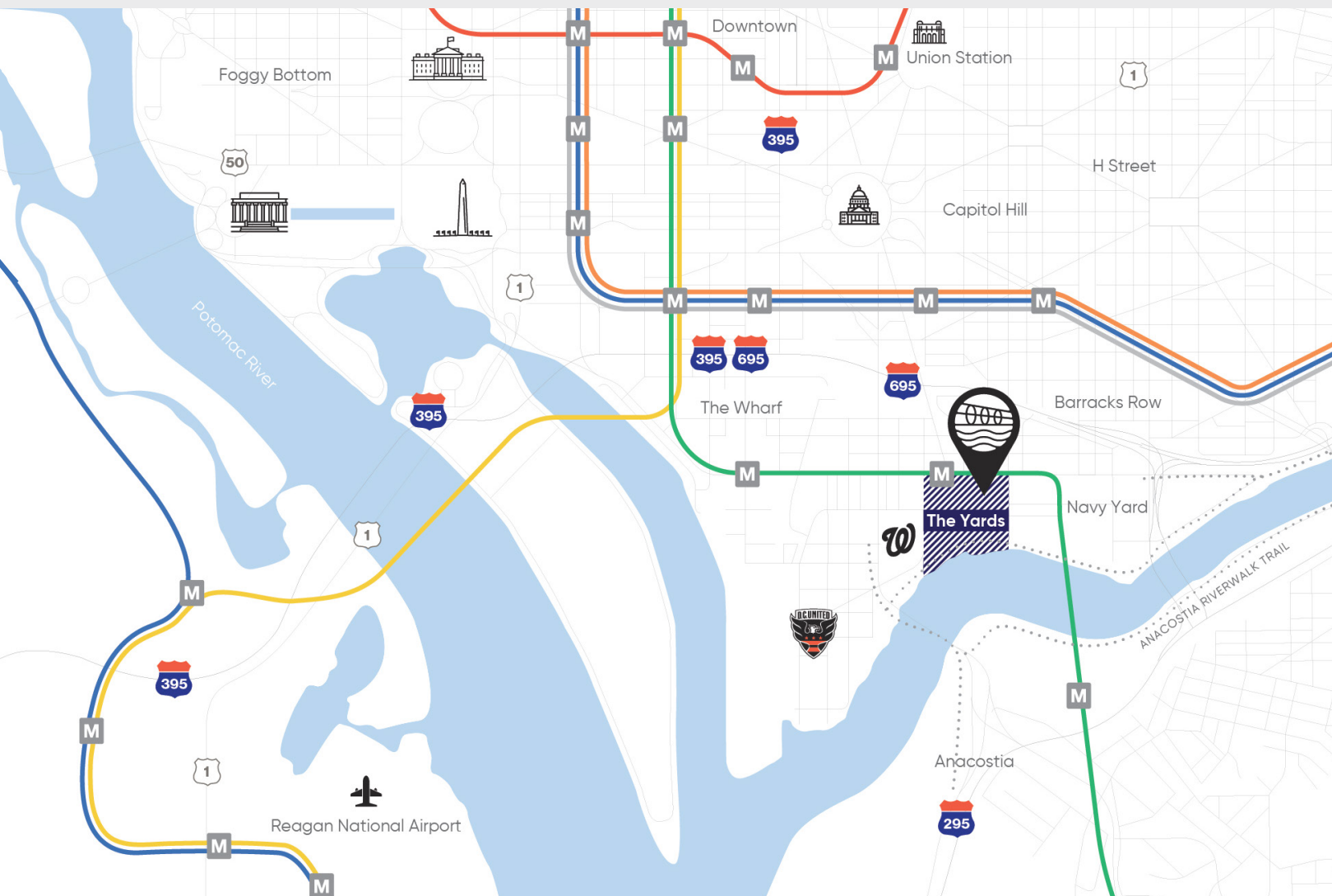




## All paths lead to The Yards

-  **3.5 miles to Downtown; 10-minute car ride from DCA**
-  **10+ Capital Bikeshare stations in the neighborhood**
-  **1.4 miles to the Capitol; 1.5 miles to Union Station**
-  **3.5 miles of Anacostia Riverwalk trail**
-  **10+ bus stops on site**

Accessible via the 90, 92, P6, V4, 74, and Circulator bus routes



The Yards has the multimodal accessibility of a downtown hub combined with the refreshing outdoor atmosphere of a waterfront getaway. Steps from Metro, moments from I-395, and with ridesharing stops, charging stations, and plenty of docks, The Yards is the definition of all-access, all the time – with its local, regional, and national appeal drawing over three million visitors throughout the year.

## A trail to treasure >

With over twenty miles of trails that trace the District's waterfront from the Tidal Basin to The Yards to the National Arboretum and beyond, the Anacostia Riverwalk Trail is a scenic, sustainable, and convenient amenity for all users – including cyclists, runners, skaters, and walkers.







## All the best retailers, in one neighborhood

Centrally situated within the vibrant Capitol Riverfront neighborhood, The Yards stands out with its distinguished architecture, coveted waterfront setting, celebrated dining scene, and robust entertainment offering.

Phase 2 – 

Green space at The Yards – 



### North of M Street Residential



### Ballpark / Entertainment District



### The Yards







## The Yards Today

**330K | 1,700**

SF OFFICE | EMPLOYEES

**223K+ | 31**

SF RETAIL | TENANTS

**1,301 | 1,850**

RESIDENTIAL UNITS | TENANTS

**225**

HOTEL ROOMS



## The Yards Tomorrow

**1.8M | 9,000**

SF OFFICE | EMPLOYEES

**500K | 80**

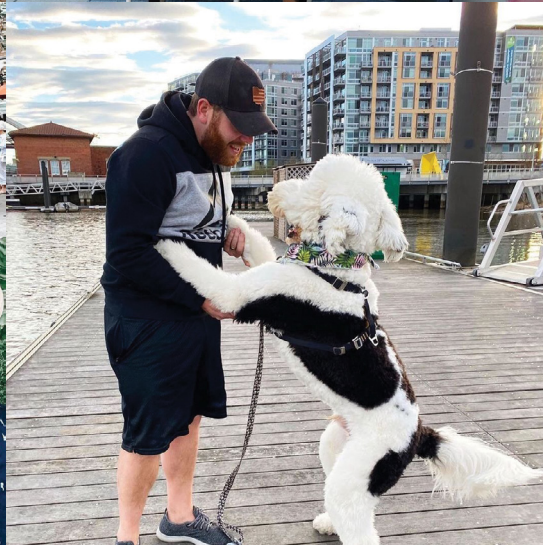
SF RETAIL | TENANTS

**3,400**

RESIDENTIAL UNITS

**225**

HOTEL ROOMS





## Building upon the existing energy

Currently, a curated mix of local and national retailers serve a growing population of apartment residents, office workers, and DC locals seeking a next-generation neighborhood with a true 18-hour day.



## ◀ Lululemon

Lululemon planted the flag for the first Lululemon Local on the east side of the District. Here, Navy Yard residents gear up in the latest activewear from the Lululemon Lab collection and take advantage of the outdoors with fellow fitness enthusiasts at weekly "Run the Riverfront" events.

## Steadfast Supply ▶

DC residents source their self-care staples, art prints, and locally made gifts from Steadfast Supply, a woman-owned shop dedicated to the local creative economy. Founder Virginia Arrisueño chose The Yards as the first location for this chic store, which also hosts crafty workshops and community events.







### < **Albi**

For gourmet Levantine fare, Washingtonians choose Michael Rafdi's Albi – Arabic for "my heart." Albi's lauded modern Middle Eastern menu is supplemented by an impressive wine selection from next door neighbor Maxwell Park. During the day, locals enjoy stopping by for a coffee and za'atar croissant from Yellow, Albi's daytime café.

### **Bammy's** >

From the co-chefs behind DC's Michelin-starred Maydan comes Bammy's, a Caribbean-style restaurant that channels the high energy and positivity of Jamaican culture into mouth-watering jerk chicken, curry goat, and rum cocktails.



### < **Bluejacket**

Neighborhood Restaurant Group's full-service restaurant and brewery is always bustling – from brunch to dinner and beyond – with everything from pretzel French toast and pressed pastrami sandwiches to juicy IPAs and distinctive lagers.



## **An appetite for originality**

The Yards' next phase is an exciting opportunity to reach an untapped market craving elevated shopping, standout services, and unparalleled urban experiences.

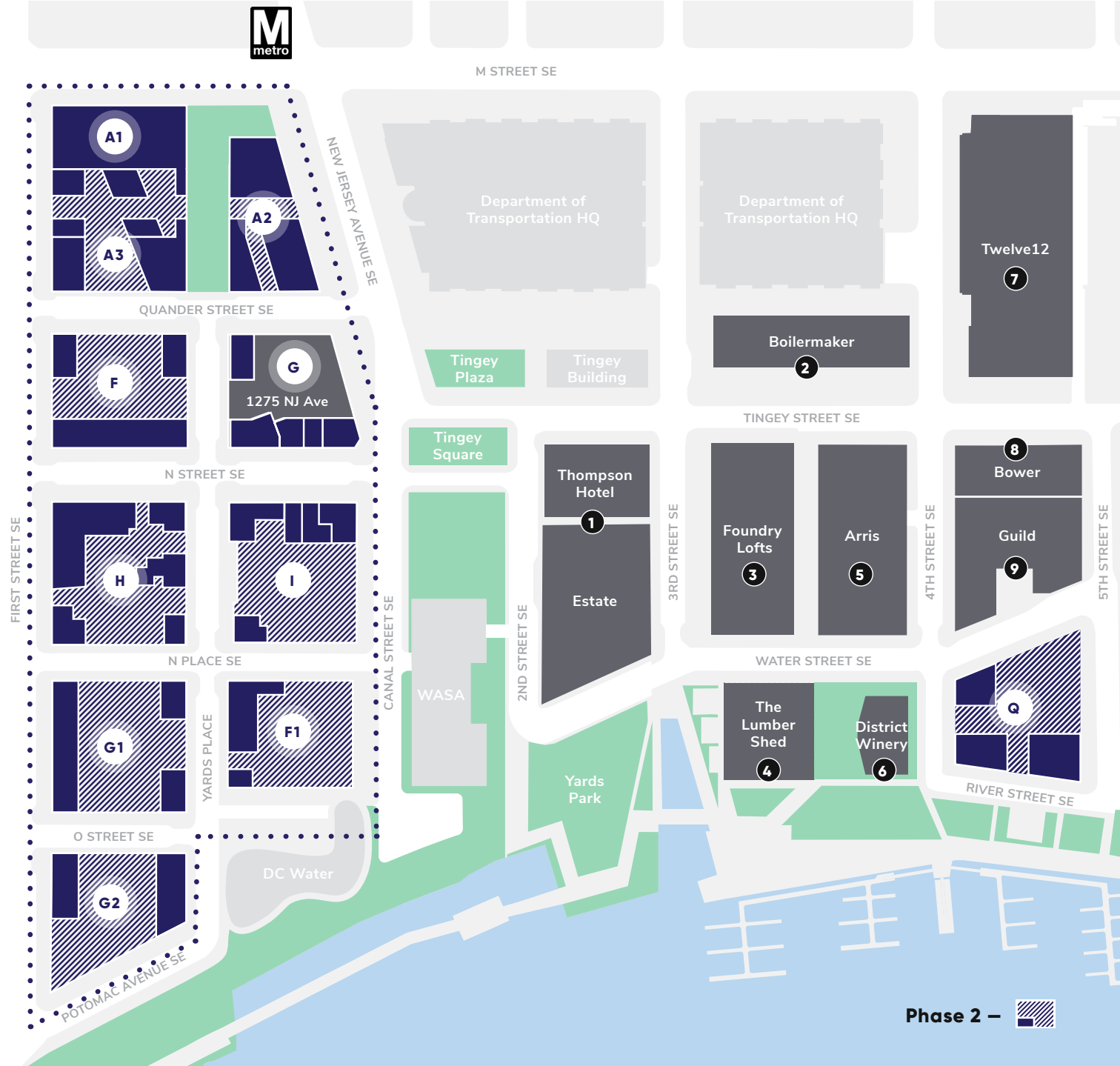






# Fresh opportunities

With top-of-the-line retailers and a rare mix of assets – a picturesque waterfront, acres of open green space, and a diverse array of residences and workspaces – The Yards is the go-to spot for the next generation of Washingtonians.



223,000 SF Total Existing Retail

- 1 Estate and Thompson Hotel**  
264 residential units & 225 rooms  
14,655 SF retail

THOMPSON HOTELS SURVEYOR
- 2 Boilermaker**  
11,000 SF office  
29,220 SF retail

lululemon VL M&R B PACERS RUNNING
- 3 Foundry Lofts**  
170 residential units  
9,978 SF retail

STEADFAST SUPPLY BEARDED GOAT BARBER POTBELLY SANDWICH SHOP
- 4 The Lumber Shed**  
18,000 SF office  
14,189 SF retail

THE LUMBER SHED ICE CREAM jubilee MORINI AGUA301 Broomies Bammy's Navy Yards
- 5 Arris**  
327 residential units  
18,925 SF retail

CHLOE BY KAZUO KAWANO SHILLING CANNING COMPANY Toastique GOURMET TOAST & JUICE BAR CONTE'S BIKE SHOP
- 6**  
16,150 SF working winery & events space

DISTRICT WINERY
- 7 Twelve12**  
218 residential units  
88,184 SF retail

Harris Teeter VIDA FITNESS sweetgreen Takorean Korean Taco Grill Banfield PET HOSPITAL
- 8 Bower**  
137 residential units  
13,000 SF retail

jenie's La Famosa Emmy's
- 9 Guild**  
191 residential units  
5,694 SF retail

albi Michelin 2022 Maxwell
- 9 Parcel G**  
300,000 SF office  
13,677 SF retail

FOXTROT





**Estate**

# 3 Tingey Street SE

**13,000 SF Retail**

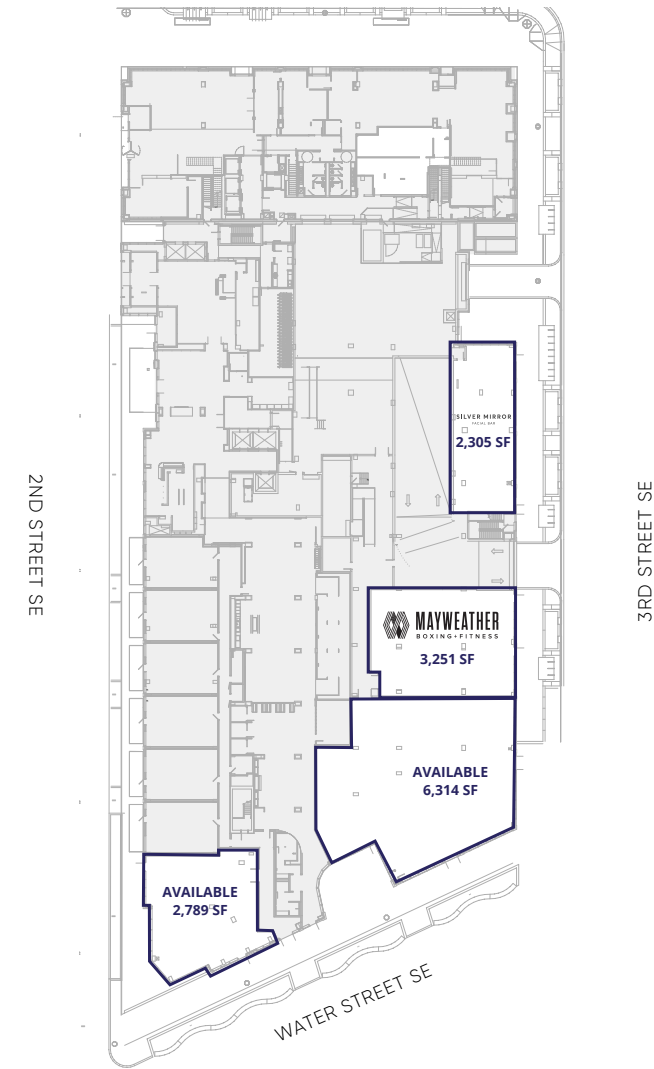
**264 Apartments**

**Status:**

**Open**

**Retail Shell Delivery:**

**Available Now**





**Boilermaker**

# 300 Tingey Street SE

**29,000 SF Retail**

**11,000 SF Office**

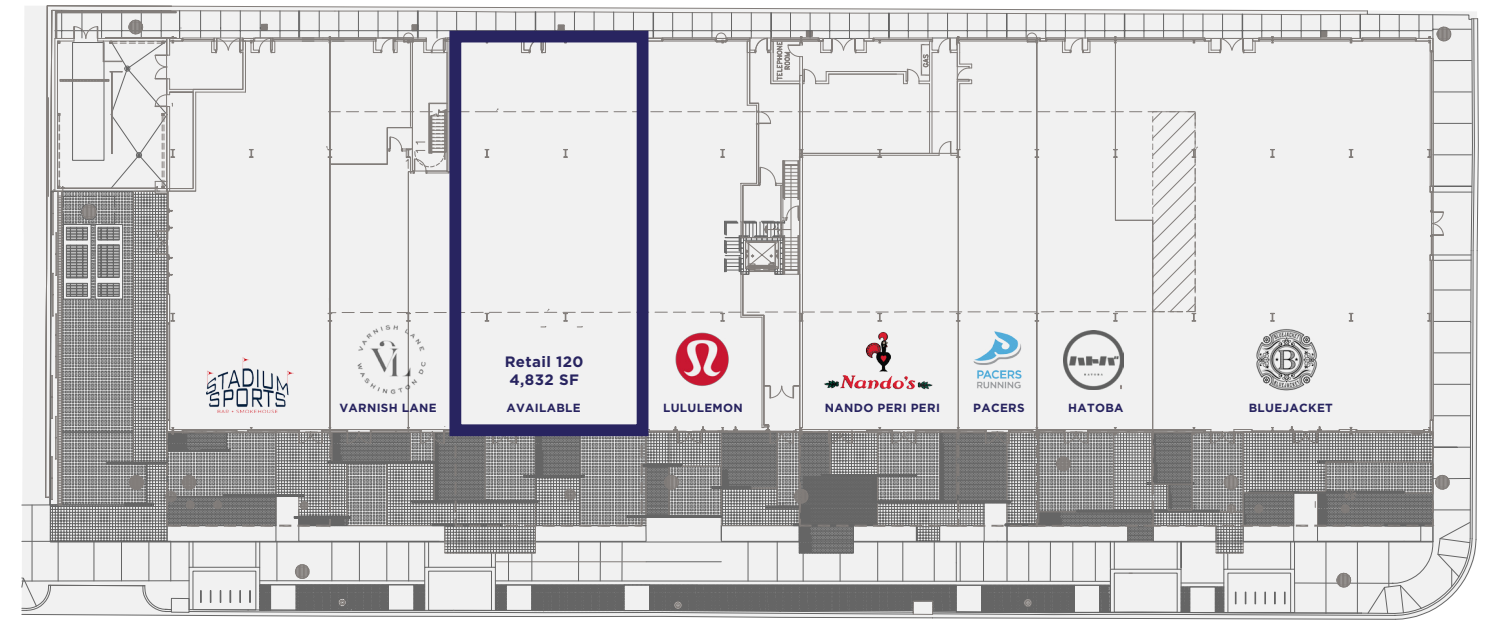
**Status:**

**Open**

**Space 120:**

**2nd Generation Space**

**Available Soon**



TINGEY STREET SE

4TH STREET SE





**Parcel G**

# 1275 New Jersey Ave SE

**13,677 SF Retail**  
**300,000 SF Office**

**Status:**

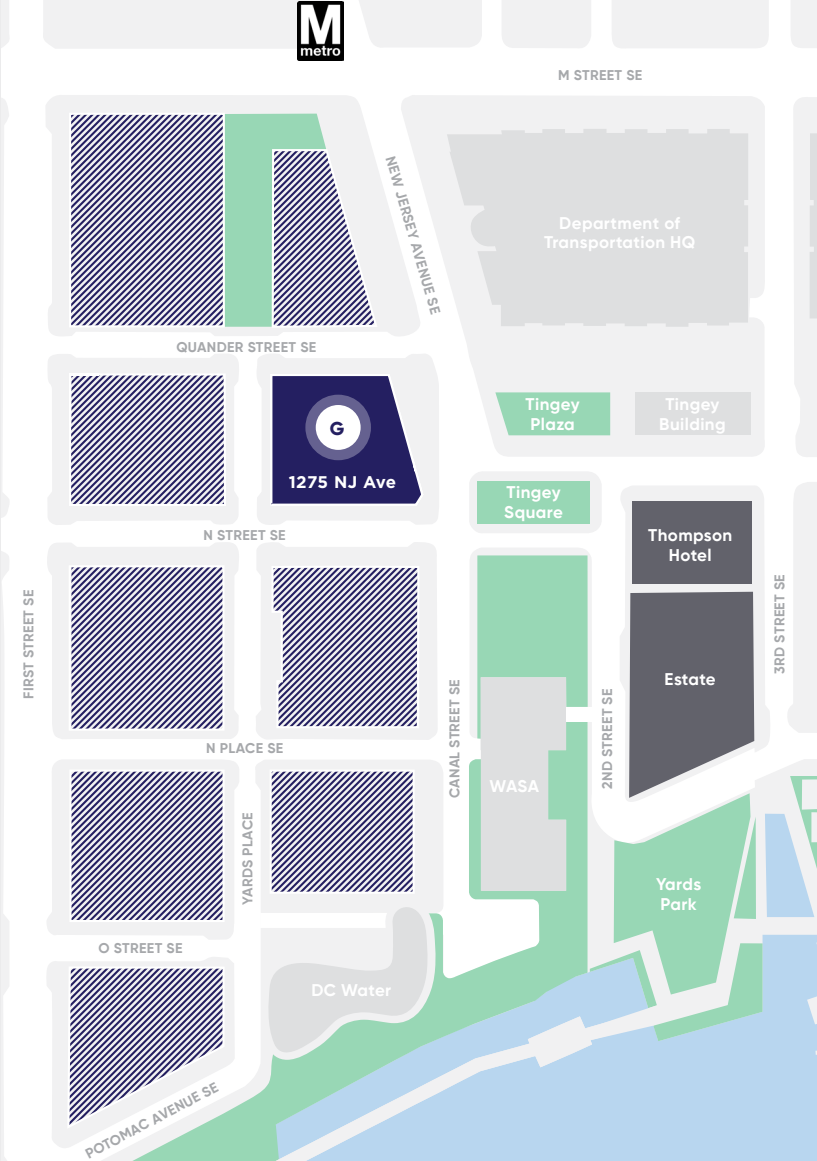
Open

**Building Opening:**

December 2021

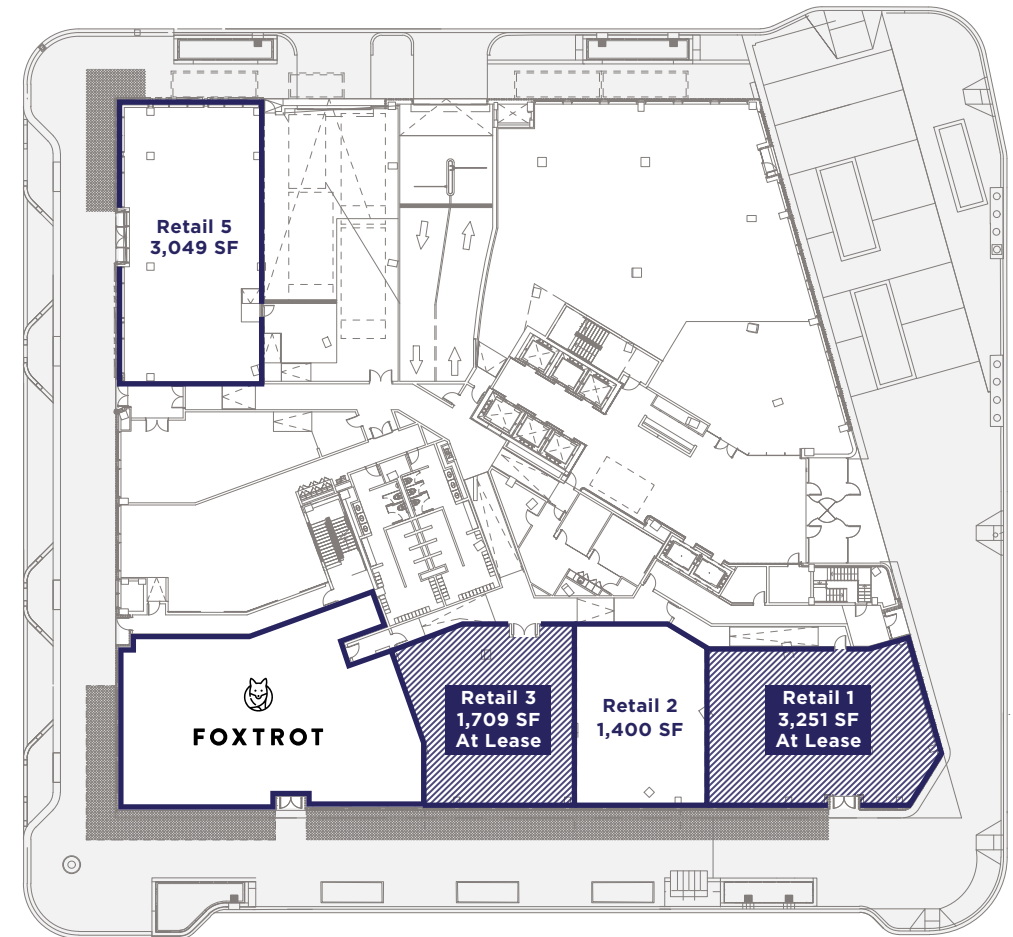
**Retail Shell Delivery:**

Available Now



Yards Place SE

Quander Street SE



NEW JERSEY AVENUE SE

N Street SE





Vela

# 1300 Yards Place SE

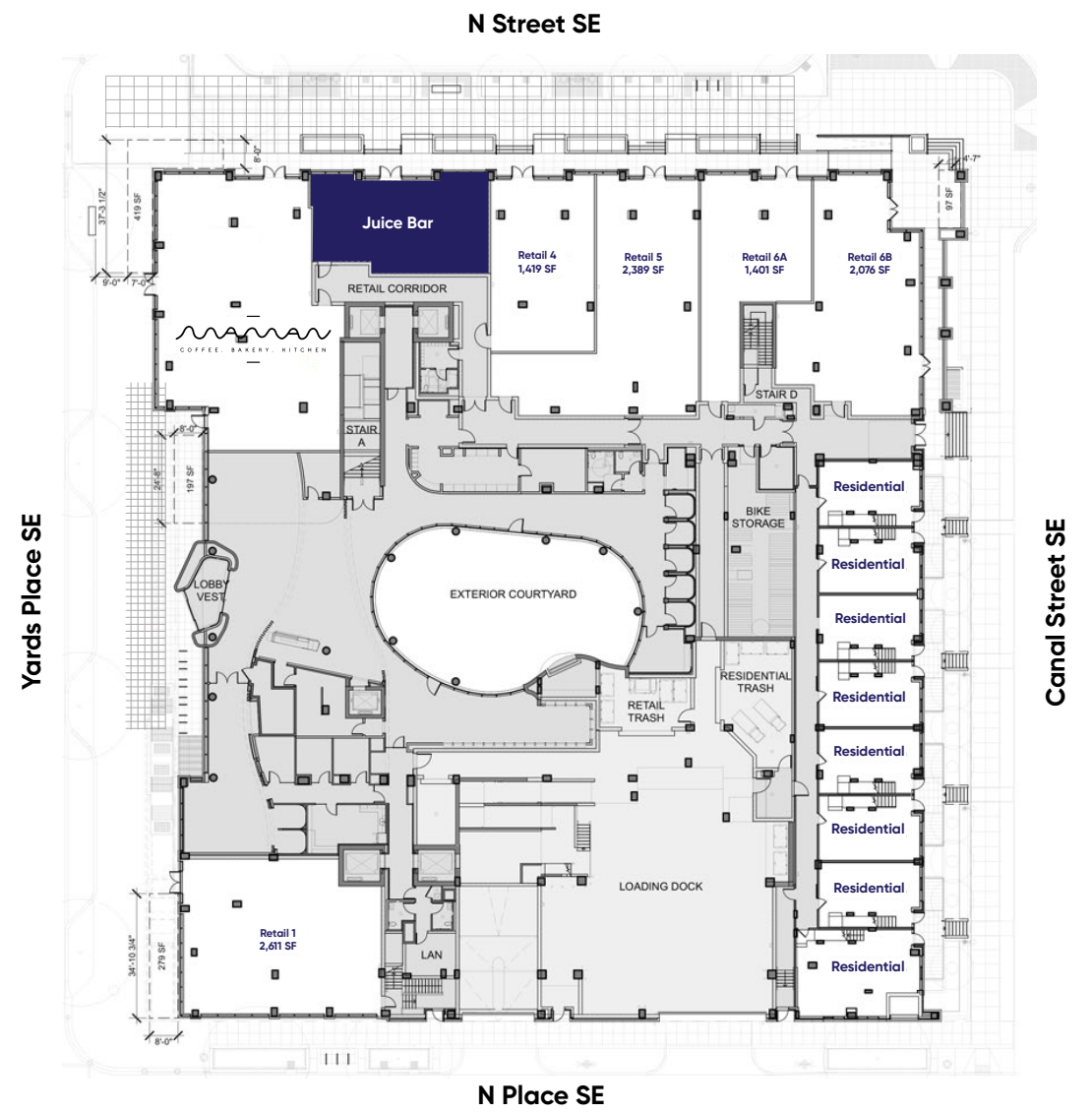
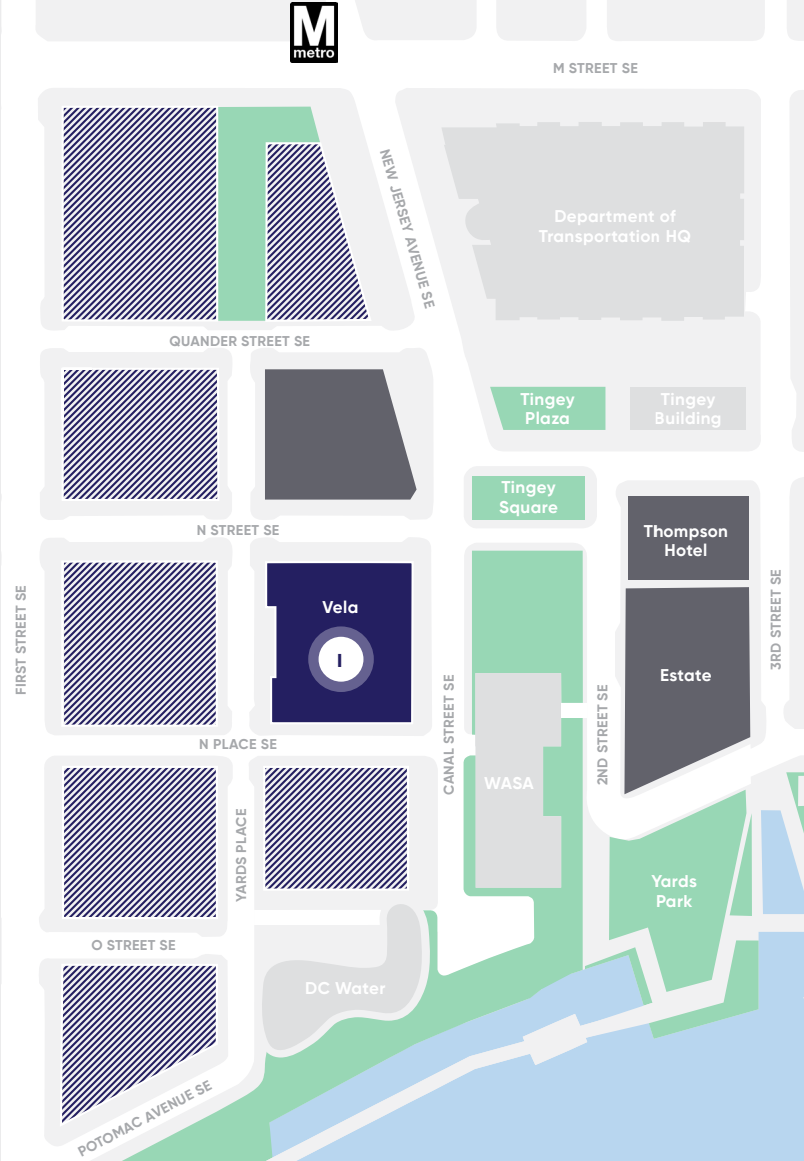
13,363 SF Retail

379 Apartments

Status:  
Under Construction

Building Opening:  
September 2023

Retail Shell Delivery:  
July 2023





**Parcel H**

# Parcel H

**21,000 SF Retail**

**466 Apartments**

**Status:**

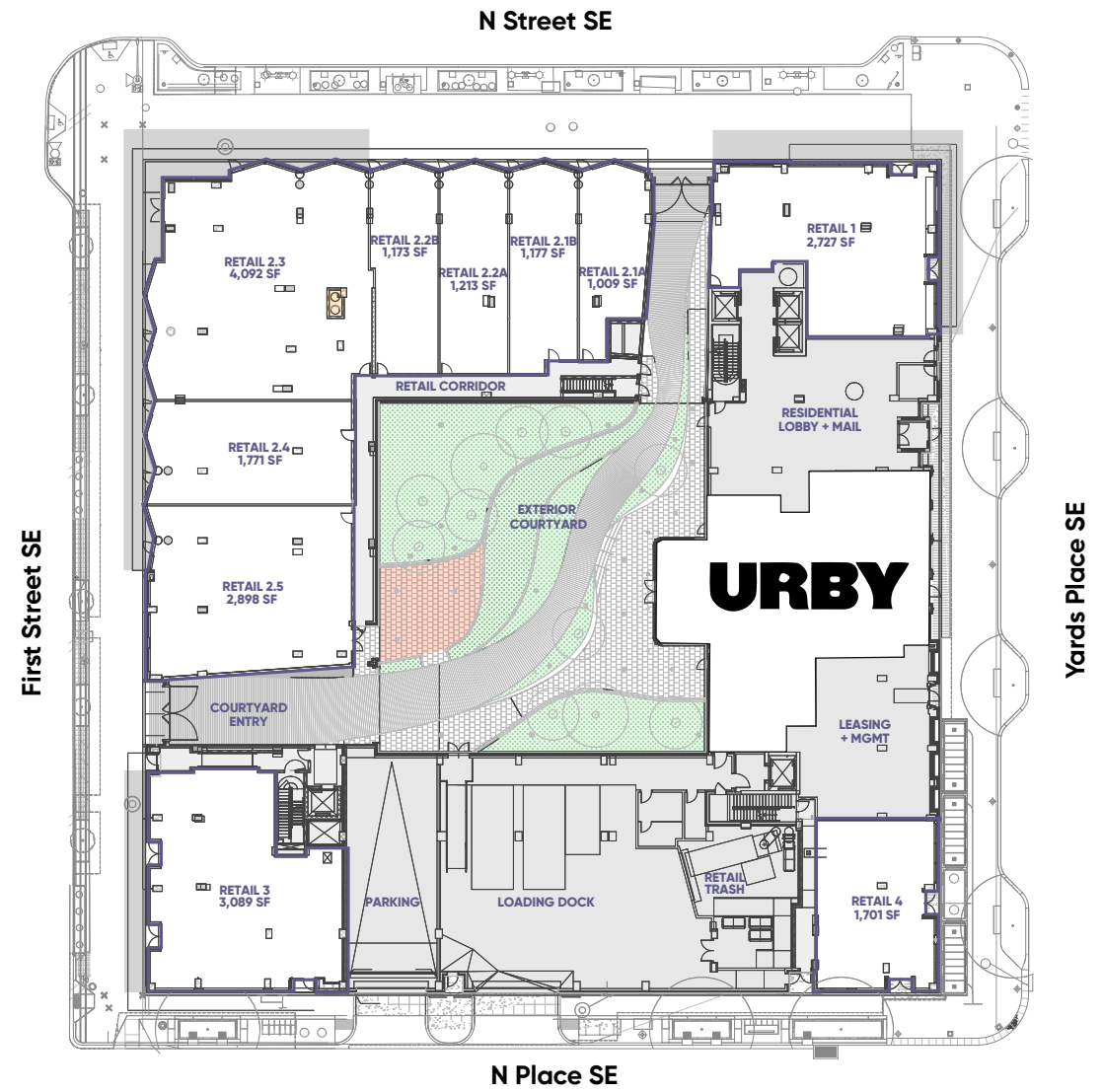
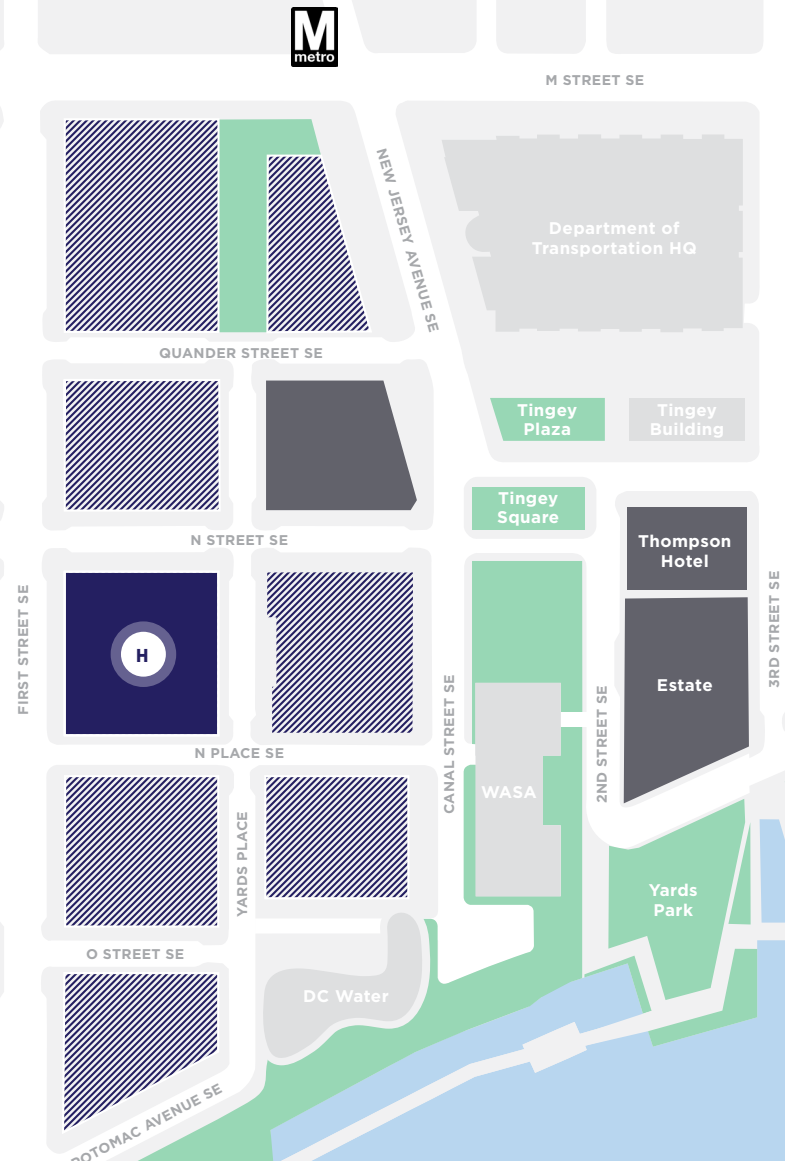
**Under Construction**

**Building Opening:**

**September 2024**

**Retail Shell Delivery:**

**Q2 2024**





Parcel F

# Parcel F

**22,733 SF Retail**

**300,000 SF Office**

**Status:**

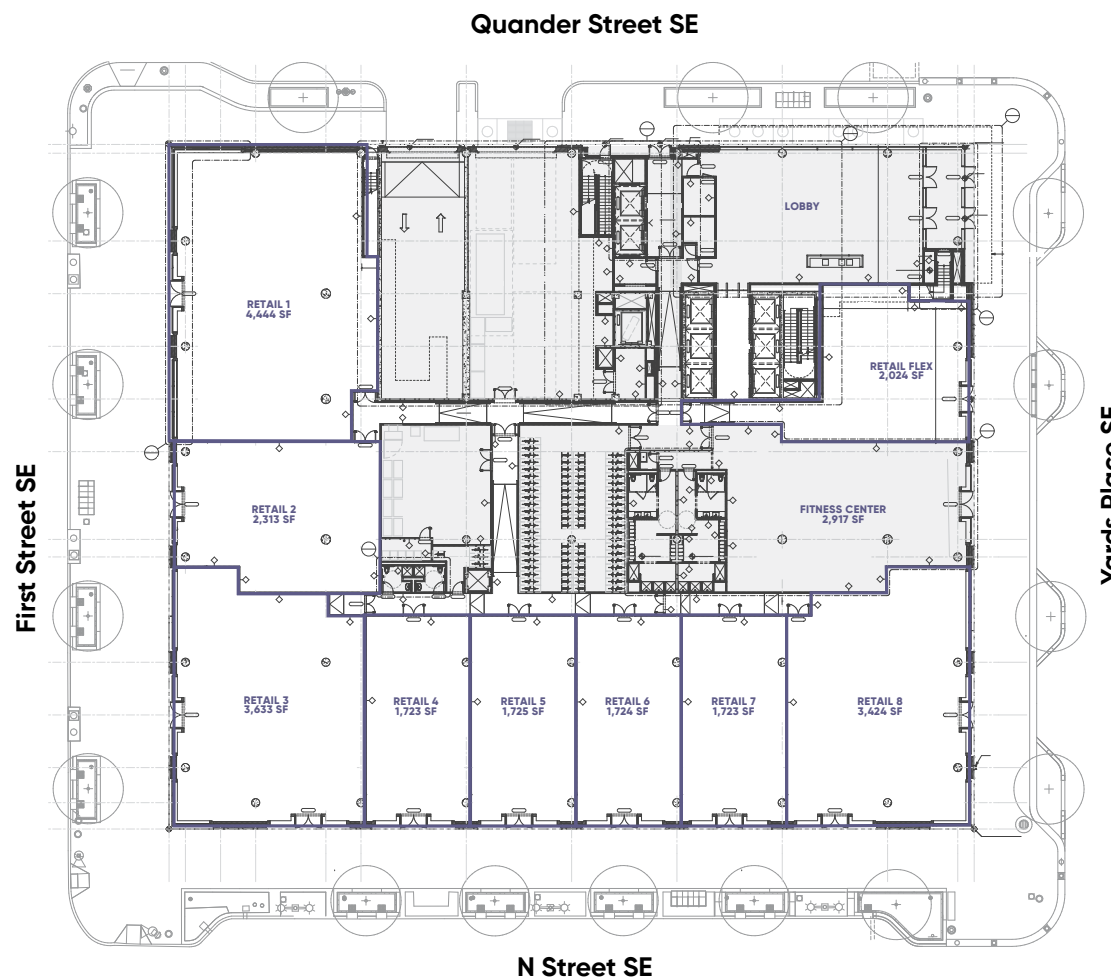
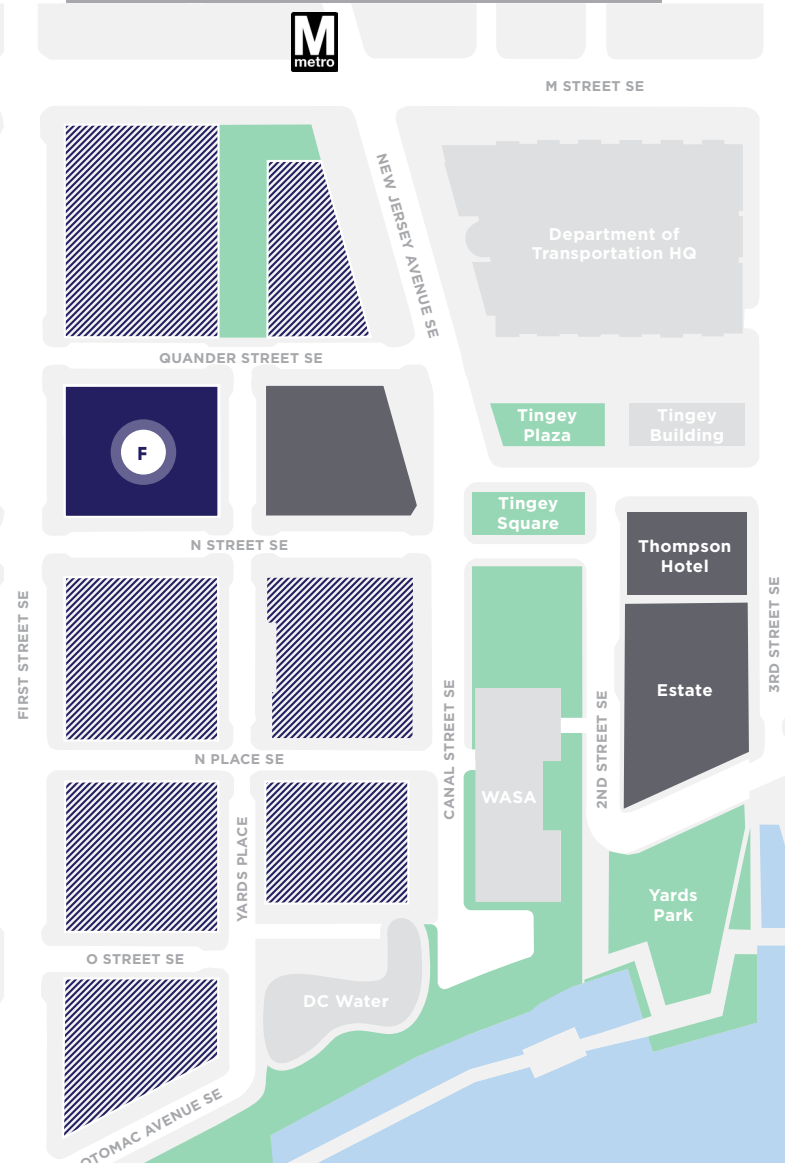
**Under Development**

**Building Opening:**

**Q4 - 2025**

**Retail Shell Delivery:**

**Q2 - 2024**





**Parcel F**

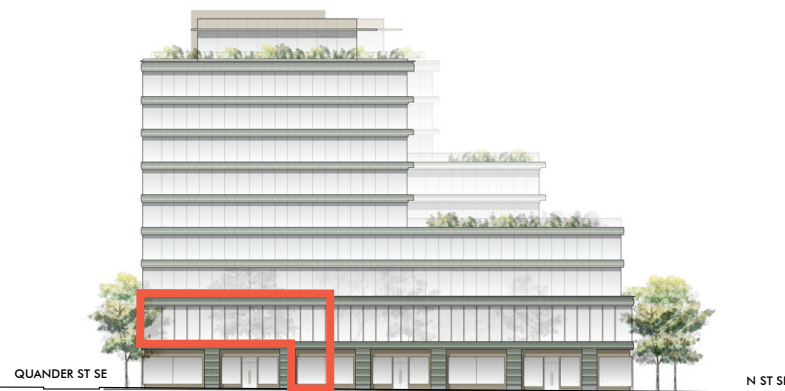
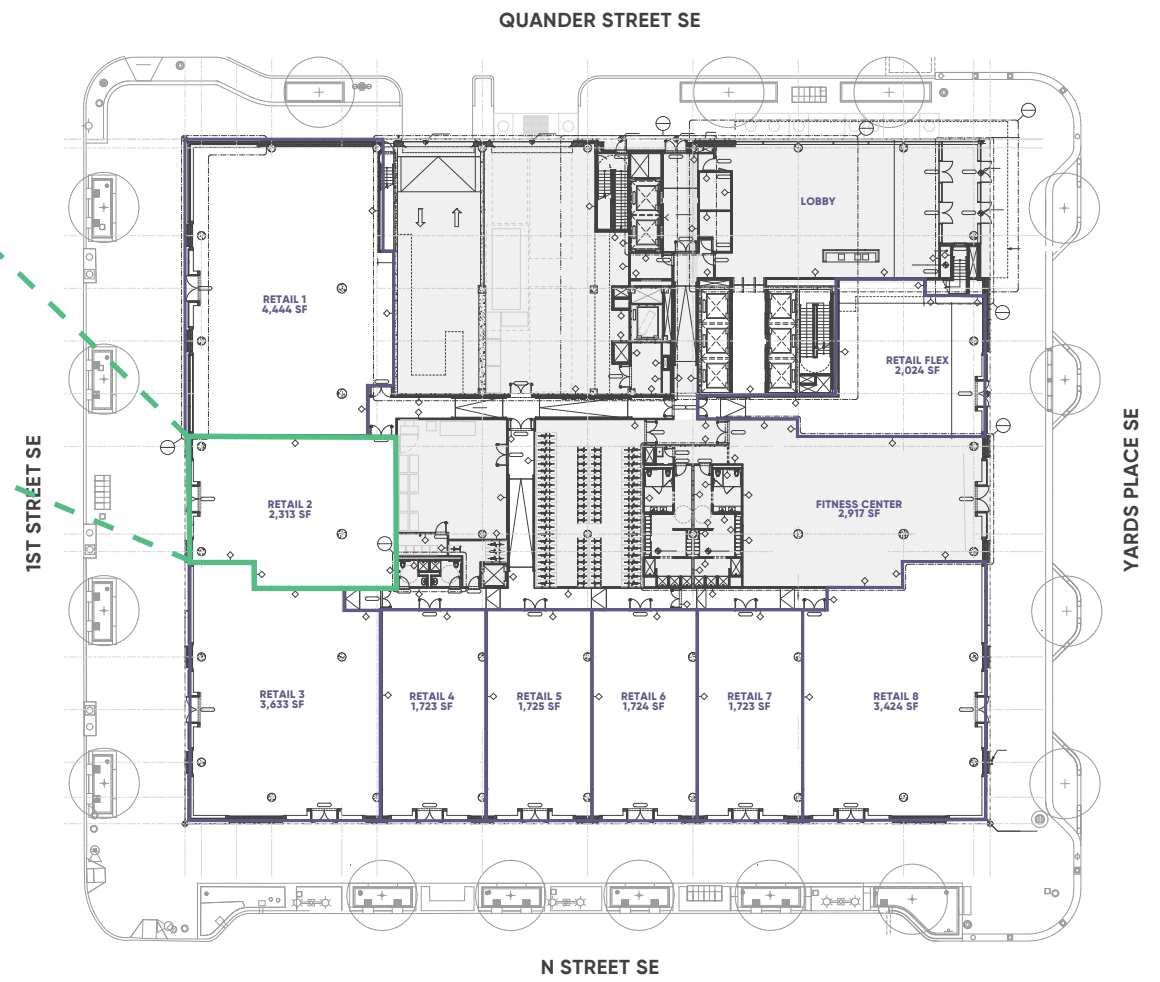
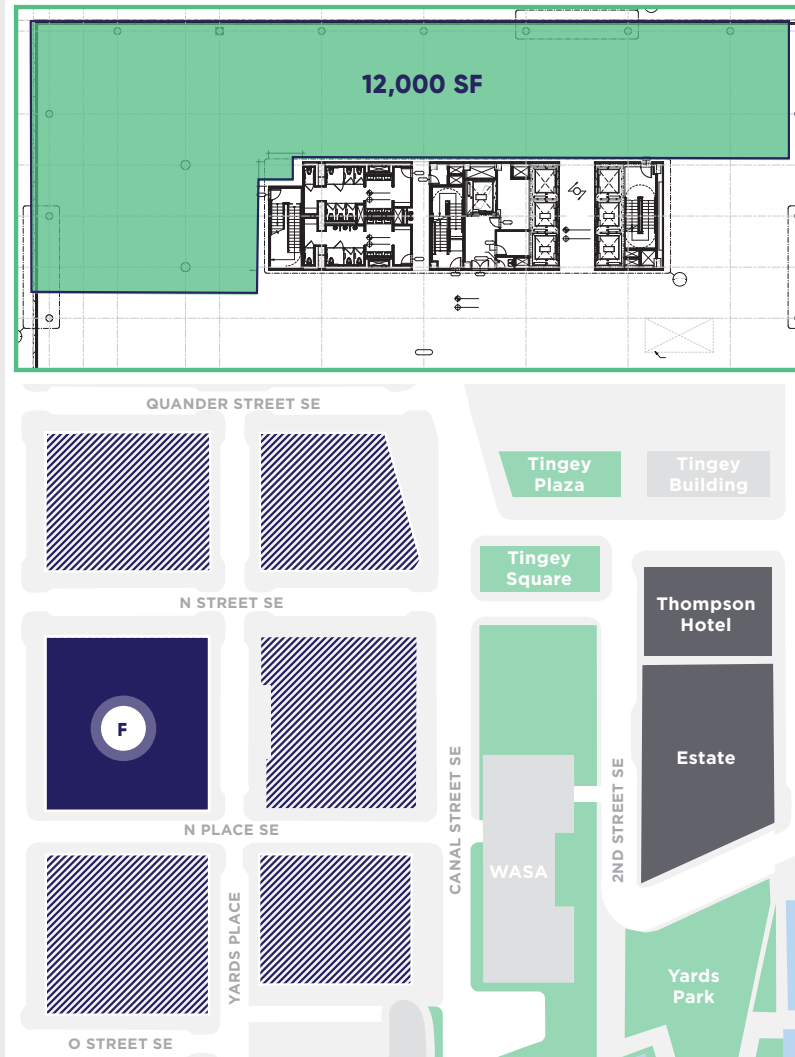
# Two level retail opportunity

**25,000 SF Retail**  
**300,000 SF Office**

**Status:**  
**Under Development**

**Building Opening:**  
**Q4 - 2025**

**Retail Shell Delivery:**  
**Q2 - 2024**



**VIEW FROM FIRST STREET**



**VIEW FROM QUANDER STREET**





As stewards of The Yards, Brookfield Properties partners with the Capitol Riverfront to bring over 150 community events to the neighborhood each year, effectively activating The Yards' 5.5 acres of green space.



YARDS SUN DECK



YARDS MARINA & PARK



ROSÉ ALL DAY



ICE YARDS



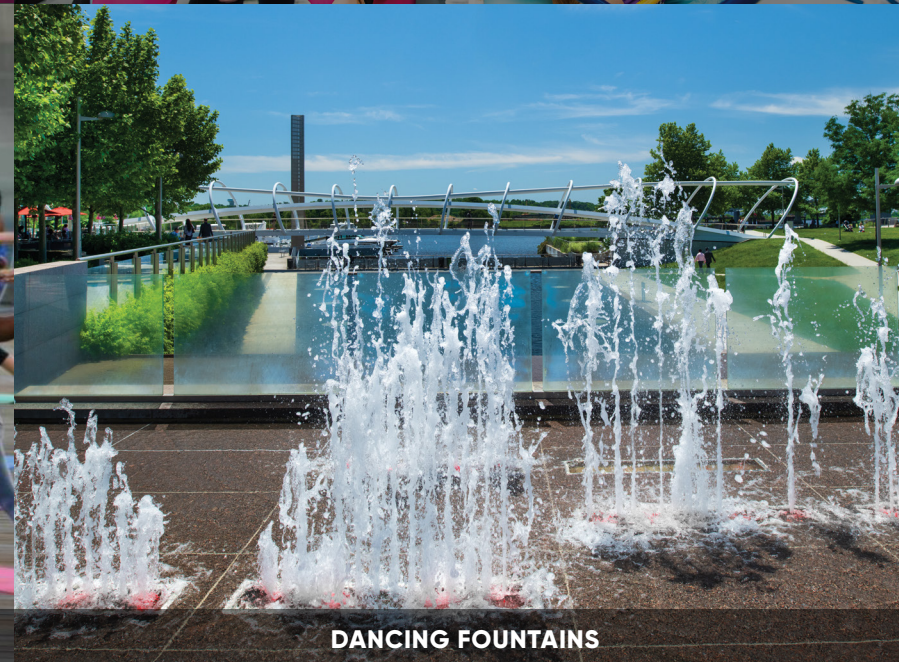
YARDS PARK



TIKI YARDS



BOARDWALK YOGA BY VIDA FITNESS



DANCING FOUNTAINS





The Yards is the epicenter of the southeast waterfront, with growing residential and office populations eager to spend time and money in this dynamic urban hub. As DC's fastest growing neighborhood, The Capitol Riverfront features ten acres of parks, 6.6 million square feet of office space (and 460,000 square feet under construction), and 7,100 residential units, with 5,300 more to come.

## 59% population growth in the past decade

The Yards' trade areas are populated by **affluent residents with ample disposable income** for expenses ranging from home furnishings to apparel.



WITHIN 15-MIN WALK

<b>POPULATION (2020)</b>	16,333
<b>POPULATION GROWTH (2024)</b>	22,541
<b>AVERAGE HH INCOME</b>	\$106,726
<b>AVERAGE AGE</b>	34.2
<b>% BACHELORS DEGREE +</b>	71%
<b>DAYTIME POPULATION</b>	35,312
<b>LIFESTYLE SEGMENTS</b>	Metro Renters Laptops & Lattes
<b>CAPITOL RIVERFRONT DEVELOPMENT</b>	7.3M SF office space + 1.7M pipeline 13, 608 residential units with 1,179 under construction + 5,000 planned 1,422 hotel keys
<b>MAJOR EMPLOYERS</b>	Navy Yard, DOT, NAB, Chemonics

## Metro Renters >

Spend freely on fashionable clothing and the very latest gadgets

Seek out new adventures, explore local arts and culture, and take on new hobbies

Grocery shop at Whole Foods or Trader Joe's and buy organic



## < Laptops & lattes

Constantly use their laptops, iPads, and mobile phones to stay connected

Spend money on cool clothes, dining out, travel, and hitting the spa

Exercise regularly and prefer organic food, purchasing groceries at higher-end markets







# THE YARDS

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