



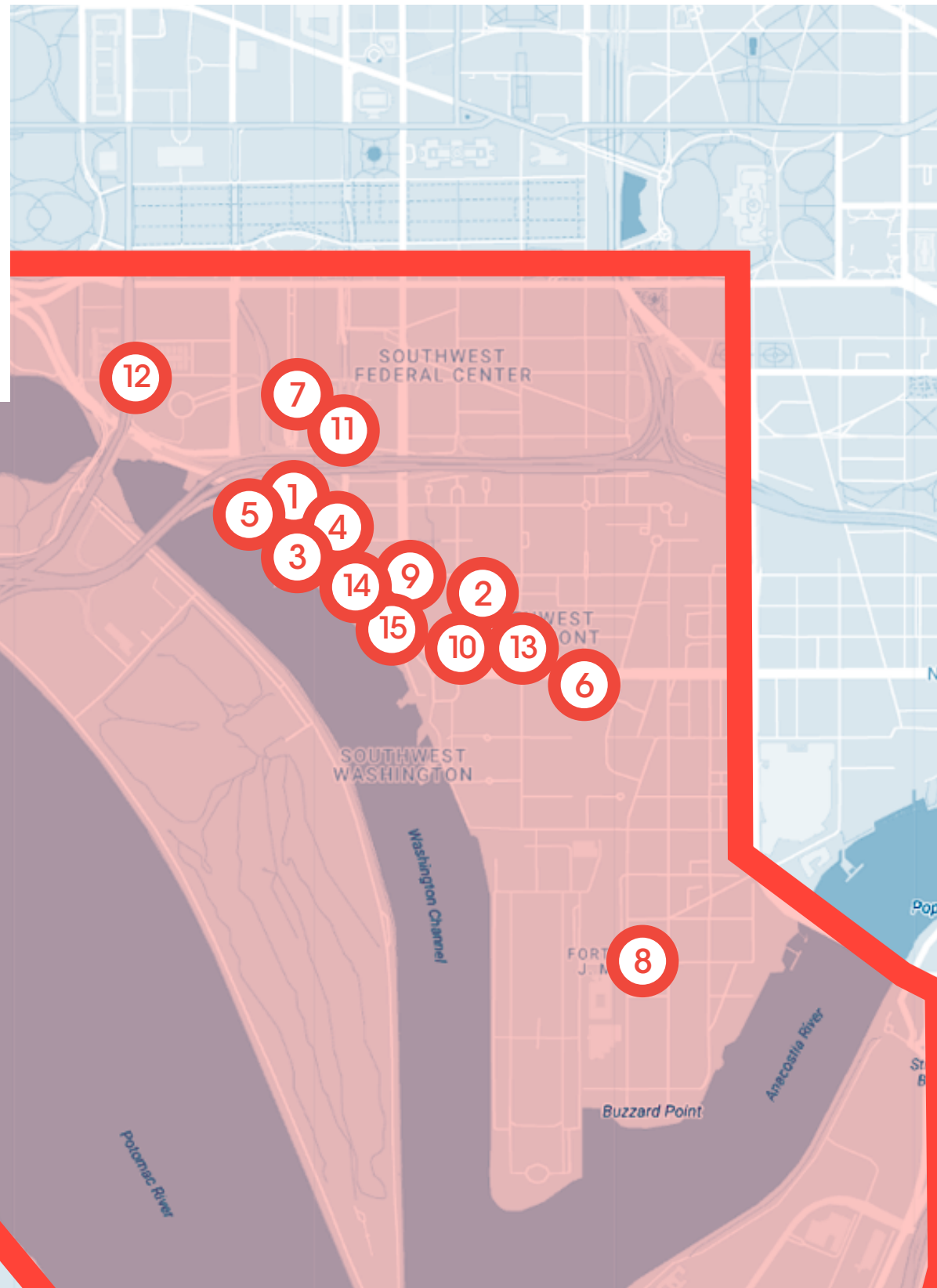
**2.7M**

SQUARE FEET CURRENTLY UNDER CONSTRUCTION



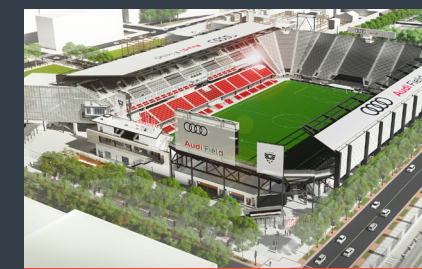
**4.1M**

SQUARE FEET CURRENTLY IN THE PIPELINE



## NEW DEVELOPMENT SOUTHWEST

	PROPERTY	PROPERTY TYPE	UNITS / SF	STATUS	COMPLETION DATE
1	The Channel	Multifamily	501	Existing	October 2017
2	Eliot on 4th	Multifamily	365	Existing	June 2017
3	The Wharf Intercontinental	Hospitality	249,500 SF	Existing	October 2017
4	800 Maine Ave SW	Office	241,500 SF	Existing	December 2017
5	The Wharf	Office	267,500 SF	Existing	April 2018
6	Valo	Multifamily	220	Under Construction	Q2 2018
7	International Spy Museum	Specialty	140,000 SF	Under Construction	Q2 2018
8	Audi Field	Sports & Entertainment	331,000 SF	Under Construction	Q3 2018
9	The Banks	Multifamily	170	Under Construction	Q3 2018
10	The View at Waterfront Phase II	Multifamily	276	Under Construction	Q4 2018
11	500 L'Enfant Plz SW	Office	220,000 SF	Under Construction	Q4 2018
12	Portals V	Multifamily	373	Under Construction	Q2 2019
13	375 M St SW	Office	356,000 SF	Proposed	2020
14	850 Maine Ave SW	Office	272,000 SF	Proposed	2022
15	900 SW Maine St	Office	225,000 SF	Proposed	2022



**AUDI FIELD**



**THE WHARF**

Selected projects are not inclusive of every development in the submarket but include some of the submarket's most significant and potentially transformative projects.


Development data provided by CoStar & REIS (current as of Q2 2018).



Neighborhood In Focus

**WASHINGTON D.C. | SOUTHWEST**

## DEMOGRAPHIC/ECONOMIC HIGHLIGHTS

**16.7%** 

Population growth since 2010  
(24,371 residents as of 2017)

**60.7%** 

Housing units occupied by  
renters - up 3.1% since 2010

**33.9** 

Median age of Southwest D.C.  
residents

**32.1%** 

of neighborhood residents  
are between the ages of 25  
and 44

## RESIDENT PROFILE

**21.8%** are high income,  
high rents

**LifeMode:** City Strivers



"City Strivers reside in high-density urban neighborhoods characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity"



"Primarily renters living in older, multiunit structures built before 1950; their hard-earned income goes toward relatively high rents"



"Style and image are important to these consumers; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services"

**20.9%** are educated with  
average income

**LifeMode:** Metro Renters



"Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city"

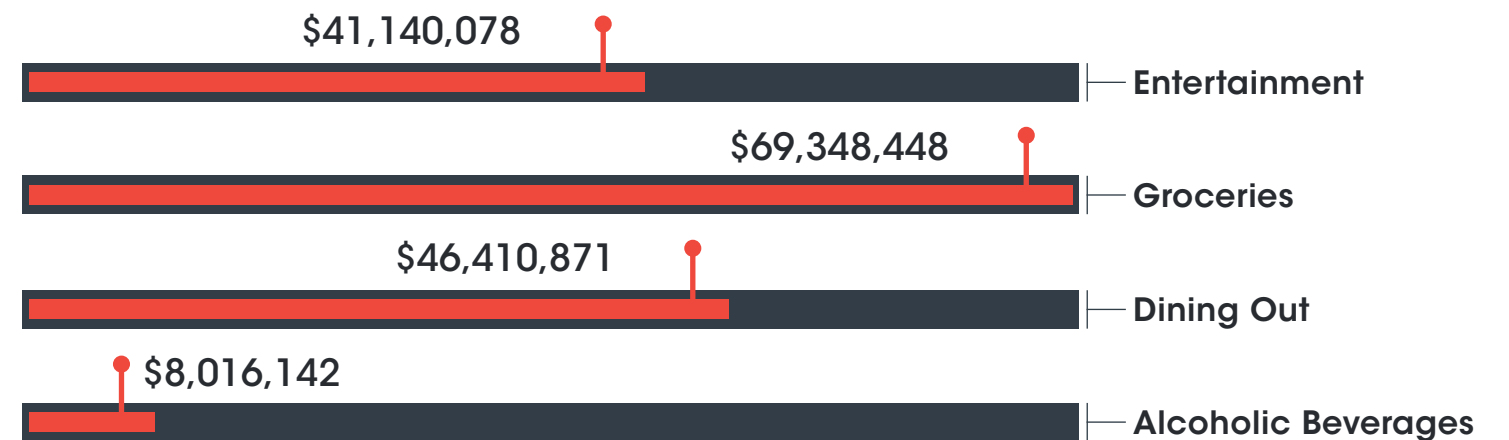


"Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology"



"Renters occupy close to 80% of all households"

## RETAIL EXPENDITURES IN SOUTHWEST (ANNUAL)



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