

MOUNT VERNON TRIANGLE



650

Employees at the Association of American Medical Colleges HQ opening in early 2014

\$100,000+

Average household income within a half-mile

\$484,000

Average condo closing price in the Mt. Vernon Triangle²

SPY MUSEUM

Coming to 801 K Street in the former Carnegie Library

Mount Vernon Triangle is one of downtown's most active and convenient neighborhoods with an exciting variety of places to live, work, shop and dine. The neighborhood is positioned at an ideal location in the East End of downtown within walking distance to the Convention Center, Gallery Place/Verizon Center and the U.S. Capitol.

The neighborhood is welcoming, authentic, and centered, mirroring DC's unique mix of historic and modern buildings, longtime and new residents, and diverse cultures, restaurants, and experiences. These qualities have resulted in more than \$1.3 billion private sector investment since 2004. With 3,000 existing residential units (and another 689 under construction), 1.7 million square feet of office space, 200,000 square feet of retail space and 228 hotel rooms, the 19-block Mount Vernon Triangle is considered to be one of DC's best examples of an emerging mixed-use community. Projected build-out includes a total of more than 4,500 residential units, three million square feet of office space, 336,000 square feet of retail, and 600 hotel rooms.

CityVista, a signature Mount Vernon Triangle project with 117,000 square feet of retail space, is a destination at 5th and K Streets, NW. Busboys & Poets, Kushi, Mandu, Taylor Gourmet, Chipotle, Sweetgreen, an urban lifestyle Safeway, 5th Street Ace Hardware, Vida Gym, and other DC favorites draw a dynamic

following. Leading restaurateurs have announced new headline locations in Mount Vernon Triangle for 2014, including the latest offering from Al Dente restaurants, Alba Osteria, and George Vetsch's new kitchen, Silo.

Mount Vernon Triangle is highly walkable and accessible. The neighborhood has benefited from major streetscape investments that have created high quality, well-landscaped and tree-lined streets with inviting outdoor seating. Public transit is available at four Metrorail stations (Mount Vernon Square-Convention Center, Gallery Place-Chinatown, Judiciary Square, and Union Station), with extensive bus service, including the popular DC Circulator bus, and three Capital Bikeshare stations. Additionally, a streetcar line is planned to run along K Street through the Mount Vernon Triangle on the Union Station-Georgetown route. Major roads serving the neighborhood include Massachusetts Avenue, New York Avenue, I-395, and K Street.

0-1/2mi 0-1mi 0-3mi

POPULATION

Population	16,724	49,531	319,411
Male	49%	51%	49%
Female	51%	49%	51%
High School Graduate +	83%	86%	88%
Bachelor's Degree +	55%	60%	60%
Graduate/Professional Degree	30%	34%	33%

HOUSEHOLDS

Households (HH)	8,903	26,640	152,303
Average HH Size	1.8	1.8	1.9
Owner-occupied	26%	28%	34%
Renter-occupied	74%	72%	66%
Median HH Value	\$443,688	\$465,017	\$469,943

INCOME

Average HH	\$101,178	\$100,447	\$106,340
Median HH	\$55,318	\$63,584	\$71,199
HH Income < \$50k	47%	43%	37%
HH Income \$50-75k	10%	12%	15%
HH Income \$75k+	43%	45%	48%
Median HH Disposable	\$43,414	\$48,596	\$52,817

AGE

Age < 20	13%	13%	15%
Age 20-34	42%	43%	39%
Age 35-64	35%	36%	36%
Age 65+	10%	8%	10%
Median Age (years)	33.1	33.0	33.3

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$21,234	\$63,077	\$380,553
Computers & Accessories	\$3,416	\$10,274	\$61,418
Entertainment & Recreation	\$40,441	\$120,425	\$729,253
· Pets	\$6,901	\$20,441	\$122,630
· Television, Radio & Sound	\$16,963	\$49,625	\$296,102
Food at Home	\$66,492	\$193,956	\$1,158,610
Food away from Home	\$43,951	\$131,228	\$783,793
Home Improvement	\$16,722	\$50,779	\$330,320
Household Furnishings	\$12,860	\$38,478	\$231,878
Personal Care	\$5,875	\$17,392	\$102,333
Vehicle Maint. & Repair	\$13,367	\$39,663	\$237,132

Source: ESRI, 2013 Estimates & Projections
2. MRRS (2013), courtesy of Kevin J. Wood, Realtor

METRO RAIL EXITS

(Avg. weekday / Avg. weekend)

25,972 / 30,461 Gallery Place/Chinatown

9,694 / 2,359 Judiciary Square

32,237 / 16,067 Union Station

4,202 / 6,092 Mt. Vernon Sq. 7th St. - Convention Center

WALK SCORE

97 Walker's Paradise

CONTACT

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