



# Mount Vernon Triangle



*CityVista delivered 685 residential units, 117,000 sq. ft. of retail space, including a 55,000 sq. ft. urban lifestyle Safeway grocery store in 2007–2008*

## Why **Mount Vernon Triangle**

- Because 1,940 new residential units, 322,000 sq. ft. of new office space and 133,000 sq. ft. of retail space have been completed since 2003
- Safeway opened a new 55,000 sq. ft. urban lifestyle grocery store in late 2008
- Buddha Bar is expected to open in 1Q 2010 at 455 Massachusetts, a new 240,000 sq. ft. of Class-A office building with underground parking and 13,600 sq. ft. of retail space
- Future development will bring 640 more residential units, 1.4 million sq. ft. of new office space, 84,000 sq. ft. of retail space, and 326 additional hotel rooms
- Union Station is just a few blocks away, offering additional shopping and dining options as well as transportation through Amtrak, MARC train service and Metrorail
- Six pocket parks provide lots of green space in this urban neighborhood
- Eight new high-rise condominium and apartment buildings have been built since 2003
- The Mount Vernon Triangle BID provides street cleaning seven days a week and police are hired in the evenings to maintain safety in the area

**M**ount Vernon Triangle is downtown Washington's newest neighborhood offering an exciting mix of new places to live, work, shop and dine. Location is everything for this 19-square block neighborhood on the East End of downtown within walking distance of the Washington Convention Center, Verizon Center, the 7th Street entertainment corridor, Chinatown, and downtown offices.

With 1,940 new residential units, 322,000 square feet of new office space, and 133,000 square feet of new retail space, Mount Vernon Triangle is indeed a new destination. And with 550 additional residential units, 1.4 million square feet of additional office space, and another 84,000 square feet of new retail offerings planned over the next few years, the neighborhood is clearly on the fast track.

CityVista, a large mixed-use project with 685 residential units and 117,000 square feet of retail space, is the draw at 5th and K Streets, NW. Perennial DC favorites, such as Busboys & Poets restaurant, Chevy Chase Bank, an urban lifestyle Safeway, 5th Street Ace Hardware, and Results Gym draw a dynamic urban population.

Mount Vernon Triangle is easily walkable and accessible. Major roads serving The Triangle include K Street, Massachusetts Avenue, New York Avenue and I-395. Public transit is abundant with four Metrorail stations ringing the neighborhood and extensive bus service, including the popular DC Circulator.

**Population**

	0-0.5 mi	0-1 mi	0-3 mi
Population	14,117	43,091	293,959
Male	48.6%	51.8%	49.7%
Female	51.4%	48.2%	50.3%

**Households**

	0-0.5 mi	0-1 mi	0-3 mi
Households	6,566	20,779	138,319
Average Household Size	2.1	2.0	2.0
Owner-occupied	15.9%	26.6%	38.1%
Median Home Value	\$411,066	\$393,793	\$406,212
Average Home Value	\$523,156	\$488,955	\$532,496

**Income**

	0-0.5 mi	0-1 mi	0-3 mi
Average Household	\$43,577	\$55,137	\$74,825
Median Household	\$30,192	\$38,553	\$51,837
Median HH Disposable	\$23,880	\$29,567	\$38,641

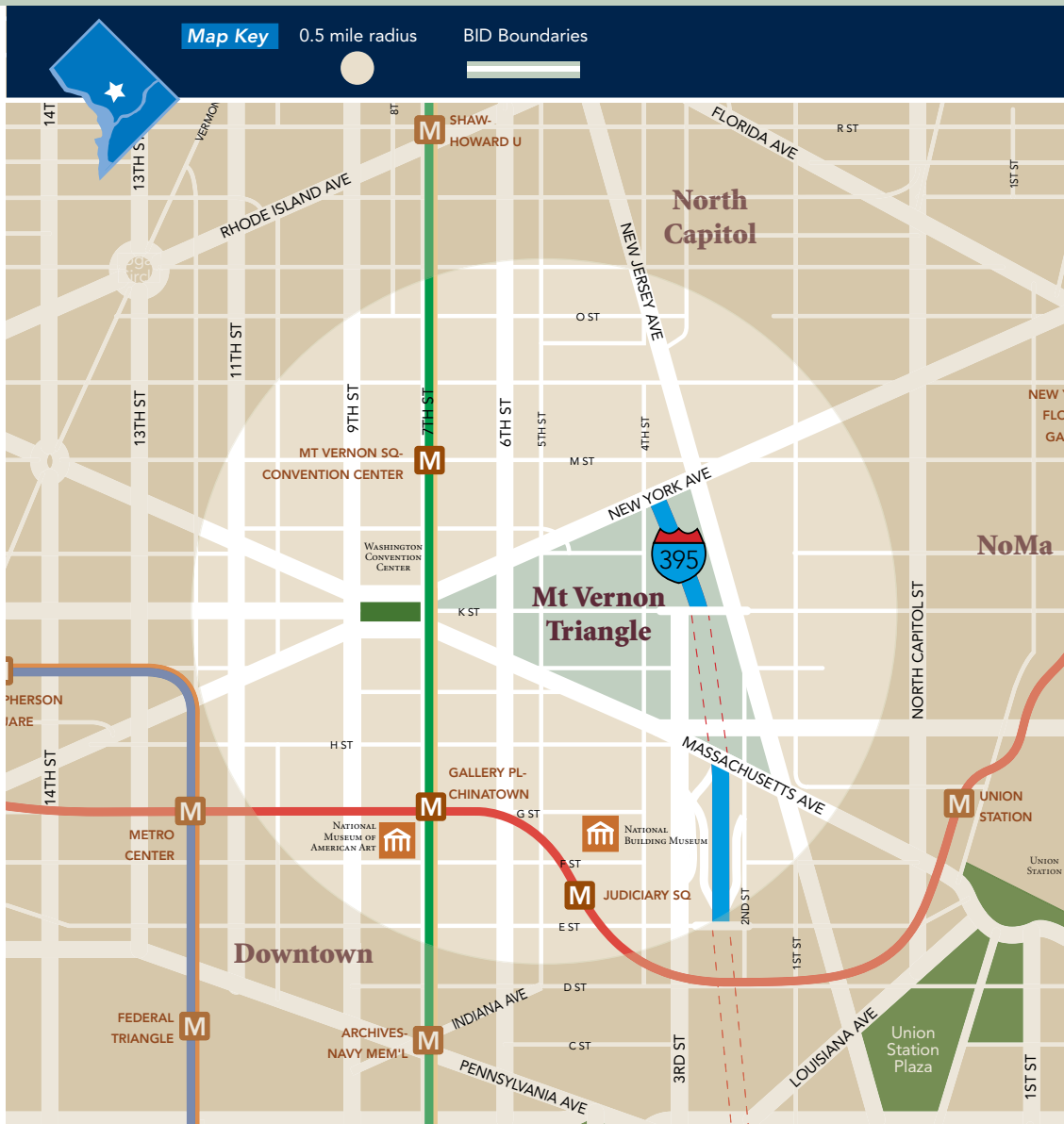
**Consumer Expenditures (\$000)**

	0-0.5 mi	0-1 mi	0-3 mi
Apparel	\$7,868	\$31,433	\$285,075
Computers & Accessories	\$947	\$3,860	\$34,885
Entertainment & Rec.	\$12,519	\$50,772	\$461,208
TV, Radio & Sound	\$5,332	\$20,875	\$186,127
Pets	\$1,863	\$7,534	\$68,031
Food at Home	\$20,377	\$78,667	\$703,797
Food away from Home	\$14,544	\$57,825	\$518,960
Home Improvement	\$7,167	\$31,417	\$303,230
Household Furnishings	\$7,117	\$29,294	\$266,353
Personal Care Products	\$1,647	\$6,506	\$57,892
Vehicle Maint. & Repair	\$3,735	\$14,916	\$133,491
Avg. Spent per HH	\$14.6	\$18.5	\$25.0

**Age**

	0-0.5 mi	0-1 mi	0-3 mi
Age 0-4	5.9%	5.3%	4.8%
Age 5-9	5.8%	5.0%	4.5%
Age 10-14	5.0%	4.5%	4.1%
Age 15-24	15.7%	14.9%	16.6%
Age 25-34	16.7%	19.7%	19.8%
Age 35-44	12.9%	14.7%	14.4%
Age 45-54	12.5%	13.8%	13.9%
Age 55-64	10.1%	10.3%	10.9%
Age 65+	15.3%	11.6%	11.0%
Median Age (years)	35.6	35.4	35.1

Source: ESRI, 2009 Estimates & Projections



**Metrorail Counts (weekday):**

Union Station; Gallery Place/Chinatown; Mt. Vernon Sq./7th St./Convention Center

**67,408; 53,331; 7,999**

**Traffic Counts (weekday):**

New York Avenue; Massachusetts Avenue

**32,600; 18,300-40,300**



**Contact**

**Mount Vernon BID**

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