



MULTIFAMILY & RETAIL INVESTMENT OFFERING · WASHINGTON, DC 20019

River Terrace

121 garden apartments in ten brick buildings and a five-space retail strip on Benning Road NE, held by one family since 1952 and offered for the first time.

121

RESIDENTIAL UNITS

10

GARDEN BUILDINGS

5

COMMERCIAL
SPACES

104,444 SF

TOTAL LAND AREA

Kaushik Rath, Esq.

Senior Vice President | Realtor® DC MD VA

m 917.678.1307 · o 202.280.2060 · kaushik.rath@jennsmira.com

1313 14th Street NW
Washington, DC 20005
jennsmira.com

THE OFFERING

The neighborhood's original garden apartments, offered for the first time

River Terrace is a residential enclave in Northeast Washington bounded by Benning Road, DC-295, East Capitol Street and the Anacostia River. When the neighborhood was laid out in 1937, one of its developers also built its first apartment buildings. The same family has owned them since 1952.

The offering includes 121 units in ten brick garden walk-ups on Kenilworth Avenue, East Capitol Street and Blaine Street, plus a five-space retail strip at 3423–3441 Benning Road NE on its own MU-4 parcel.



66 / 55

ONE- / TWO-
BEDROOM UNITS

78.5%

OCCUPIED (JULY 31,
2026)

\$108,275

MONTHLY
RESIDENTIAL RENT

4 of 5

RETAIL SPACES
LEASED

INVESTMENT HIGHLIGHTS

01 Lease-up in place

Twenty-six units are non-occupied, nineteen of them rent-ready per management. At the average of 2024–2026 leases, the twenty-six represent about \$30,000 of monthly rent.

03 Legacy tenancy turnover

Thirty tenancies of ten years or more average \$953 for one-bedrooms and \$1,147 for two-bedrooms. Recent leases run about 15% higher.

05 Zoning with room to grow

The residential parcels are RA-1. A map amendment to RA-2, consistent with the Future Land Use Map, would roughly double the residential envelope.

02 Rents below the submarket

One-bedroom leases signed in 2024–2026 average \$1,109 against a ZIP 20019 median of \$1,397. Two-bedroom leases average \$1,318 against \$1,999.

04 A leased retail strip

Four of five Benning Road spaces are leased, with the largest lease running to September 2029. The strip sits on its own MU-4 parcel.

06 Next to the RFK Campus

The planned ~180-acre RFK redevelopment and new Commanders stadium sit directly across the East Capitol Street bridge.

THE RESIDENTIAL BUILDINGS

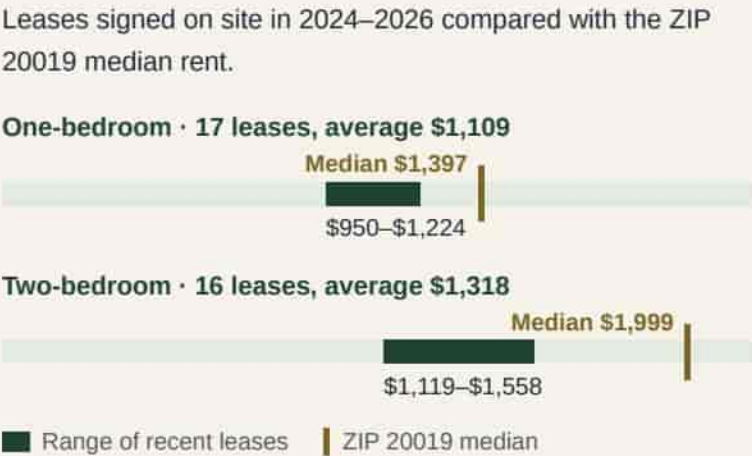
121 garden apartments on quiet residential streets



AT A GLANCE

Units	121 · 66 one-bedroom, 55 two-bedroom
Buildings	10 brick garden walk-ups at 12 street addresses
Land	74,049 SF residential, zoned RA-1
Heat & hot water	One boiler system per building, radiator heat
Electric	Tenant-paid and individually metered
Other	Fiber to every building; private-side lead service lines replaced; roofs replaced at six of the ten buildings

RENT EVIDENCE



Interiors shown are recently turned units and show the finish level of recent turns. Rents per management's July 2026 rent roll; medians per Rentometer, ZIP 20019, September 2026; occupancy and rent per the July 31, 2026 schedule. Rent increases are subject to each unit's legal rent.

A leased neighborhood retail strip on its own parcel



Four of the five spaces are leased, including a neighborhood grocer with a term through May 2029. The largest lease runs to September 2029 with contractual rent steps each October. The fifth space has been recovered and is available to lease. The strip shares its block with Benning Market, a food-hall and community-grocery development.

4 of 5
SPACES LEASED

\$24,888
MONTHLY BASE RENT

\$298,656
ANNUALIZED BASE RENT

30,395 SF
MU-4 LAND

ZONING & LONG-TERM UPSIDE

Income today, with entitlement options for later

A buyer can hold and operate the property as it is. The zoning also allows other paths. The residential blocks carry a Moderate-Density Residential designation on the Future Land Use Map, which is consistent with a map amendment to RA-2. The Benning Road parcel already permits mixed-use development by right.

	RESIDENTIAL TODAY	RA-2 CONCEPT	BENNING ROAD PARCEL
Zoning	RA-1	Map amendment (not an existing right)	MU-4, by right
Density	0.9 FAR · 40 ft	1.8 FAR · 50 ft	2.5 FAR (3.0 with IZ) · 50 ft
Envelope	About 66,600 SF of GFA on 74,049 SF	About 133,000 SF of GFA, roughly double	Up to 75,988 SF of GFA; residential over retail, office, medical, lodging

Zoning per 11 DCMR and the DC Zoning Map. GFA figures are gross envelopes, not buildable yield; all concepts are subject to feasibility, entitlement and code review. Scheduled retail base rent as of October 1, 2026 per the commercial rent schedule.

LOCATION

A quiet neighborhood beside one of the District’s largest planned redevelopments



Conceptual rendering of the planned stadium from the Anacostia waterfront. Sources: DC Office of Planning, RFK Campus Master Plan (transmitted to Council Sept. 24, 2026); Washington Commanders, Aug. 11, 2026. Plans and timelines are subject to change.

THE RFK CAMPUS

Directly across the river via East Capitol Street, the former stadium site is planned as a mixed-use district of housing, shops, restaurants, hotels and public space around the Commanders' new stadium.

~180 acres RFK CAMPUS	65,000 STADIUM SEATS
\$3.7B STADIUM PROJECT	5,500–6,500 PLANNED HOMES
2030 TARGETED OPENING	Up to 200 EVENTS A YEAR

RIVER TERRACE

A defined residential pocket

Bounded by Benning Road, DC-295, East Capitol Street and the Anacostia River, with no through traffic and River Terrace Park at its edge.

Two Metrorail stations

Minnesota Avenue (Orange Line) and Benning Road (Blue and Silver Lines), with Metrobus service along Benning Road.

Outdoor amenities

The Anacostia Riverwalk Trail, Kingman and Heritage Islands, and the historic Langston Golf Course are all nearby.

Corridor investment

DDOT's Benning Road bridges and transportation project, new apartment deliveries on Benning Road and Kenilworth Avenue, and the Benning Market development.



OFFERING PROCESS

How to participate

01

Review

Signed Confidentiality Agreement required for the Offering Memorandum.

02

Tour

Walkthroughs of representative units, common areas and the retail strip, coordinated with management.

03

Propose

No formal asking price. Pricing guidance is available from the broker; proposals are evaluated on price, terms, capital source and certainty of execution.

04

Diligence

Approved proposals receive data room access to leases and financials. Any sale is subject to the District's TOPA process.

EXCLUSIVE CONTACT

Kaushik Rath, Esq.

Senior Vice President | Realtor® DC MD VA
m 917.678.1307
o 202.280.2060
kaushik.rath@jennsmira.com

Jenn Smira

Founder & CEO | Realtor®
o 202.280.2060
jsmira@jennsmira.com

Alex Guckenberger

Realtor®
m 704.302.4848
alex.guckenberger@jennsmira.com

Please direct all inquiries and tour requests to the broker. Do not contact the owner, the property manager or any tenant directly.

Jenn Smira
& CO. COMMERCIAL

1313 14th Street NW, Washington, DC 20005
jennsmira.com

COMPASS

Information is from sources believed reliable but is not guaranteed and should be independently verified. The property is offered subject to prior sale, change in terms or withdrawal without notice. Zoning and development concepts are illustrative and subject to entitlement and feasibility review. Jenn Smira & Co. at Compass.