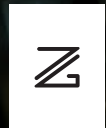


FOR SALE

Pitchers



League
OF HER OWN



ZACUTO GROUP
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

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2317

18TH STREET NW

Washington DC

PITCHERS DC BAR

FOR SALE

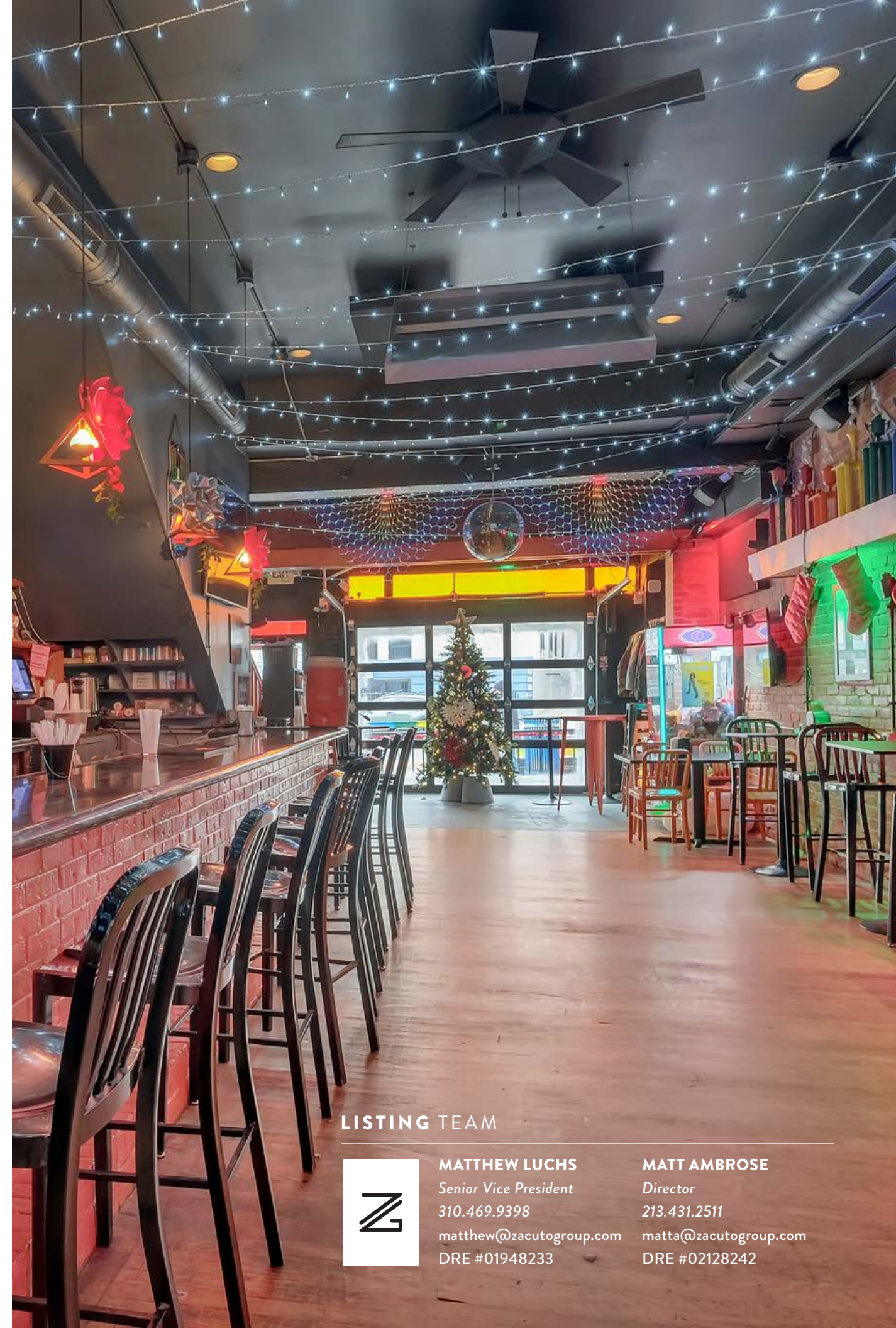


EXECUTIVE SUMMARY

Matthew Luchs and Matt Ambrose of Zacuto Group have been selected to exclusively market for sale Pitchers DC, located at 2317 18th Street NW in Washington, D.C.'s located in the vibrant and nightlife Adams Morgan neighborhood. Since opening its doors in 2018, Pitchers has quickly become the largest and most prominent LGBTQ+ bar in Washington D.C., serving as a cornerstone of D.C.'s modern queer nightlife scene.

The 10,000+ SF building designed as a large-scale, inclusive LGBTQ+ sports bar and social hub, offering a welcoming environment for the entire community. The expansive, multi-level venue features 5 bar areas, indoor and outdoor seating, and multiple patios, creating a dynamic and flexible layout that supports a wide range of events and high customer volume.

Known for its lively events, including sports watch parties, themed nights, drag performances, and community fundraisers, Pitchers DC consistently maintains strong attendance and energy throughout the week. Its proven operating history, cultural significance, and entrenched position within D.C.'s LGBTQ+ nightlife landscape make Pitchers a compelling investment opportunity with meaningful long-term stability and upside. Adams Morgan's vibrant nightlife corridor and diverse, progressive community provide the ideal backdrop for Pitchers' continued success and enduring relevance as a premier LGBTQ+ destination.



LISTING TEAM



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EXECUTIVE SUMMARY

The tenant has 2 years left on a 10 year lease with a 5-year renewal option, providing long-term stability and operational success for any owner or investor. With a highly competitive rental rate of \$2.21/SF, this allows a buyer to maximize revenue potential at this location.

Over \$400,000 has been invested in extensive upgrades throughout the property, including twenty-three TVs, three projectors, a fully integrated multimedia system with live broadcast capability across three of the five rooms, microphones installed on every floor, mixers, amplifiers, video distributors, thirty speakers, multiple LED lighting systems, laser lighting, a full bar, commercial kitchen with pizza oven, all new HVAC systems including two new units, volume controls, a leased ice machine with maintenance included, a jukebox, and skill machines generating approximately \$3,000 per month in profit. This infrastructure allows events hosted on the main dancefloor to be viewed simultaneously in the restaurant and upstairs first-base area, supporting larger events and increased revenue potential.

Pitchers DC is also home to A League of Her Own, the only dedicated lesbian bar in Washington D.C., further strengthening its role as a vital and inclusive community space at a time when such venues are increasingly rare nationwide.



DEAL POINTS

- **PRICING:** CONTACT BROKER
- **BAR SIZE:** 10,000 SF OF RESTAURANT & BAR
- **LEASE TERM:** 2 YEARS LEFT ON A 10-YEAR LEASE WITH (1) 5-YEAR RENEWAL OPTION
- **HOURS:** THURSDAY-SUNDAY HOURS VARY
- **LICENSE CLASS:** RESTAURANT C
- **CAPACITY:** 237

INVESTMENT HIGHLIGHTS

FIVE-BAR ENTERTAINMENT VENUE

At over 10,000 SF across five floors and featuring five full bars, Pitchers DC is the largest gay bar in Washington, D.C., and is also home to A League of Her Own, the city's only dedicated lesbian bar. This rare combination of scale, multiple bars, inclusivity, and established reputation provides a unique investment opportunity for any buyer seeking a long-term asset with a loyal and consistent customer base.

FULL KITCHEN

Pitchers DC operates a full kitchen, currently serving fried and grilled chicken tenders, full pizzas, burgers, chicken sandwiches, wings, and appetizers such as tater tots, mac and cheese bites, fries, Philly cheesesteak egg rolls, and cheese curds.

EXTENSIVE RECENT CAPITAL IMPROVEMENTS

Over \$400,000 has been invested in key upgrades, including all new HVAC systems with two units, a full bar, a commercial kitchen with pizza oven, extensive audio/visual equipment featuring twenty-three TVs, a projector, mixers, amplifiers, video distributors, thirty speakers, and multiple LED lighting systems, two brand-new garage doors leading to the patio, as well as skill machines generating \$3,000 per month in profit.



INVESTMENT HIGHLIGHTS



NEIGHBORHOOD AND COMMUNITY LEGACY

Located in the heart of Adams Morgan, one of Washington, D.C.'s most vibrant and eclectic neighborhoods, Pitchers DC benefits from a high-energy nightlife corridor, strong foot traffic, and a diverse, progressive community. The area's reputation for dining, entertainment, and cultural activity makes it an ideal location for a large-scale LGBTQ+ venue.

PRIME LOCATION WITH HIGH VISIBILITY

Located at the intersection of 18th St NW and Kalorama Rd NW, this property benefits from a strong nightlife presence, with over 12 bars and restaurants on this block alone. It is an ideal location for any bar or restaurant opportunity, attracting significant foot traffic from nearby pedestrians visiting other establishments.

MULTI-ROOM EVENT & BROADCAST CAPABILITY

The property features a fully integrated multimedia and sound system with microphones on every floor and live broadcast capability across three of five rooms. This allows major events to be shared throughout the venue, supporting larger crowds, flexible programming, and increased revenue without sacrificing guest experience.

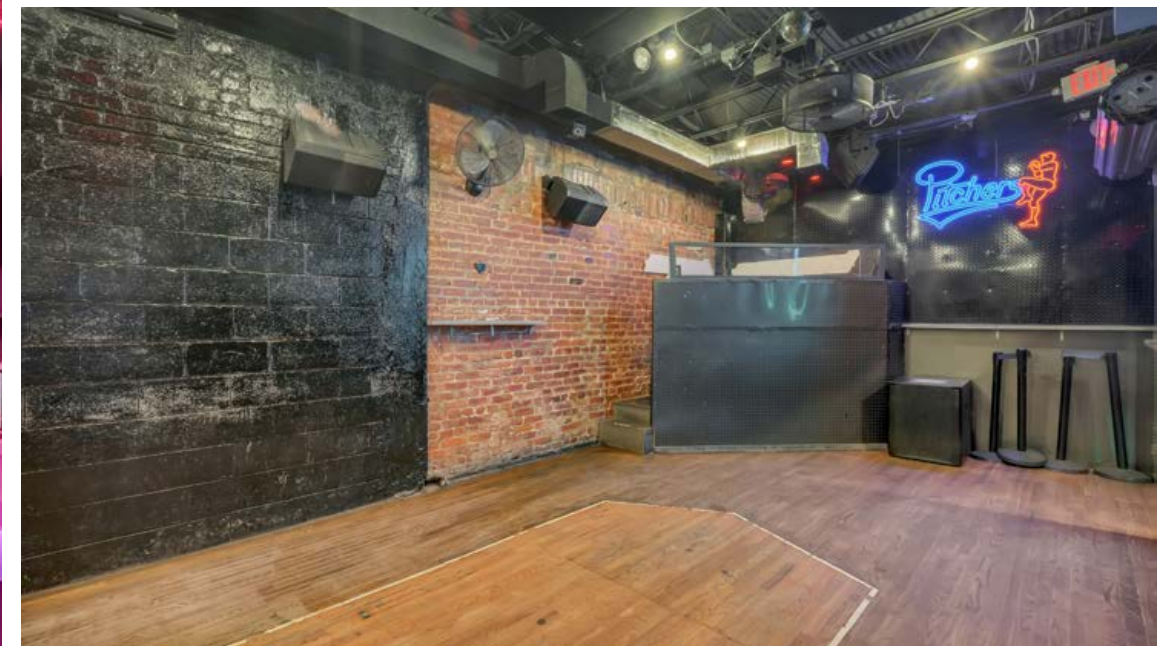




Pitchers

PROPERTY PHOTOS

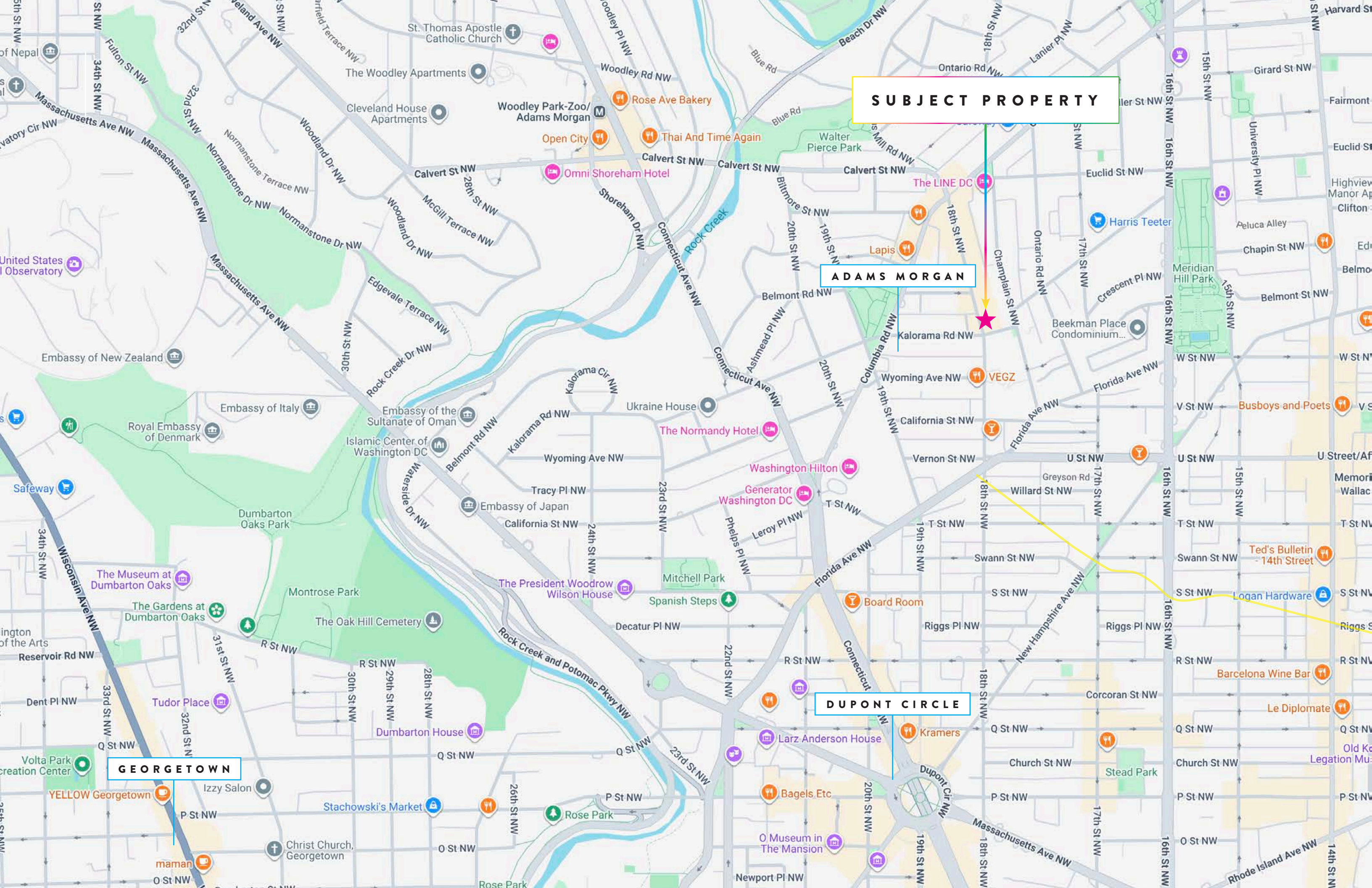
PROPERTY PHOTOS





Pitchers

PROPERTY PHOTOS



SUBJECT PROPERTY

ADAMS MORGAN

DUPONT CIRCLE

GEORGETOWN

FOR SALE



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