

1721 COLUMBIA ROAD NW



OFFERING MEMORANDUM

klnb Capital
Markets

URBAN



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The Offering

The KLN Urban sales team is thrilled to present an exceptional investment opportunity: the fee simple interest in 1721 Columbia Road NW, located on highly trafficked Columbia Road, just a couple blocks from the 18th St retail corridor, in the heart of Adams Morgan.

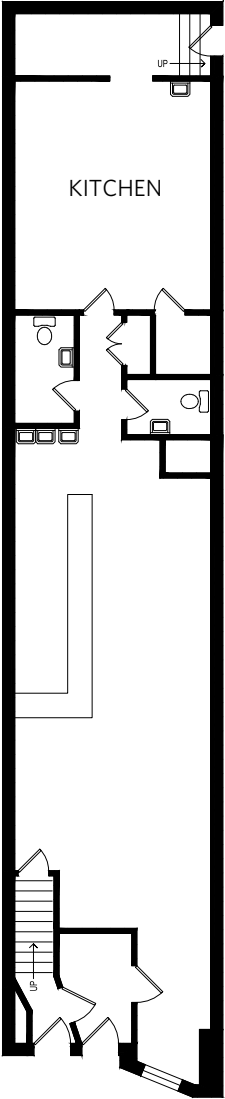
1721 Columbia Road is a three-level 2,431 SF retail building that sits on a 1,618 SF lot that is zoned MU-5A providing by-right FAR of 3.50. The property is currently tenanted by El Miguelino Bar and Grill, a Salvadorian restaurant specializing in papusas. Currently on a month-to-month lease, a new owner has flexibility to retain the tenant or execute a re-tenanting plan, and the second generation restaurant provides an exciting opportunity for an owner/operator to open a new location.

Located in the established Adams Morgan neighborhood, 1721 Columbia Road is in the middle of a vibrant commercial node in a densely populated neighborhood, with over 10,000 residents within a quarter mile radius of the property. Average household incomes are \$171,000 with annual projected growth of 2.53% through 2029, which indicate steady economic growth into the future.

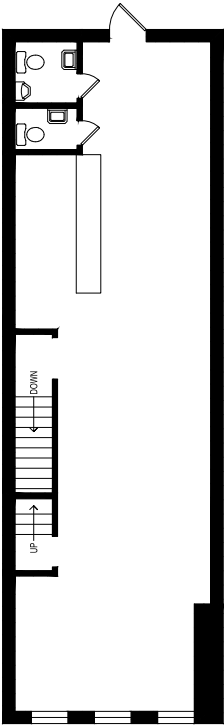
1721 COLUMBIA RD NW | WASHINGTON, DC 20009

| | | | |
|-----------------------|-------------|----------------|--------------|
| PRICE | \$1,050,000 | EXISTING AREA | 2,431 SF |
| OCCUPANCY | M-T-M | PARCELS | 2581-0281 |
| TAX ASSESSMENT (2025) | \$1,151,650 | TOTAL LOT SIZE | 1,618 SF |
| ZONING | MU-5A | FAR | 3.5 (4.2 IZ) |

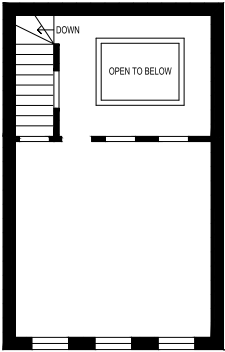
Total Area:
2,431 SF



FLOOR 1
1,270 SF



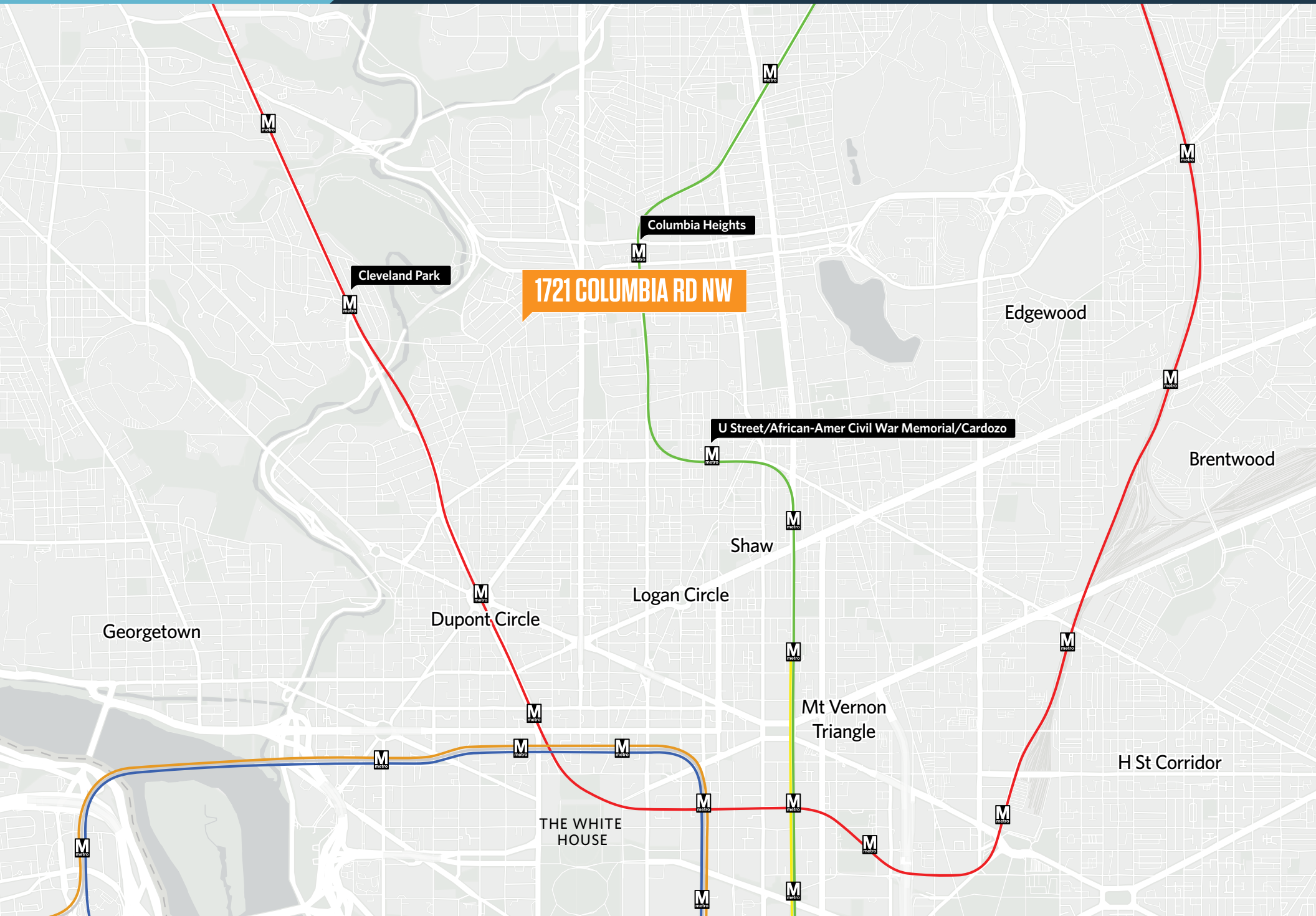
FLOOR 2
785 SF



FLOOR 3
376 SF

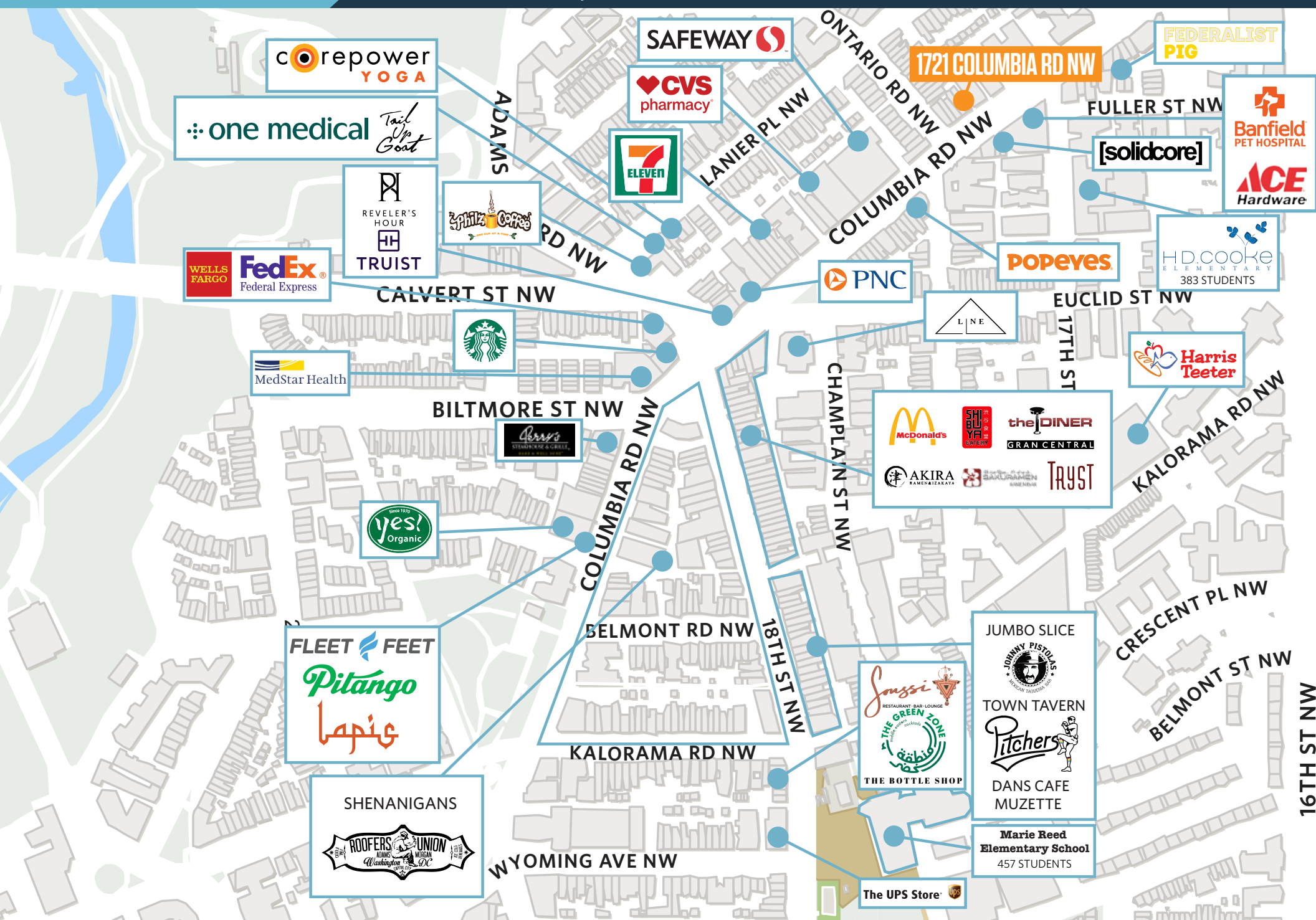


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Market Overview

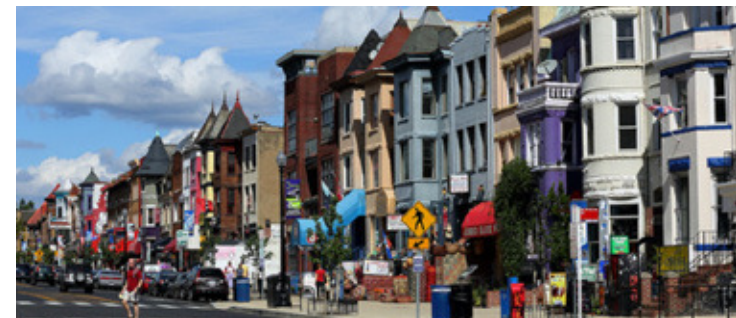
Submarket Map

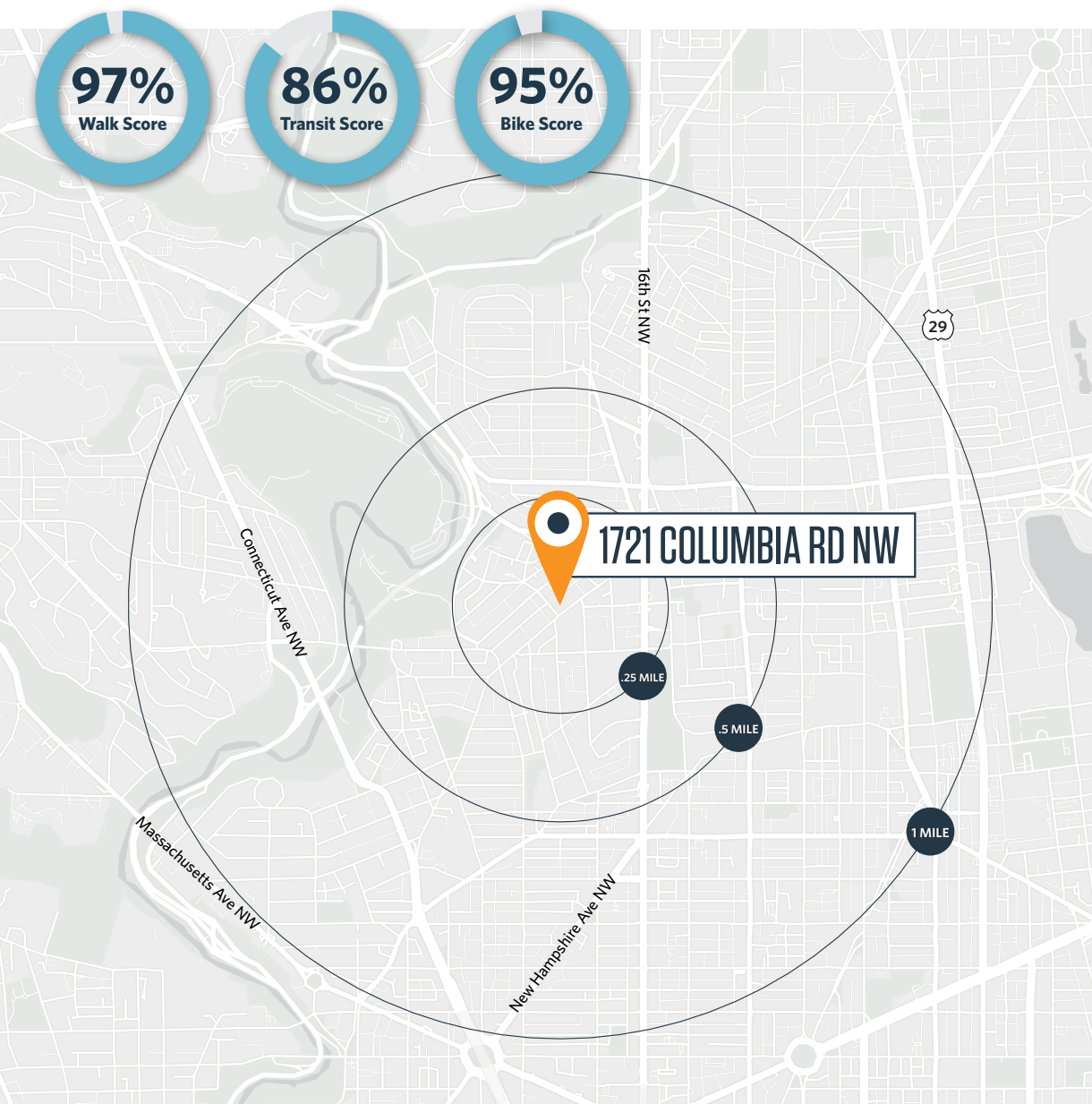




Adams Morgan

Adams Morgan has been an attractive submarket for both cash flow and appreciation-focused real estate for decades. Known for its historic rowhouses, lively nightlife, and cultural diversity, the area attracts a diverse and steady stream of consumers and retailers. Situated in Northwest of D.C., Adams Morgan is easily accessible, bordered by major thoroughfares including Connecticut Avenue to the southwest and Rock Creek Park to the west. This prime location enhances its appeal for retail and mixed-use investors, given the multitude of walk-up assets with retail/office/condo uses. Zoned almost entirely commercial, the retail heart of this market is its 18th Street Corridor, but the neighborhood's primary and secondary trade areas reach into tawny Dupont Circle and more emerging strips in Kalorama Heights and Columbia Heights, respectively. It's Density of around 35,000 people per square mile means remarkable captive demand for the surrounding businesses. This market is particularly pedestrian and cyclist-friendly following the Streetscape Project in 2021, which improved the area with wider sidewalks, shared bike lanes, Capital Bikeshare stations, and additional bike racks. With two supportive metro stations, Dupont Circle and Woodley park, foot traffic is further facilitated for both shoppers and business owners. Proximity to the National Zoo, Rock Creek Park, and other green spaces make Adams Morgan a desirable location for retail investment. Kalorama Park provides green space and hosts local events, further boosting the area's appeal.





2024 Demographic Summary

| | 0.25 MILE | 0.5 MILE | 1 MILE |
|--------------------------|-----------|-------------|--------------|
| Total Population | 9,995 | 29,810 | 95,891 |
| Average Household Income | \$171,956 | \$164,477 | \$178,146 |
| Businesses/Employees | 364/2,948 | 1,002/7,615 | 3,763/34,720 |
| Daytime Population | 7,140 | 20,778 | 76,118 |
| Households | 5,832 | 16,318 | 50,846 |

2024 - 2029 Projected Annual Growth Summary

| | | | |
|--------------------------|-------|-------|-------|
| Average Household Income | 2.53% | 2.68% | 2.63% |
|--------------------------|-------|-------|-------|

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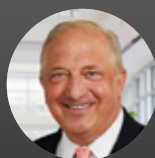
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