

1721 COLUMBIA ROAD NW



OFFERING MEMORANDUM

klnb Capital
Markets

URBAN



Table of Contents

03

Investment Overview

Executive Summary
Floor Plans

05

Market Overview

Regional Map
Location Overview
Demographics

CONTACT INFORMATION



Vito Lupo
Principal
202-652-2334
vlupo@klnb.com



Harry Dematatis
Senior Vice President
202-420-7778
hdematatis@klnb.com



Cole Judd
Associate
571-405-9526
cjudd@klnb.com



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.

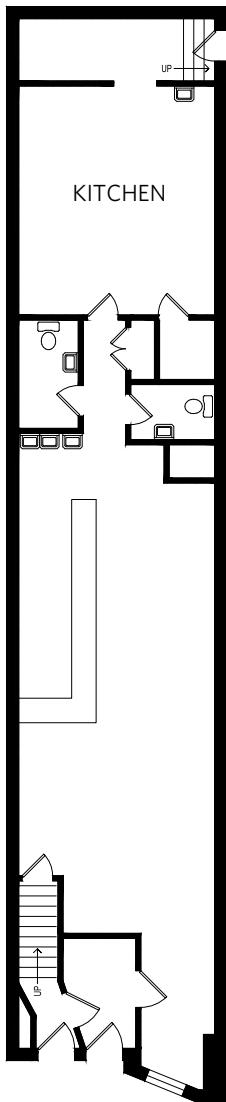
1721 Columbia Road is a three-level 2,431 SF retail building that sits on a 1,618 SF lot that is zoned MU-5A providing by-right FAR of 3.50. The property is currently tenanted by El Miguelino Bar and Grill, a Salvadorian restaurant specializing in pupusas. Currently on a month-to-month lease, a new owner 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.

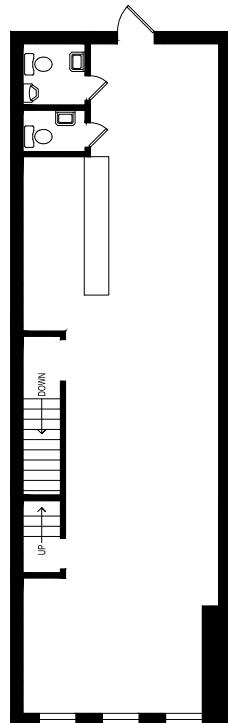
1721 COLUMBIA RD NW | WASHINGTON, DC 20009

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



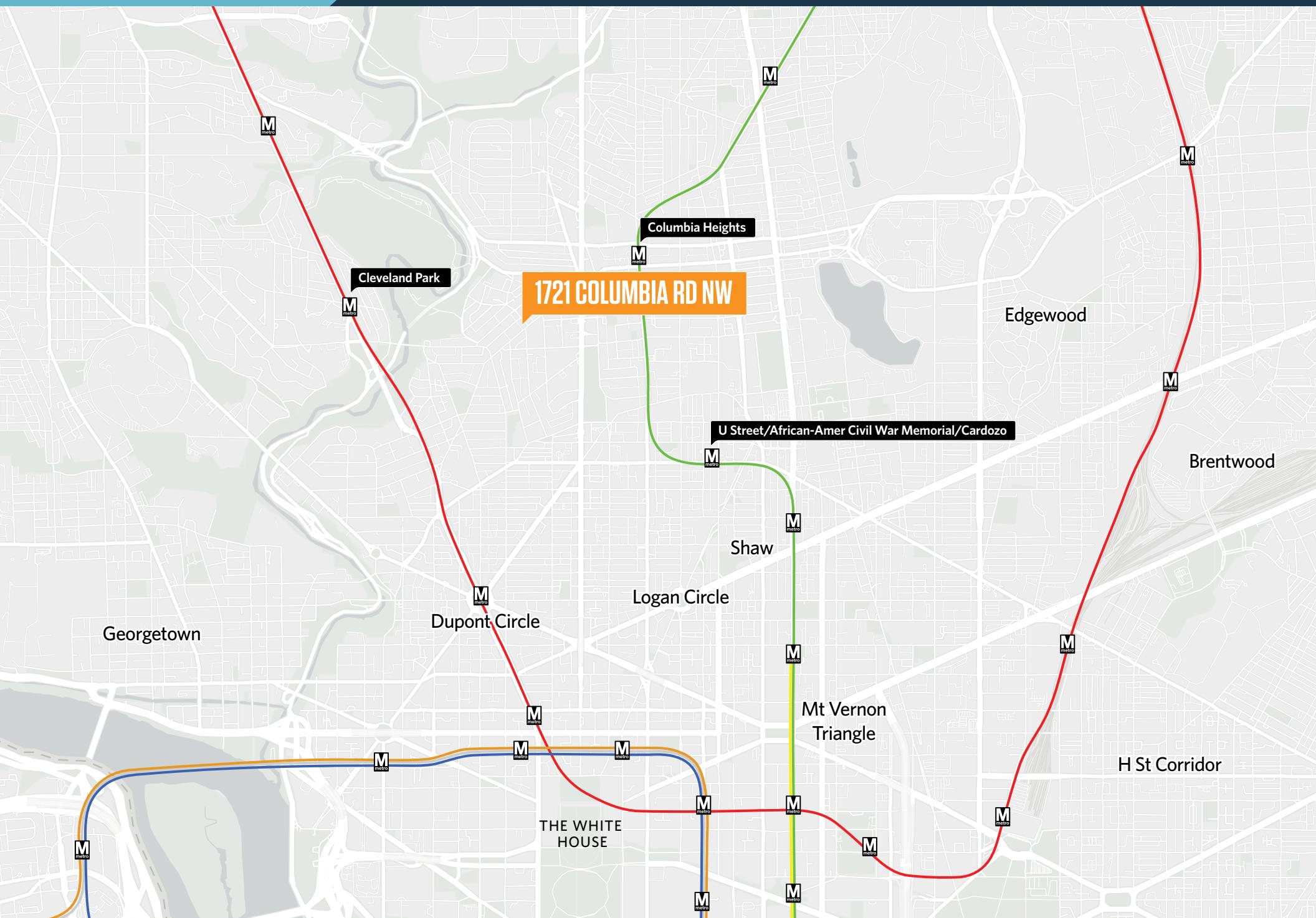
FLOOR 2
785 SF



FLOOR 3
376 SF

Market Overview

Regional Map



Market Overview

Submarket Map

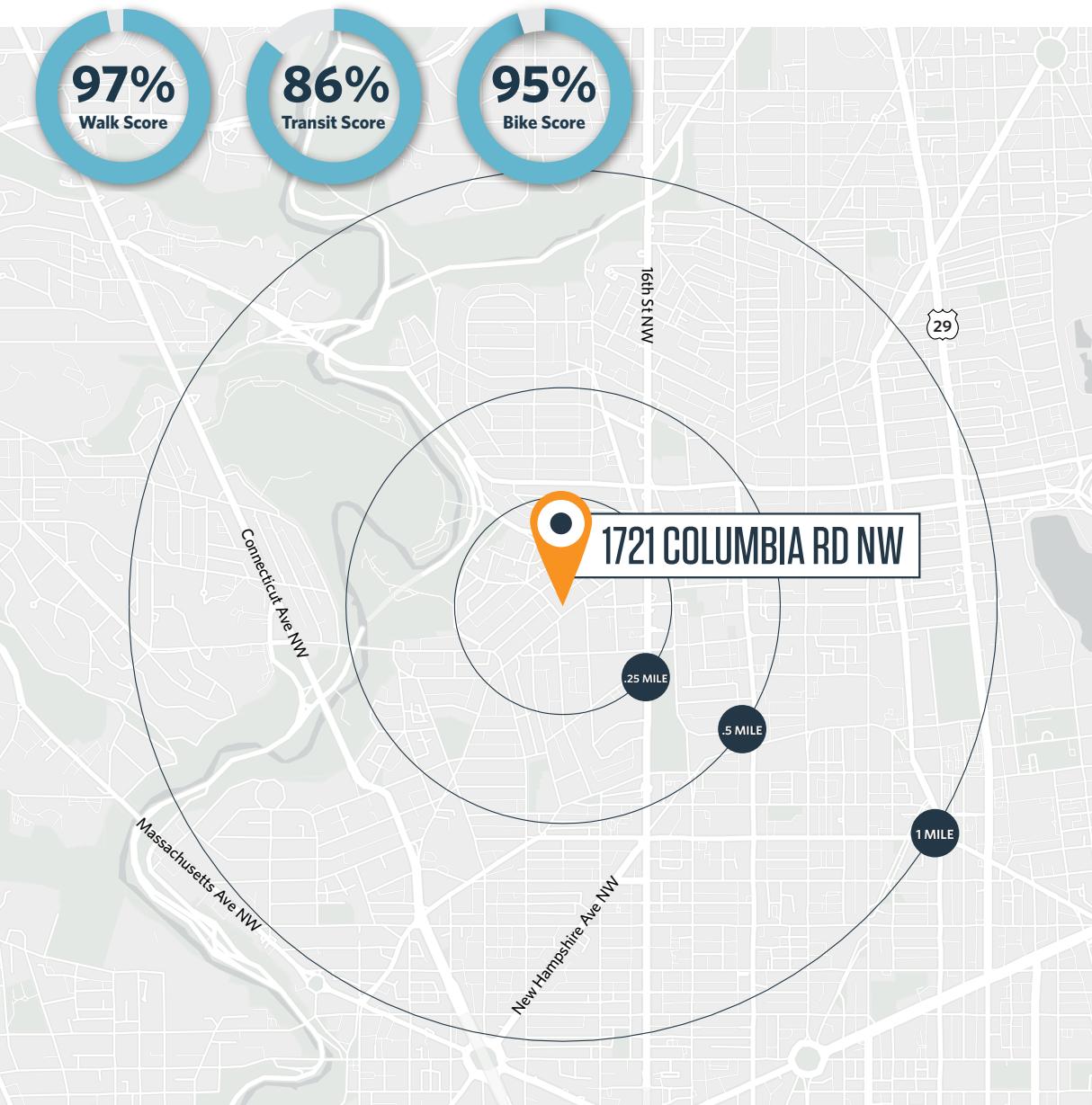




Adams Morgan

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. Its 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%
-------	-------	-------

Disclaimer Notice & Non-Endorsement

Confidentiality Disclaimer

This Investment Memorandum (“Memorandum”) is furnished to prospective purchasers solely to facilitate the purchaser’s consideration of Subject Property. The Memorandum contains proprietary information and was prepared by KLNB, LLC (“KLNB”) using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of KLNB nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of KLNB or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion thereof; and (d) Arris Realty Capital, LLC is a joint venture between KLNB, LLC and Columbia National Real Estate Finance, LLC. KLNB, LLC may receive compensation in the event that KLNB, LLC, an agent or affiliate thereof, refers you to Arris Realty Capital, LLC; Columbia National Real Estate Finance, LLC, or an affiliate thereof, for financing of a real estate transaction.

This Memorandum does not purport to be all-inclusive or to contain all the information which prospective purchasers may desire and is a summary upon which prospective purchasers are not entitled to rely. Certain documents

and materials are described herein in summary form. The summaries are not complete descriptions of the documents and materials. Interested parties are expected to review all such documents and materials independently. Market financial projections are provided for reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of KLNB and are, therefore subject to material variation. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser’s independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, KLNB nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents.

This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through KLNB. The sellers and KLNB expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.



FOR MORE INFORMATION, CONTACT:



Vito Lupo
Principal
202-652-2334
vlupo@klnb.com



Harry Dematatis
Senior Vice President
202-420-7778a
hdematatis@klnb.com



Cole Judd
Associate
571-405-9526
cjudd@klnb.com

WASHINGTON, D.C.

1130 Connecticut Avenue, NW
Suite 600
Washington, DC 20036
202-375-7500

BALTIMORE, MD

100 West Road
Suite 505
Baltimore, MD 21204
410-321-0100

TYSONS, VA

8065 Leesburg Pike
Suite 700
Tysons, VA 22182
703-268-2727

ROCKVILLE, MD

12435 Park Potomac Avenue
Suite 250
Rockville, MD 20854
301-591-7330

COLUMBIA, MD

9881 Broken Land Parkway
Suite 300
Columbia, MD 21046
410-290-1110