

FREESTANDING RETAIL FOR SALE

GERMANTOWN TOWN CENTER

20000 CENTURY BLVD. GERMANTOWN, MD
68,318 SF ON 7 ACRES

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CBRE

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EXECUTIVE SUMMARY

20000 Century Boulevard is a 68,318 SF freestanding retail building located in Germantown Town Center that boasts an incredible 587 dedicated surface parking spaces. The site currently used as a movie theater and consists of 14 auditoriums with 2786 seats. Germantown is a thriving suburban market, home to numerous businesses, retailers, restaurants, community events, and an affluent, well-educated population. With the site's prime location within seconds of one of Montgomery County's most heavily trafficked interstates, I-270 (119,661 VPD) that runs through the heart of Germantown, the location provides easy access for both local and regional customers making this an excellent location for many retailers.

- FORMER MOVIE THEATER WITH 587 DEDICATED SURFACE PARKING SPACES

- 68,318 SF ON 7.01 ACRES

- LOCATED IN HIGHLY VISIBLE AND REGIONAL SHOPPING CENTER GERMANTOWN TOWN CENTER

- EASY ACCESS FROM HEAVILY TRAFFICKED I-270 & ROUTE 118



RARE RETAIL OPPORTUNITY IN THE HEART OF GERMANTOWN



CENTURY BLVD TREMENDOUS VISIBILITY & SIGNAGE



587 ON-SITE PARKING SPACES



STEPS AWAY FROM OTHER FANTASTIC ENTERTAINMENT + RETAIL INCLUDING TOPGOLF



OVER 231,850 RESIDENTS WITHIN 5 MILES

2. MARKET OVERVIEW



GERMANTOWN
TOWN CENTER

20000 CENTURY
BOULEVARD

MARYLAND
118

42,155 VPD

INTERSTATE
270

119,661 VPD

WASHINGTON, DC METRO OVERVIEW

#2

Most Educated
Workforce in the
US

(CBRE Research, 2023)

5th

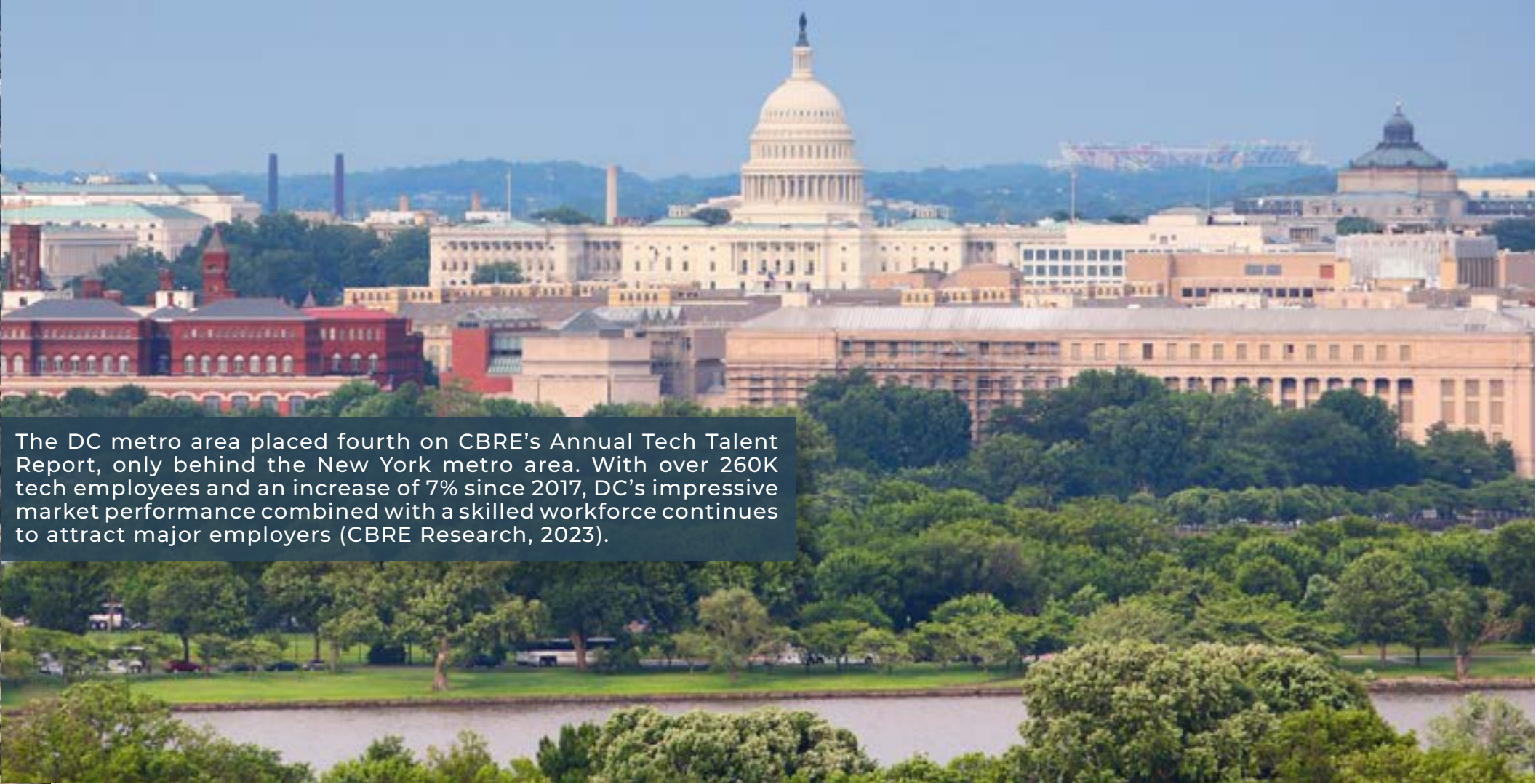
Largest Economy
in the U.S.

(CBRE Research, 2023)

#3

Most Livable Large
City in the U.S.

(CBRE Research, 2023)



The DC metro area placed fourth on CBRE's Annual Tech Talent Report, only behind the New York metro area. With over 260K tech employees and an increase of 7% since 2017, DC's impressive market performance combined with a skilled workforce continues to attract major employers (CBRE Research, 2023).

GERMANTOWN OVERVIEW

Germantown is a vibrant suburb in the Washington DC Metro region, situated in Montgomery County, Maryland and along I-270 (119,661 VPD), Maryland's Life Sciences Corridor. A dense suburban market with more than 90K residents and a household income of \$114,342, Germantown is considered the third largest community in Maryland with the highest density in Montgomery County and one of the wealthiest counties in the country. Recent population growth is attributed to its central location along the Life Sciences corridor creating new demand for national retailers such as Wegmans, Top Golf, ULTA Beauty, Aldi, Golds Gym, and many more. With its wealth and dense population, Germantown residents enjoy spending disposable income on entertainment & recreation, dining out, and name brand & trendy apparel & accessories.



Centrally situated in Montgomery County, Germantown offers easy access to surrounding areas.



Germantown features a variety of entertainment options, including theaters, bowling alleys, and arcades that serves its family oriented community.



Serves as a gateway to nearby cities, making it ideal for shopping and business.

5 MILE SNAPSHOT



POPULATION
231,850

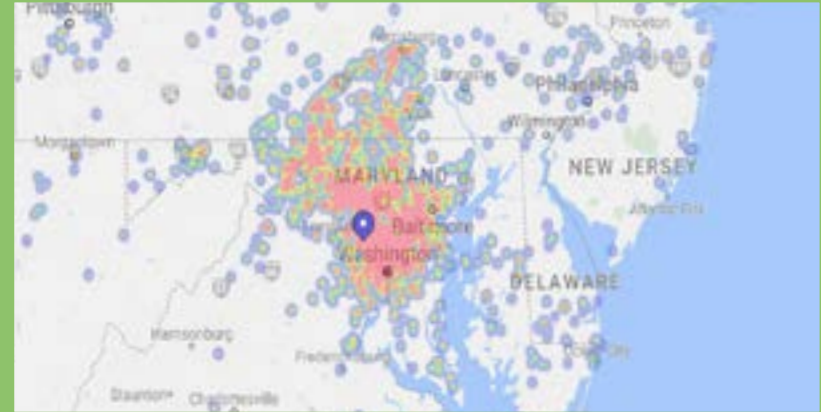
MEDIAN HHI
\$114,342

EMPLOYEES
80,866

DAYTIME POP
193,643



POTENTIAL RETAIL TRADE AREA



TRADE AREA SIZE
374 Square
Miles

CUSTOMER POTENTIAL
1.4 Million
Customers

LOCAL AERIAL MAP



2000 CENTURY BOULEVARD

GERMANTOWN TOWN CENTER

TOPGOLF

MARYLAND 118

42,155 VPD

I-270

661 VPD

LOWE'S

IHOP

Dunkin'

TD Bank

CVS

CAIA

Mercedes-Benz

SAFeway

Starbucks

MISSION BEER

Exxon

LOCATION MAP

WESTMINSTER

BEL AIR

Frederick, MD
26 Mins via I-270

FREDERICK

**20000 CENTURY
BOULEVARD**

Baltimore, MD
-50 Mins via I-95

BALTIMORE

COLUMBIA

GERMANTOWN

Gaithersburg, MD
10 Mins via I-270

LEESBURG

GAITHERSBURG

ROCKVILLE

Rockville, MD
22 Mins via I-270

Potomac, MD
22 Mins via I-270

POTOMAC

BETHESDA

Bethesda, MD
20 Mins via I-270

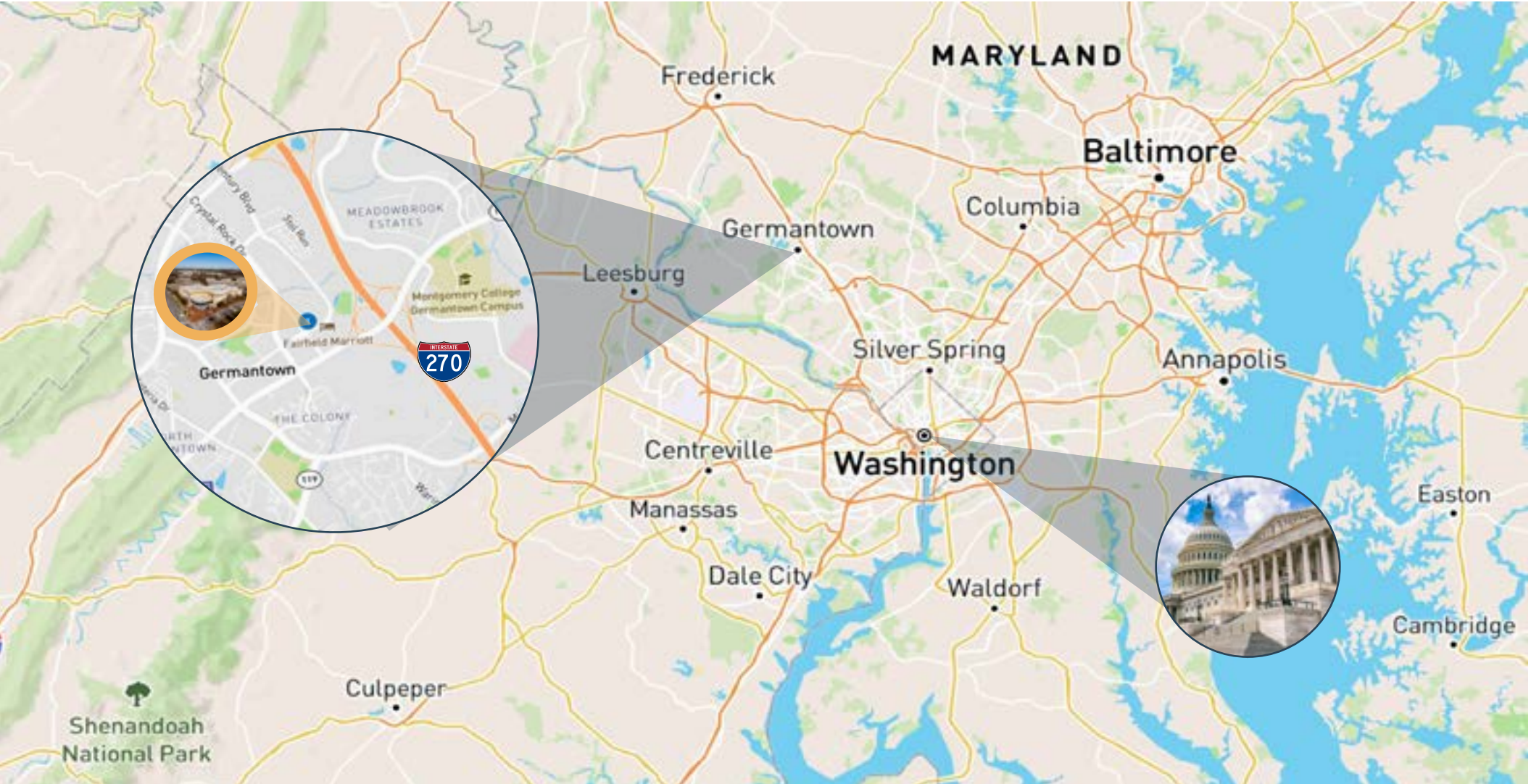
Annapolis, MD
-55 Mins via I-495

ANNAPOLIS

WASHINGTON

Washington, D.C.
35 Mins via I-270

ALEXANDRIA



LOCATION OVERVIEW

1 EASY ACCESS TO POINTS NORTH AND SOUTH VIA I-270 AT FATHER HURLEY BOULEVARD AND POINTS EAST VIA THE INTERCOUNTY CONNECTOR (ICC)

2 MARC TRAIN FOR EASY RAIL TRANSPORTATION TO WASHINGTON, D.C.

3 ADJACENT TO THE FUTURE CORRIDOR CITIES TRANSITWAY (CCT) BUS STATION; AN \$828 MILLION, GOVERNOR-APPROVED PROJECT THAT WILL HAVE A FULLY DEDICATED RIGHT-OF-WAY THROUGHOUT THE 15 MILE ROUTE FROM SHADY GROVE METRO STATION TO ITS NORTHERN TERMINUS OF CLARKSBURG

4 MOMENTS TO CONVENIENT RETAIL, INCLUDING THE SHOPS AT SENECA MEADOWS AND MILESTONE SHOPPING CENTER

5 BALTIMORE-WASHINGTON INTERNATIONAL AIRPORT, DULLES INTERNATIONAL AIRPORT, AND RONALD REAGAN NATIONAL AIRPORT ALL WITHIN 45 MINUTES

PROPERTY OVERVIEW

ADDRESS

20000 Century Boulevard
Germantown, MD 20874

TAX DISTRICT

Montgomery County

EXISTING CONDITIONS

68,318-square-foot, two-story commercial building on 7.01 Acres. 1st floor is 58,782 with an additional 9,536 SF mezzanine level. 14 auditoriums with 2786 seats.

SITE ACCESSIBILITY

The Property is accessible from Route I-270 by way of Germantown Road, Aircraft Drive, and Century Boulevard.

PARKING

587 Spaces

ZONING

CR

ENVIRONMENTAL

NV5 Transactional Services conducted a Phase I Environmental Site Assessment (ESA) in 2019. In their assessment, no Recognized Environmental Conditions (RECs) nor Historical Recognized Environmental Conditions (HRECs) were identified at the Property. A copy of the Phase I ESA can be found in the Document Center.

UTILITIES

Utilities are available on site.

By-Right

Uses



Retail

Recreation and Entertainment Facility, Health Clubs and Facilities & more



Industrial

Self-Storage/Storage Facility (Limited Use), Light Manufacturing and Production (Limited Use) & more



Medical

Dental, Clinics, Medical Offices, Medical/Scientific Manufacturing and Production & more



Other

Hotels, Schools, Daycare, Religious Assembly, Research and Development & more

ACCESS AERIAL



CENTURY BLVD

AIRCRAFT DRIVE

- 1 CONTROLLED LIGHT AT AIRCRAFT DRIVE AND CENTURY BLVD
- 2 FULL ACCESS FROM AIRCRAFT DRIVE AND CENTURY BLVD

OFFERING PROCESS

EXCLUSIVE REPRESENTATION

CBRE, Inc. ("CBRE") is exclusively representing the Owner in this transaction.

OFFER REQUIREMENTS

All offers should include:

- **Purchase Price** - Please provide a Purchase Price for improvements and the land.
- **Study Period** - The Purchaser shall identify the duration of time required to study the Property.
- **Deposit** - The Deposit will be in two (2) phases. The collective Deposits will become NON-REFUNDABLE upon the expiration of the Study Period.
 - Initial Deposit is due within three (3) business days of executing the Purchase and Sale Agreement signing
 - Upon expiration of the Study Period, Purchaser shall submit a Secondary Deposit.
- **Closing** - Closing will occur 15-days after the successful completion of the Study.
- **Source of Funds for the Development** - Cash or Equity and Debt partners identified.

Owner reserves the right to accept an offer at any time during the marketing period. Owner reserves the right to remove the property from the market. Owner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposal or expressions of interest in the property, to terminate discussions with any party at any time during the marketing period.

PURCHASE AND SALE AGREEMENT

A Purchase and Sale Agreement may be provided during the Best and Final Process.

COMMUNICATION

All communications, inquiries, and requests should be addressed to the CBRE Team listed below, as representatives of the Owner.

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ADDITIONAL COMMENTS

The information throughout has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs.



Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

The memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-thinking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the property.

All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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