



# **The Kase Group** Real Estate Investment Services

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California  
A Licensed Virginia Broker #0226032019

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# **7-ELEVEN**

# **NET LEASED OFFERING**

# **TROPHY ARLINGTON LOCATION**

## **1625 Wilson Boulevard, Arlington, VA**



 **The Kase Group**

## 7-ELEVEN

1625 Wilson Boulevard, Arlington, VA

## PROPERTY INFORMATION

# PROPERTY SUMMARY

This is a strong opportunity to acquire a 7-Eleven property in Arlington, Virginia, backed by a newly extended NNN lease. The property has a current net operating income of \$195,033.60 and includes rent increases every 5 years. The lease also calls for three, 5 year options to renew.

The property sits along Wilson Boulevard in one of the area's most active corridors, with strong visibility and easy access. Traffic counts exceed 13,000 vehicles per day, and the site benefits from both neighborhood customers and a large daily commuter base. Located in the dense Rosslyn neighborhood just across the Potomac River from Washington, D.C., the property sees consistent foot traffic and strong demand.

The surrounding area includes a concentration of major employers and amenities, such as headquarters for Nestlé, CoStar Group, and Deloitte, which support a busy commercial environment. The Rosslyn Metro Station is also nearby—about 0.3 miles away—adding significant transit-driven traffic. The area is supported by roughly 25,000 employees and an affluent residential base with average household income around \$160,379, providing a solid and stable customer base for the tenant.

## PROPERTY HIGHLIGHTS

- **Trophy Arlington Location**
- **Newly Extended 10 Year NNN Lease**
- **Corporately Guaranteed**
- **Rental Increases Every 5 Years**
- **Located in Dense, Affluent Urban Village (\$160K+ Avg HH Income)**
- **High-Traffic Corridor with 13,000+ VPD**
- **Major Central Business District Hosting 25,000 Employees**
- **Significant Future Growth with 1,676 New Residential Units Approved**



# OFFERING SUMMARY



## OFFERING SUMMARY

Address	1625 Wilson Blvd, Arlington, VA 22209
Sale Price	\$4,589,025
Cap Rate	4.25%
Net Operating Income	\$195,033.60
Lease Start	09/01/2025
Lease Expiration	08/31/2035
Options	Three, 5 Year
Increases	Increases Every 5 Years in Initial Term and Options

## Operating Summary

Current	\$195,033.60
9/1/2030-8/31/2035	\$202,309.68
Option 1	\$222,540.65
Option 2	\$244,794.60
Option 3	\$281,513.79

7-Eleven  
Arlington, VA





## LOCATION DESCRIPTION

Rosslyn has a highly educated, affluent, and dense residential base. Located just across the Potomac River from Washington, D.C., it's considered one of Arlington's premier urban neighborhoods. In North Rosslyn, the average household income is about \$160,379, and the median age is around 33, with many young professionals living in the area. About 81% of residents hold a college degree, supporting a strong consumer base that drives steady retail demand along the Rosslyn-Ballston Corridor.

Rosslyn also serves as a major business district with more than 25,000 daytime employees. The area features a mix of high-rise office and residential buildings, including headquarters for Nestlé, CoStar Group, and Deloitte. Wilson Boulevard is a main corridor with over 13,000 vehicles per day, and the nearby Rosslyn Metro Station provides access to the Blue, Orange, and Silver lines, making it easy for commuters to reach the area.

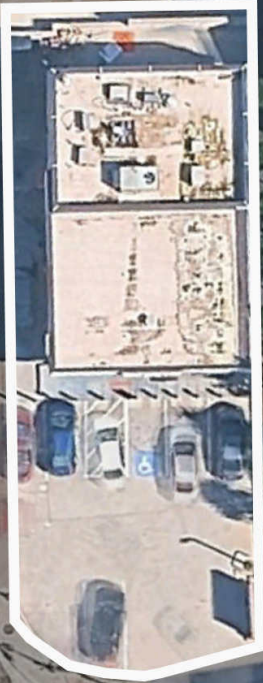
From an investment standpoint, Rosslyn benefits from strong demographics, a large daytime workforce, and a walkable urban environment. Ongoing development, including the \$600 million One Rosslyn project and the Key/Wilson Tower redevelopment, is expected to add 1,676 residential units. This continued growth should increase foot traffic and support long-term demand for retail tenants in the area.

**7-ELEVEN**

1625 WILSON BOULEVARD  
ARLINGTON, VA

N QUINN ST

WILSON BLVD



# LOCATION AERIAL



# LOCATION AERIAL



7-Eleven  
Arlington, VA

# LOCATION AERIAL



7-Eleven  
Arlington, VA

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Arlington, VA

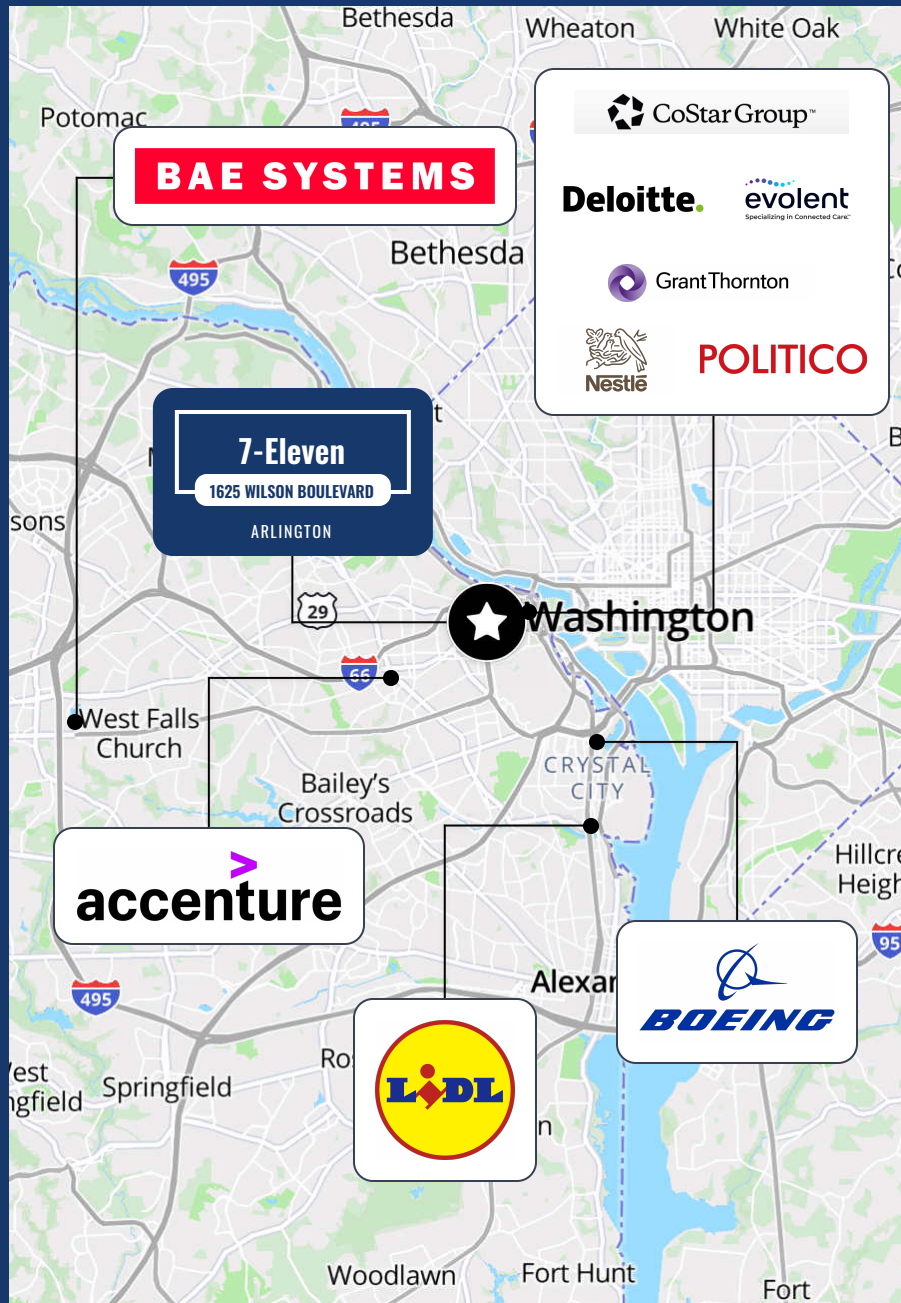
# LOCATION AERIAL



7-Eleven  
Arlington, VA



# MAJOR EMPLOYERS



The area around 1625 Wilson Blvd in Arlington is supported by a workforce of roughly 25,000 employees across industries like professional services, technology, and aerospace and defense. Major employers nearby include Deloitte, CoStar Group, Nestlé USA, and BAE Systems. These companies provide a large number of stable, high-paying jobs and help anchor the local economy. Nestlé USA also has a nearby headquarters, adding to the area’s corporate presence, while BAE Systems contributes defense and engineering roles tied to government contracting. Together, these employers create a strong daytime population that supports nearby retail and service businesses. The location also benefits from easy access to Interstate 66 and close proximity to the Rosslyn Metro Station, making it convenient for commuters. Overall, the combination of major employers, strong connectivity, and a large professional workforce helps support Rosslyn’s position as a major business district.

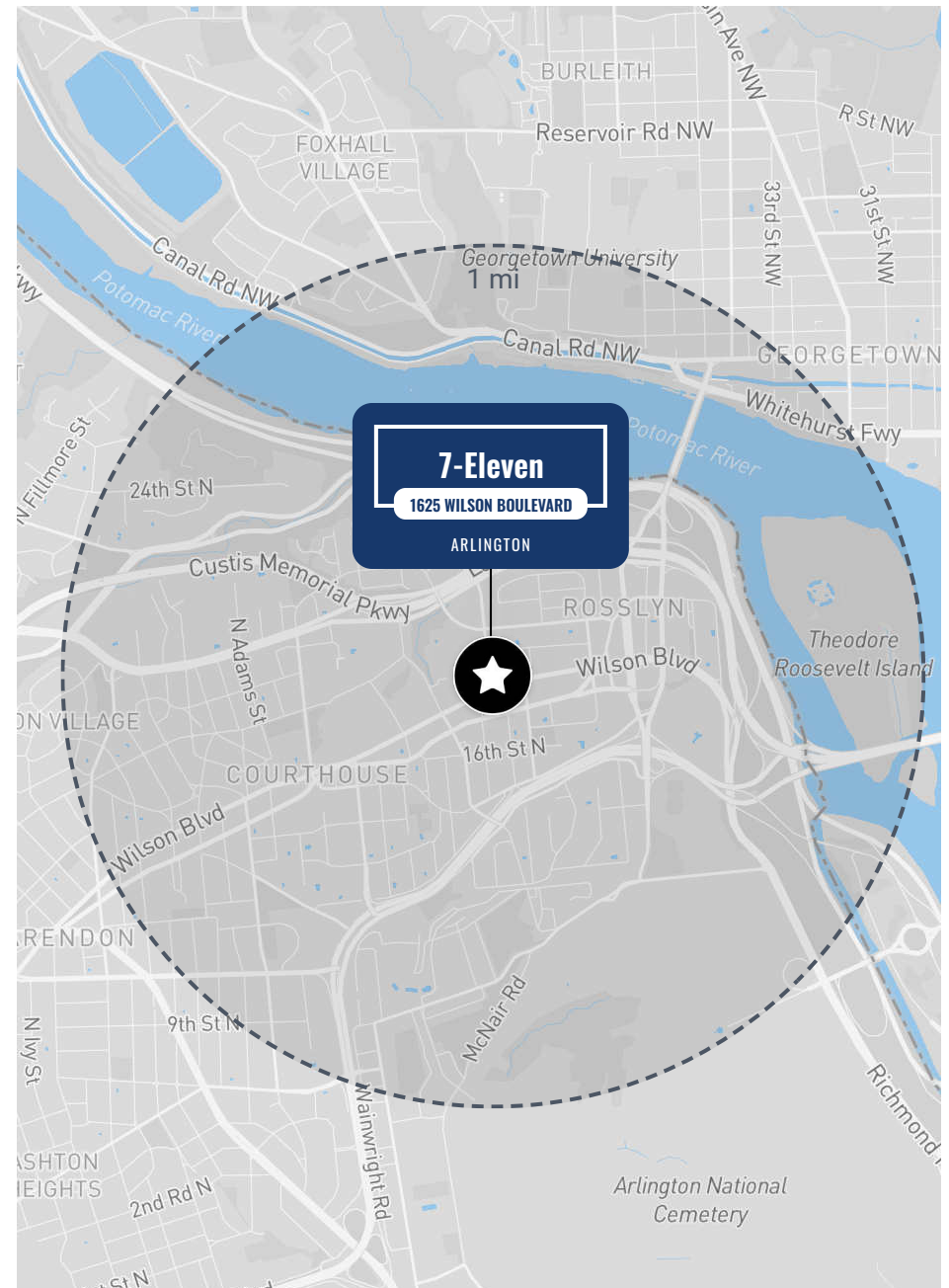
Employer	Industry	Employees	Distance
Deloitte	Professional Services	2,000+	0.6 mi
BAE Systems	Aerospace & Defense	1,000+	11.8 mi
Accenture	Professional Services	1,000+	3.1 mi
Nestlé USA	Food & Beverage	1,000+	0.5 mi
Grant Thornton	Professional Services	1,000+	0.7 mi
CoStar Group	Technology	650+	0.6 mi
Lidl US	Retail	500+	4.8 mi
The Boeing Company	Aerospace & Defense	500+	3.9 mi
Politico	Media	500+	0.7 mi
Evolent Health	Healthcare	500+	0.6 mi

# DEMOGRAPHICS MAP & REPORT

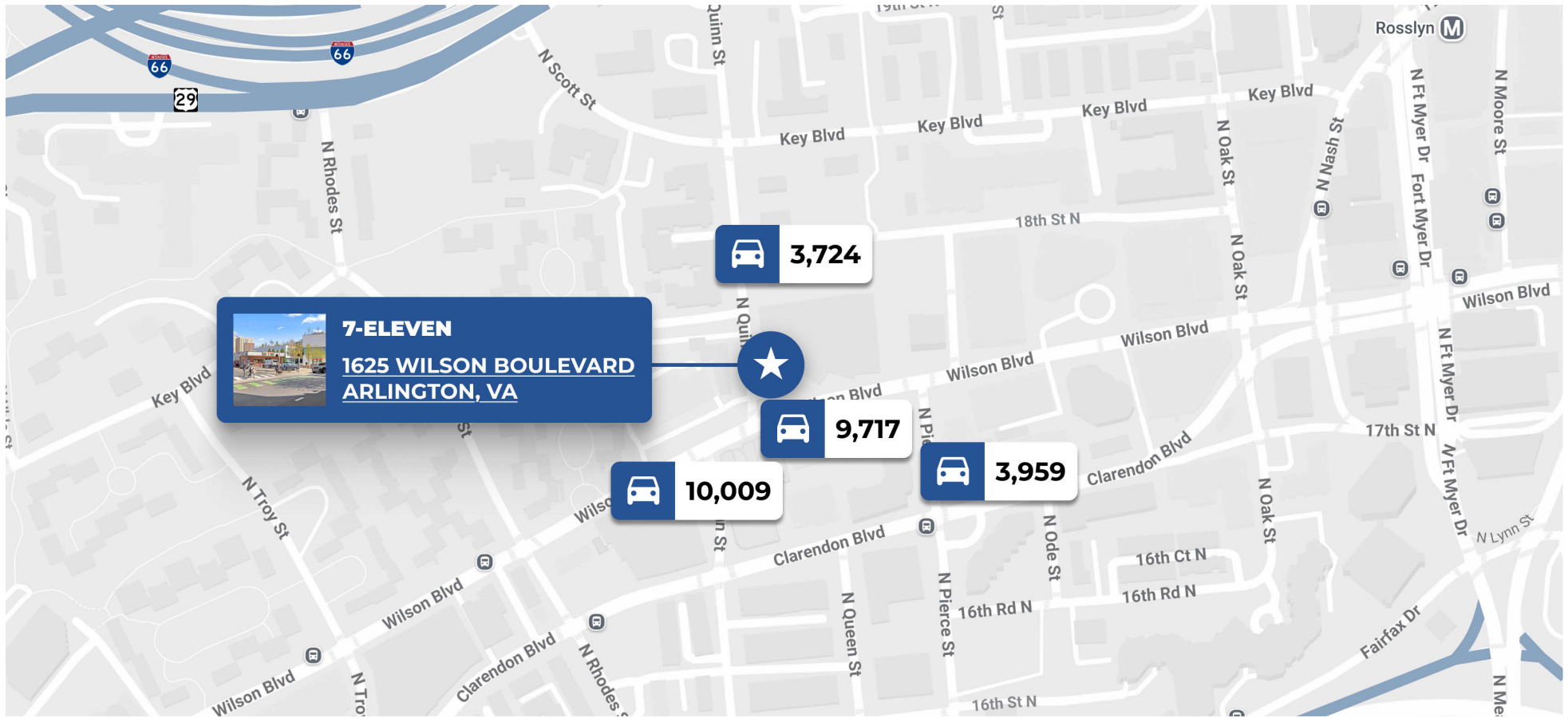
POPULATION	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population (2025)	39,191	294,683	782,301
Projected Population (2030)	40,966	308,033	819,934
Median Age	34.7	36	37
Total Households	21,442	151,872	375,017
Average Household Size	1.8	1.8	2
Median Household Income	\$125,579	\$139,060	\$135,553

HOUSEHOLD & INCOME	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Households	21,442	151,872	375,017
Average Household Income	\$153,800	\$164,207	\$161,456
Average House Value	\$776,910	\$577,303	\$551,800

Business Type	# of Businesses	# Employees	# Emp/Business
Retail & Wholesale Trade	189	1,786	9
Hospitality & Food Service	167	2,899	17
Real Estate, Renting, Leasing	227	2,590	11
Finance & Insurance	169	862	5
Information	134	3,955	30
Scientific & Technology Services	751	8,474	11
Management of Companies	5	15	3
Health Care & Social Assistance	412	1,586	44
Educational Services	85	3,715	44
Public Administration & Sales	88	3,719	42
Arts, Entertainment, Recreation	56	385	7
Utilities & Waste Management	77	765	10
Construction	79	780	10
Manufacturing	53	10,561	199
Agriculture, Mining, Fishing	3	15	5
Other Services	337	3,506	10
<b>Total Businesses</b>	<b>2,832</b>	<b>45,613</b>	<b>16</b>



# TRAFFIC COUNT



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Wilson Blvd	N Quinn St	0.02 W	2025	9,717	MPSI	0.02
2	Wilson Blvd	N Quinn St	0.02 W	2018	9,605	MPSI	0.02
3	Wilson Blvd	N Quinn St	0.02 W	2024	9,763	MPSI	0.02
4	N Quinn St	18th St N	0.01 N	2024	3,704	MPSI	0.05
5	N Quinn St	18th St N	0.01 N	2025	3,724	MPSI	0.05
6	Wilson Blvd	N Quinn St	0.05 NE	2018	9,325	MPSI	0.08
7	Wilson Blvd	N Quinn St	0.05 NE	2024	10,058	MPSI	0.08
8	Wilson Blvd	N Quinn St	0.05 NE	2025	10,009	MPSI	0.08
9	North Pierce Street	Clarendon Blvd	0.03 S	2023	3,938	MPSI	0.08
10	North Pierce Street	Clarendon Blvd	0.03 S	2025	3,959	MPSI	0.08



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