

EXCLUSIVE OFFERING



7809 WOODMONT AVE
Bethesda, Maryland

Mixed Use Property
FOR SALE

Scheer Partners
A Reputation for Results

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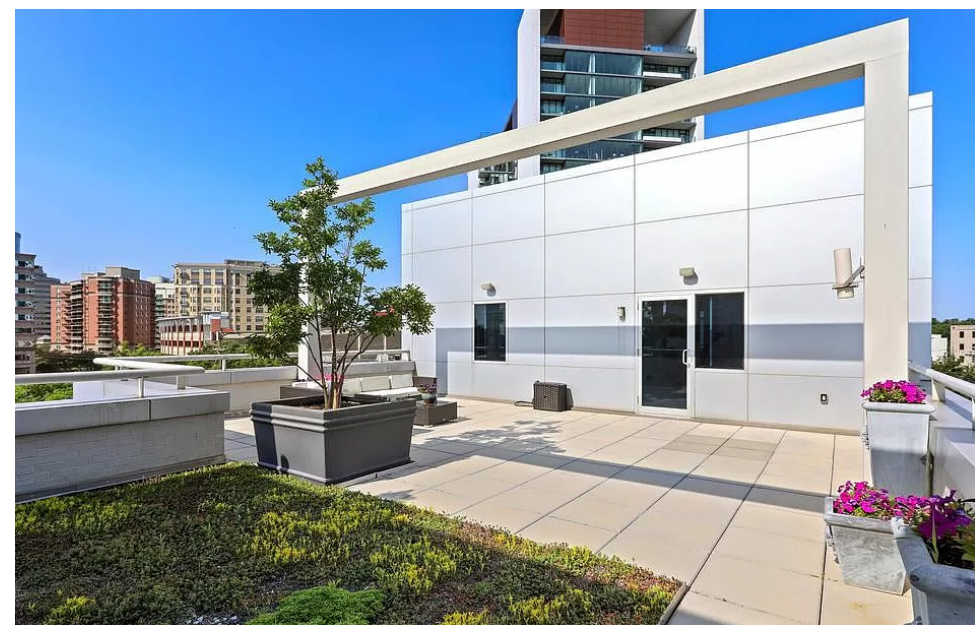
EXECUTIVE SUMMARY

7809 Woodmont Avenue

As exclusive representatives for the Seller, Scheer Partners, Inc., together with Capital Investments LLC, is excited to offer for sale 7809 Woodmont Avenue, an 11,700 square foot mixed-use property strategically located in the heart of downtown Bethesda, Maryland.

Situated within the dynamic Woodmont Triangle district, this prime boutique property offers unparalleled access to an array of vibrant shops, popular dining destinations, and cultural venues, making it an attractive asset for investors seeking a high-quality, mixed-use property in a flourishing urban setting. Just steps away from the new Marriott International headquarters and only four blocks from the Bethesda Metro station, this property enjoys high visibility and accessibility that places it at the epicenter of Bethesda's thriving commercial and residential scene.

The building's CR zoning allows for a flexible mix of uses, including residential, traditional office, and retail spaces, which harmonize with the surrounding development and enhance the appeal of the property for both tenants and investors. Originally completed in 2009, the building boasts a contemporary design, offering abundant natural light through expansive windows and featuring four outdoor terraces that provide attractive spaces for both relaxation and social engagement. These amenities, combined with its prominent location and robust architectural design, make 7809 Woodmont Avenue a rare opportunity to acquire a well-positioned asset with strong growth potential in one of Maryland's most sought-after urban neighborhoods.



OFFERING HIGHLIGHTS

7809 Woodmont Avenue



11,700 SF
Square Foot



FIVE
Floors



2009
Year Built



Downtown
Bethesda Location



4 Blocks
To Metro



CR
Commercial/Residential
Zoning

SITE & IMPROVEMENTS

7809 Woodmont Avenue

YEAR BUILT	2009
RENTABLE SQUARE FEET	11,700 SF
LOT SIZE	0.09 (3,920 SF)
FLOORS	4
STRUCTURE	Concrete/steel frame
ROOF	Original and still under warranty
WATER & SEWER	WSSC
PARKING	3 dedicated parking spaces 16 public garages in close proximity
ZONING	CR

Terms of Sale - The property is offered unpriced, free and clear of debt.

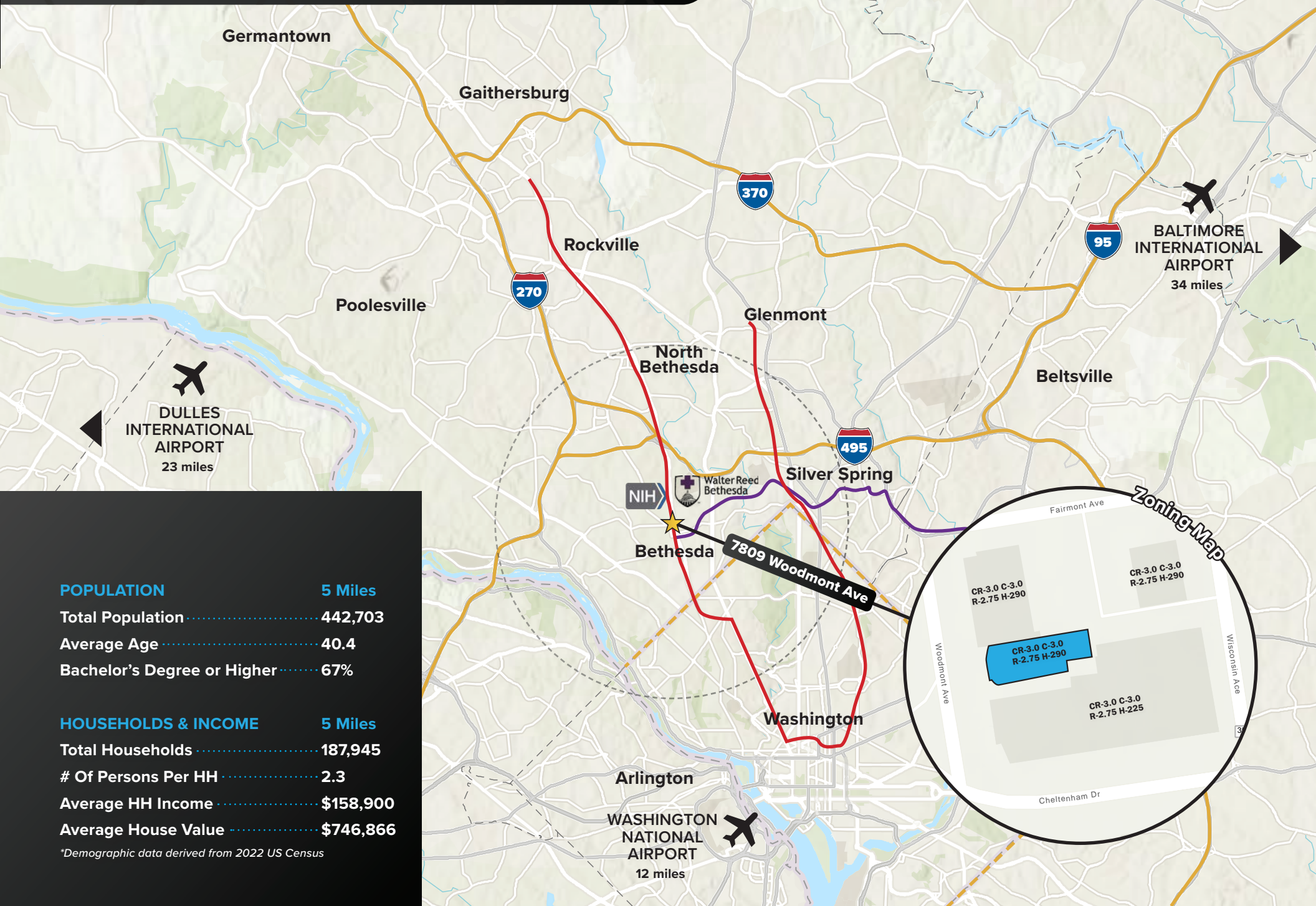
Property Tours - Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the listing agent(s). At no time shall the tenants, on-site management or staff be contacted without prior approval.



LOCATION OVERVIEW



— Metro Red Line
— Metro Purple Line



POPULATION		5 Miles
Total Population	.....	442,703
Average Age	.....	40.4
Bachelor's Degree or Higher	.....	67%
HOUSEHOLDS & INCOME		5 Miles
Total Households	.....	187,945
# Of Persons Per HH	.....	2.3
Average HH Income	.....	\$158,900
Average House Value	.....	\$746,866

*Demographic data derived from 2022 US Census

LOCATION SUMMARY

7809 Woodmont Avenue

BETHESDA

Bethesda, Maryland is located just northwest of Washington, DC (approximately 15 minutes by car) and has a population of around 68,000 residents. Known for its vibrant downtown, Bethesda features a mix of commercial, residential, and entertainment spaces, establishing itself as a bustling hub within Montgomery County. The Bethesda Metro Station connects the area directly to Washington, DC, enhancing accessibility and making it a popular destination for both residents and visitors.

The median annual income in Bethesda is \$154,559, with an unemployment rate well below the national average. Job growth is projected to reach approximately 34% over the next decade, reflecting Bethesda's reputation as an affluent and economically dynamic community.

Bethesda is home to major institutions like the National Institutes of Health (NIH) and the Walter Reed National Military Medical Center, both serving as anchors for the life sciences and healthcare industries. Additionally, corporate headquarters, nonprofits, and government agencies have a strong presence, including Lockheed Martin and Marriott International.

Ongoing developments such as the Woodmont Triangle and the redevelopment of Bethesda Row continue to expand Bethesda's offerings and reinforce its status as a prime location for living, working, and leisure.



LOCATION SUMMARY

7809 Woodmont Avenue

7809 Woodmont Avenue enjoys a prime location at the crossroads of Woodmont Triangle, placing it at the heart of vibrant downtown Bethesda. This sought-after address is just blocks from the Bethesda Metro Station, with convenient access to Washington, DC, I-495, and the Montgomery County and Northern Virginia suburbs, making it ideal for commuters.

DYNAMIC SURROUNDINGS WITH NEW DEVELOPMENTS

Downtown Bethesda, Montgomery County's urban hub, is experiencing a surge of transformative projects, including:

THE MARRIOTT INTERNATIONAL HEADQUARTERS

A \$600 million, 21-story, 785,000 sq. ft. LEED Gold-certified building, featuring cutting-edge office spaces, a fitness center, daycare, wellness suite, and public spaces like Sorenson Plaza. Completed and operational as of September 2022. The 21-story building now serves as Marriott's global hub.

ST. ELMO APARTMENTS

A \$600 million, 21-story, 785,000 sq. ft. LEED Gold-certified building, featuring cutting-edge office spaces, a fitness center, daycare, wellness suite, and public spaces like Sorenson Plaza. Completed and operational as of September 2022. The 21-story building now serves as Marriott's global hub.

8001 WOODMONT AVENUE

An 18-story mixed-use project offering 475 residential units, retail spaces, and a central plaza with landscaped areas and rooftop amenities. Project delivery is projected for late 2025, with construction focusing on mixed-use spaces.

EDGEMOOR LANE CONDOMINIUM PROJECT

A 12-story boutique residential building with 76 units and standout features like a multicolor bird mural adding character and the incorporation of art to the community. This development is expected to complete construction by late 2024, based on current progress.

BROAD BRANCH PARTNERS' MIXED-USE BUILDING AND PARK

A 12-story residential building with 59 units, alongside a public park contributing to the Bethesda Eastern Greenway. Estimated completion is mid-2025, as work on the transformation of the parking lot and the greenway connection progresses.

COUNTLESS OTHER INFILL PROJECTS UNDERWAY



LOCATION SUMMARY

7809 Woodmont Avenue

PROXIMITY TO BETHESDA ROW

Steps from 7809 Woodmont Avenue, Bethesda Row offers a luxury outdoor town center with premier shopping, dining, beautifully landscaped walkways, and cozy café patios.

AFFLUENT AND HIGHLY EDUCATED MARKET

Bethesda ranks among the most educated and affluent regions in the U.S., named the **#1 Top Earning Town** by CNN and CNBC. Anchored by major federal agencies such as the NIH and Walter Reed Military Medical Center, the Bethesda submarket consistently outperforms others in the Washington, DC region.

For those seeking a premier urban property in a thriving, affluent, and well-connected area, 7809 Woodmont Avenue stands as an unbeatable choice.



ZONING

Commercial/Residential (CR-3.0 C-3.0 R-2.75 H-290)

7809 Woodmont Avenue

Commercial/Residential (CR)

CR zoning (Commercial/Residential Zones) are a family of mixed-use zones that allow a range of densities and heights. These zones encourage a mix of commercial and residential uses, create interactive streets, and provide meaningful public spaces






ZONE	TOTAL FAR (MAX)	HEIGHT (MAX)
CR	0.5 to 8.0	35' to 300'

Permitted Uses:

- Community Garden
- Nursery (Retail)
- Urban Farming
- Farm Market, Onsite
- Agricultural Vending
- Seasonal Outdoor Sales
- Single-Unit Living
- Two-Unit Living
- Townhouse Living
- Multi-Unit Living
- Independent Living Facility for Seniors or Persons with Disabilities
- Quarters (Over 50 Individual Living Units)
- Residential Care Facility (Over 16 Persons)
- Home Health Practitioner
- Home Occupation (No Impact)
- Home Occupation (Low Impact)
- Home Occupation (Major Impact)
- Mixed-Income Housing Community
- Short-Term Residential Rental
- Ambulance, Rescue Squad (Private)
- Charitable, Philanthropic Institution
- Cultural Institution
- Day Care Center (Over 30 Persons)
- Educational Institution (Private)
- Hospital
- Playground, Outdoor Area (Private)
- Private Club, Service Organization
- Public Use (Except Utilities)
- Religious Assembly
- Animal Boarding and Care
- Veterinary Office/Hospital
- Cable Communications System
- Telecommunications Tower
- Restaurant
- Funeral Home, Undertaker
- Clinic (More than 4 Medical Practitioners)
- Medical, Dental Laboratory
- Biohealth Priority Campus
- Office
- Research and Development
- Signature Business Headquarters
- Structured Parking
- Surface Parking for Use Allowed in the Zone
- Conference Center
- Health Clubs and Facilities
- Recreation and Entertainment Facility, Major (Capacity over 1,000 Persons)
- Combination Retail
- Retail/Service Establishment (85,001 SF and Over)
- Vape Shop
- Light Vehicle Sales and Rental (Indoor and Outdoor)
- Vehicle Filling Station
- Vehicle Repair (Major and Minor)
- Amateur Radio Facility (Over 65 Feet in Height)
- Antenna on Existing Structure
- Drive-Thru
- Lawn Maintenance Service
- Construction Administration or Sales Office
- Dry Cleaning Facility (Up to 3,000 SF)
- Artisan Manufacturing and Production
- Medical/Scientific Manufacturing and Production
- Storage Facility
- Solar Collection System



NEARBY AMENITIES

-  Restaurants
-  Retail
-  Hotels
-  Bus Stops
-  Capital Bikeshares

80+ restaurants

within 10 min. walk

15+ fitness facilities

within 10 min. walk

Bethesda Row

5 min. walk

99

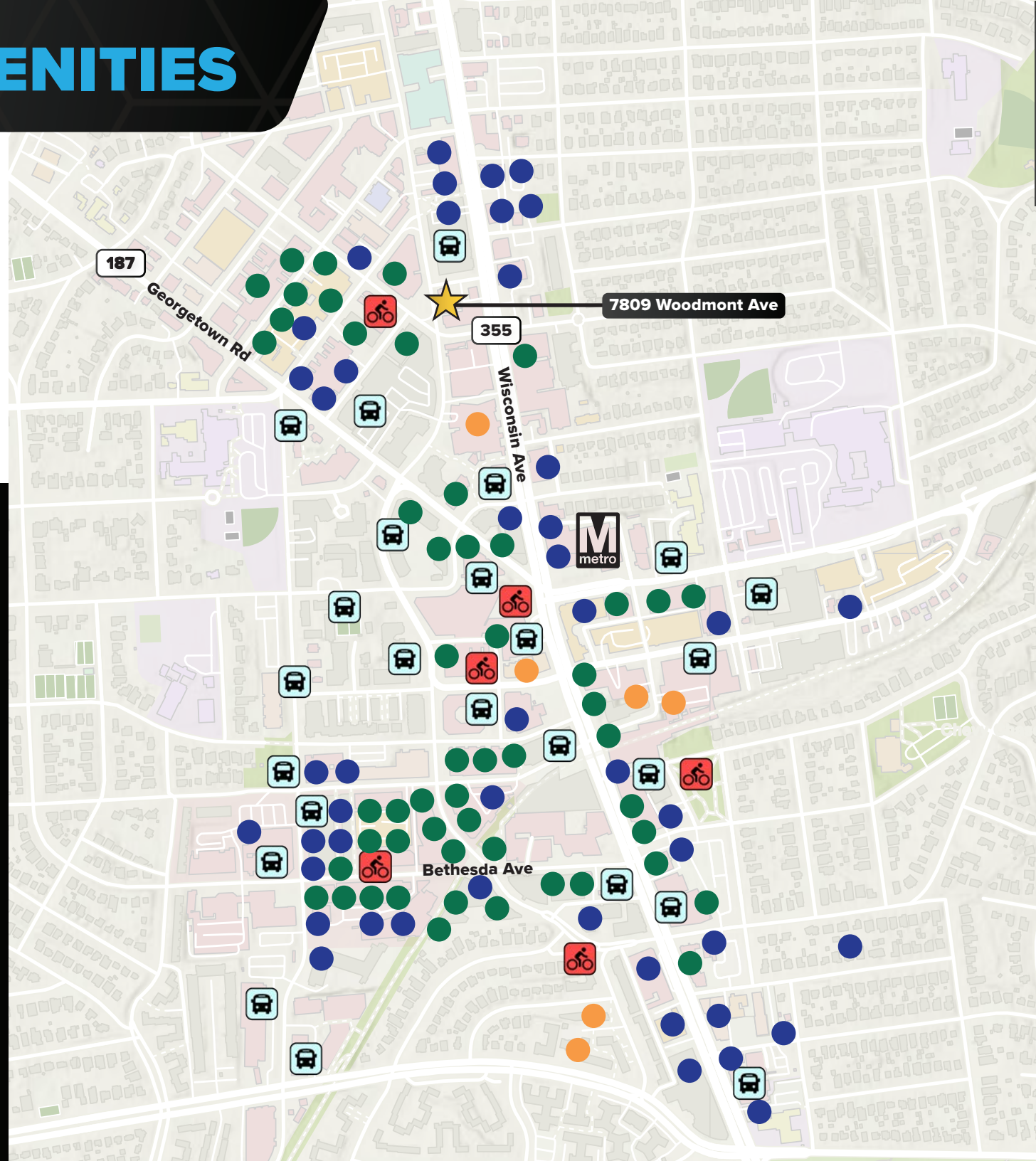
walk score

85

bike score

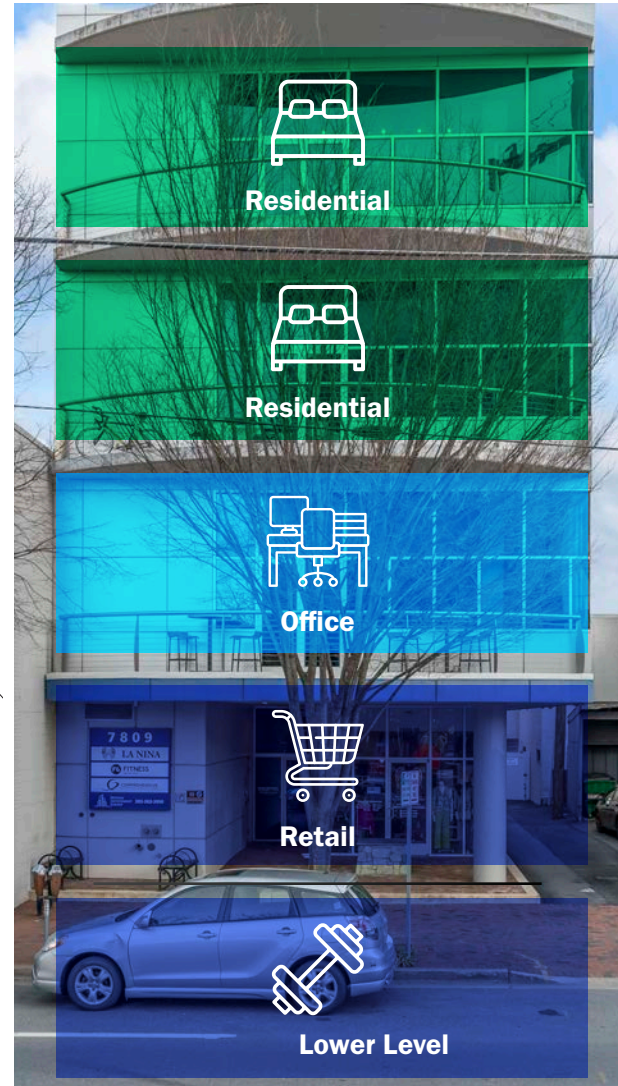
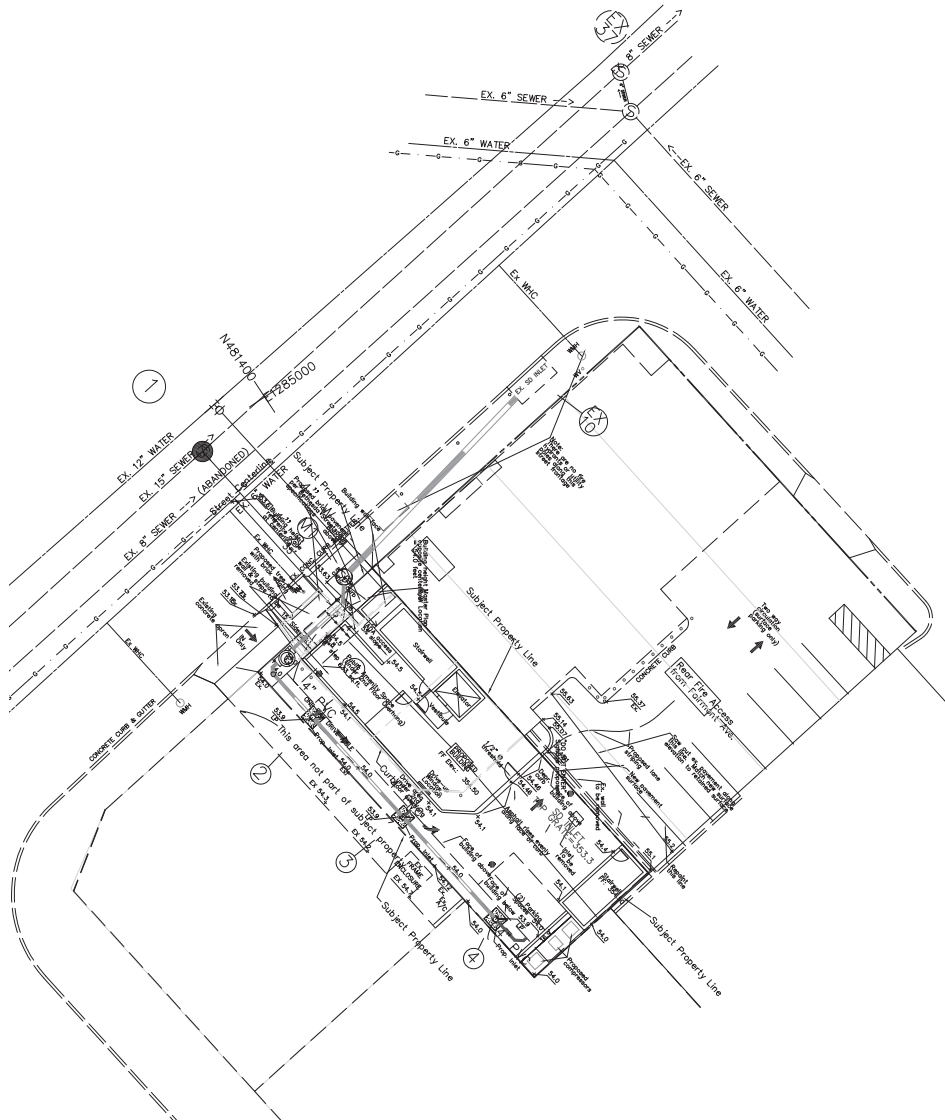
Capital Crescent Trail

connecting Georgetown, DC
and Silver Spring, MD



SITE PLAN & STACKING PLAN

7809 Woodmont Avenue



BADLANDS LLC
1,700 SF
LXD: 10/31/25

3B - DANIEL LEGUM
1,250 SF
LXD: 6/30/25

3A - REZA SABAI
1,250 SF
LXD: 10/31/22

**MARKETING & ADVANCED
PHARMACY SERVICES
(CLINICAL SOLUTIONS)**
2,812 SF
LXD: 1/31/25

**LE-BUSTIERE BOUTIQUE
CORP**
900 SF
LXD 12/2031

**BODY FORCE FITNESS
D/B/A FITNESS GENERATION**
3,081 SF
LXD: 12/31/25

TENANT PROFILES

7809 Woodmont Avenue



Fitness Generation is a team of dedicated health and fitness professionals who believe in the transformative power of exercise. Their approach views movement as a pathway to unlocking future possibilities, whether it's hiking through the landscapes of Nepal, running a cozy bed and breakfast by the shore, or racing grandkids across Disney world. Committed to creating a supportive yet challenging environment, Fitness Generation focuses on helping older adults reach their full potential. By joining their community, members find a space to thrive and embrace a healthier, more active life.

www.thefitnessgeneration.com

SQUARE FOOT	FLOOR	COMMENCEMENT	EXPIRATION
3,081 SF	Lower Level	LCD: 1/1/21	LXD: 12/31/25



TENANT PROFILES

7809 Woodmont Avenue

Le Bustiere Boutique

Le Bustiere Boutique is a specialty lingerie shop known for its elegant selection of bras, corsets, and lingerie, the boutique focuses on helping customers feel confident and beautiful through personalized fittings and curated designs. The store also hosts events and offers unique accessories, creating a welcoming space for style and self-expression. Conveniently situated in a lively community, it reflects the charm and creativity of the area.

www.lebustiere.com



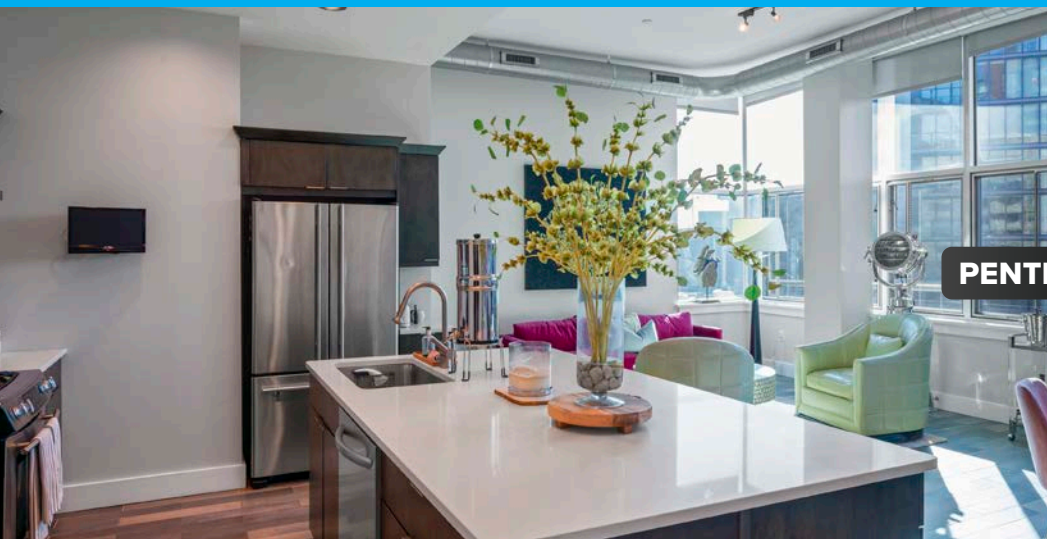
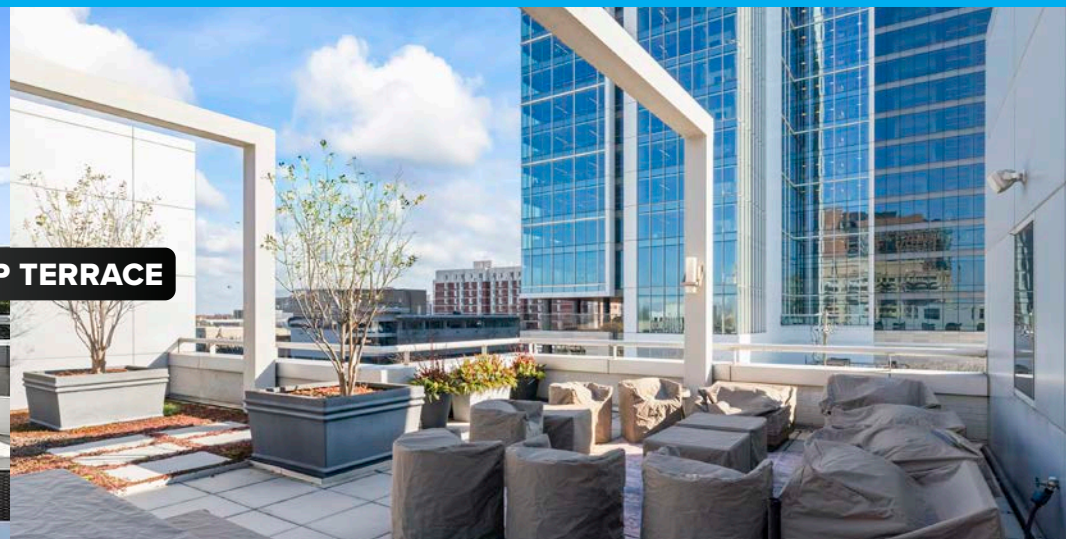
SQUARE FOOT	FLOOR	COMMENCEMENT	EXPIRATION
900 SF	First Floor		LXD: 12/2031



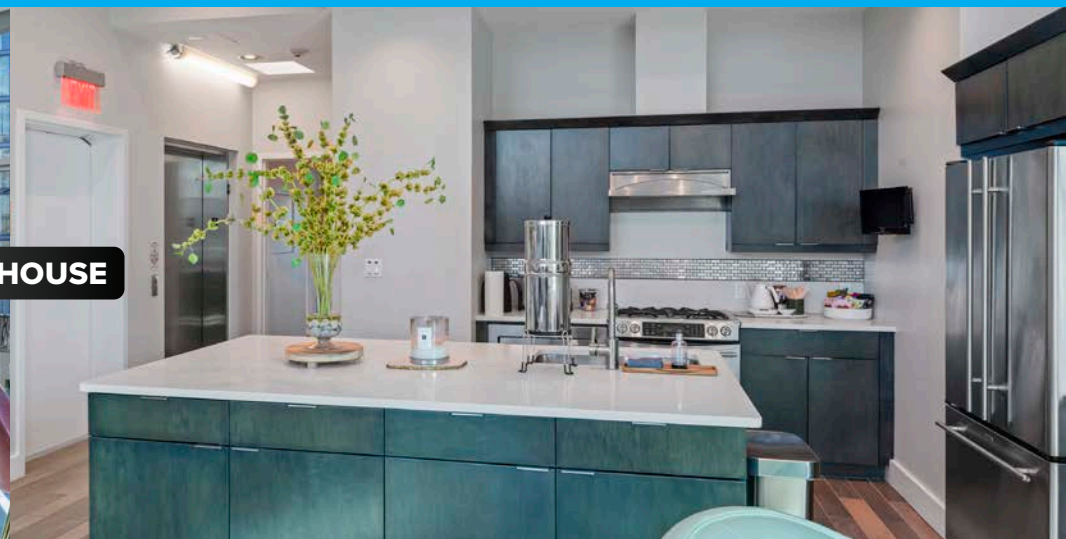
FITNESS CENTER



ROOFTOP TERRACE



PENTHOUSE





SCHEER PARTNERS, INC. including their affiliates, subsidiaries, related parties, successors, and assigns (hereinafter referred to singly and collectively as “Agent”) has been engaged as the exclusive agent by the owner (“Owner” or “Seller”) for the fee simple interest in 11810 Parklawn Drive, Rockville, MD (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Scheer Partners, Inc. as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Scheer Partners, Inc.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

If you have no interest in the Property at this time, please return this Offering Memorandum to the address below if it is a hard copy or delete the file if it is an electronic copy:

Scheer Partners, Inc.
15245 Shady Grove Road
North Building , Suite 210
Rockville, Maryland 20850
Attention: Marek Rich

7809 WOODMONT AVE

Bethesda, Maryland

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