

OFFERING SUMMARY

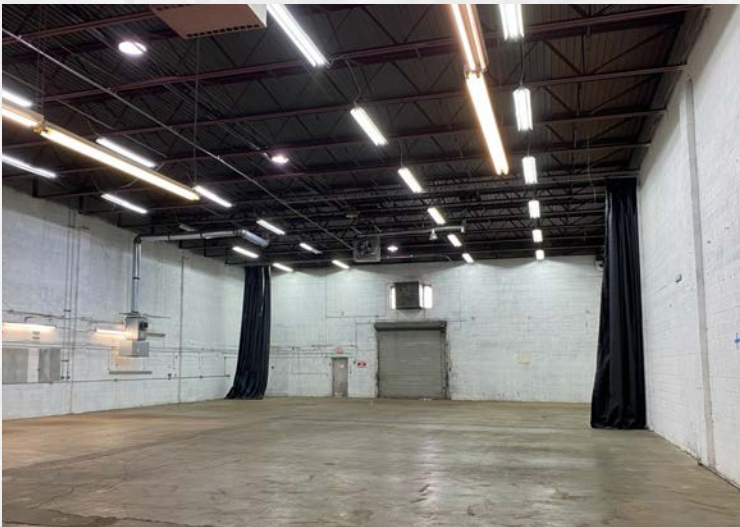
Address:	5316 Eisenhower Ave (Bay 5)
Lease Rate:	\$15.50/NNN
Available SF:	8,945 SF (1,545 SF Office)
Type:	Industrial Warehouse
Term:	5-years

PROPERTY OVERVIEW

Bay 5 is softly ramped in the front and on grade in the rear. There is a total of 1,545 SF of air conditioned office space (half as you enter the Premises and half as a mezzanine) and 7,400SF of industrial space, 24 foot clear, column free. It is ready for occupancy now. The roof over Bay 5 was replaced in the summer of 2024.

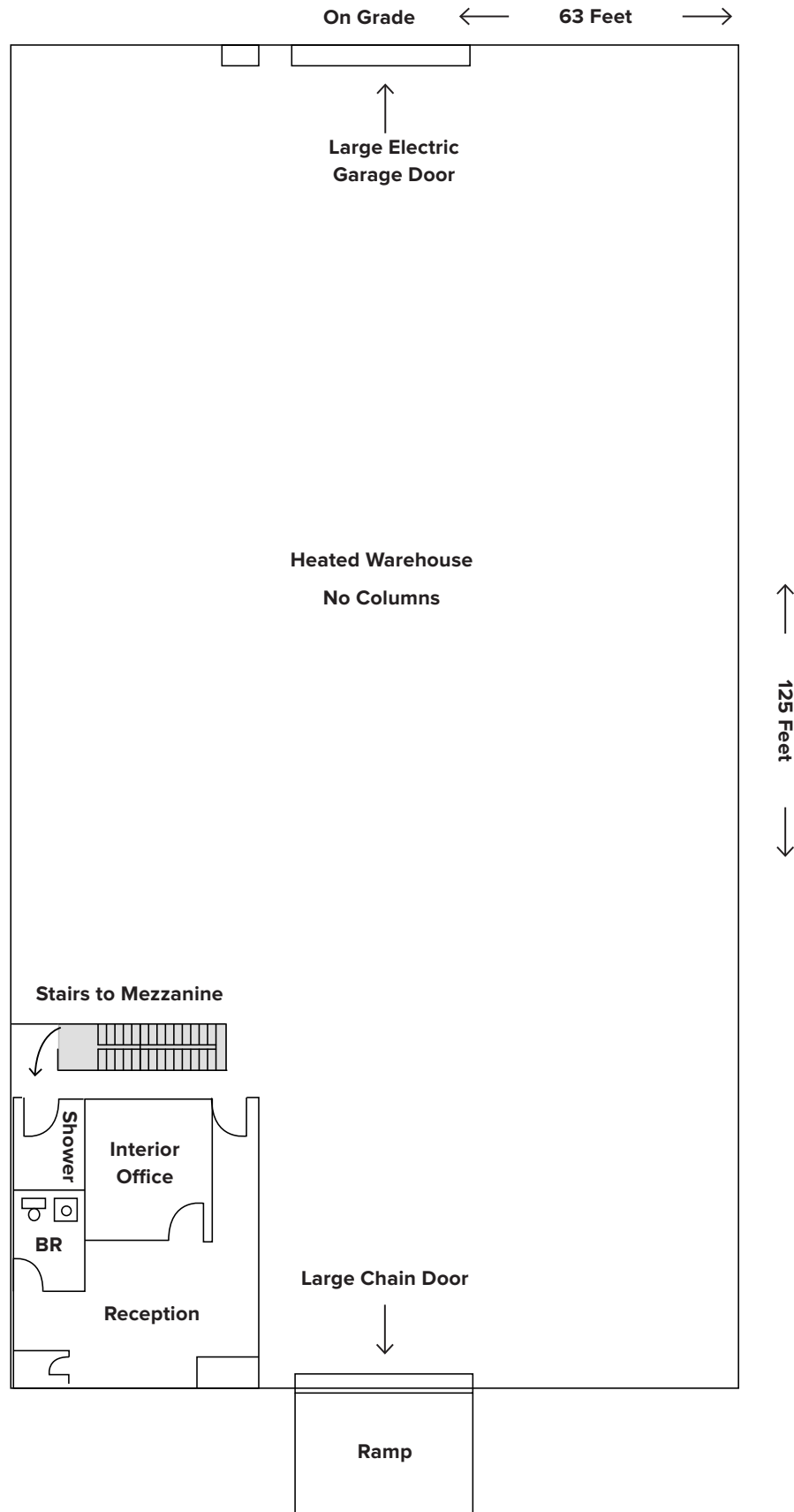
Please contact David Krucoff (202) 437-7443, kru@capitalinvestmentllc.com to arrange to see it.

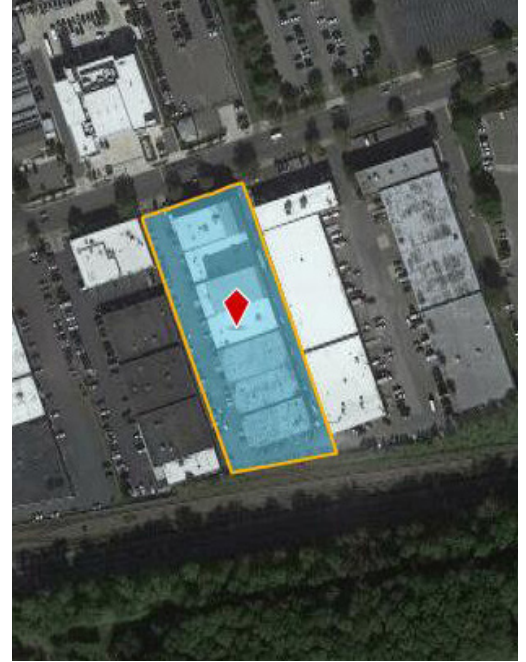
ADDITIONAL SPACE PHOTOS





BAY 5 FLOORPLAN





395

Duke Street

CVS pharmacy, BJ's, Lo's Tacos, TRUIST, SUBWAY, VAN DORN, SAFEWAY, TACO BELL, HAIR CUTTERY, SUNOCO, unleashed, T Mobile, Wendy's

7-Eleven, Shell, Starbucks, Dunkin' Donuts, LA Mart, Big Bite Pizza, United States Postal Service, Popeyes, Taste of Asia, FAS, Japan Market

McDonald's, TD Bank, aslin beer co, RED LOBSTER

South Van Dorn Street



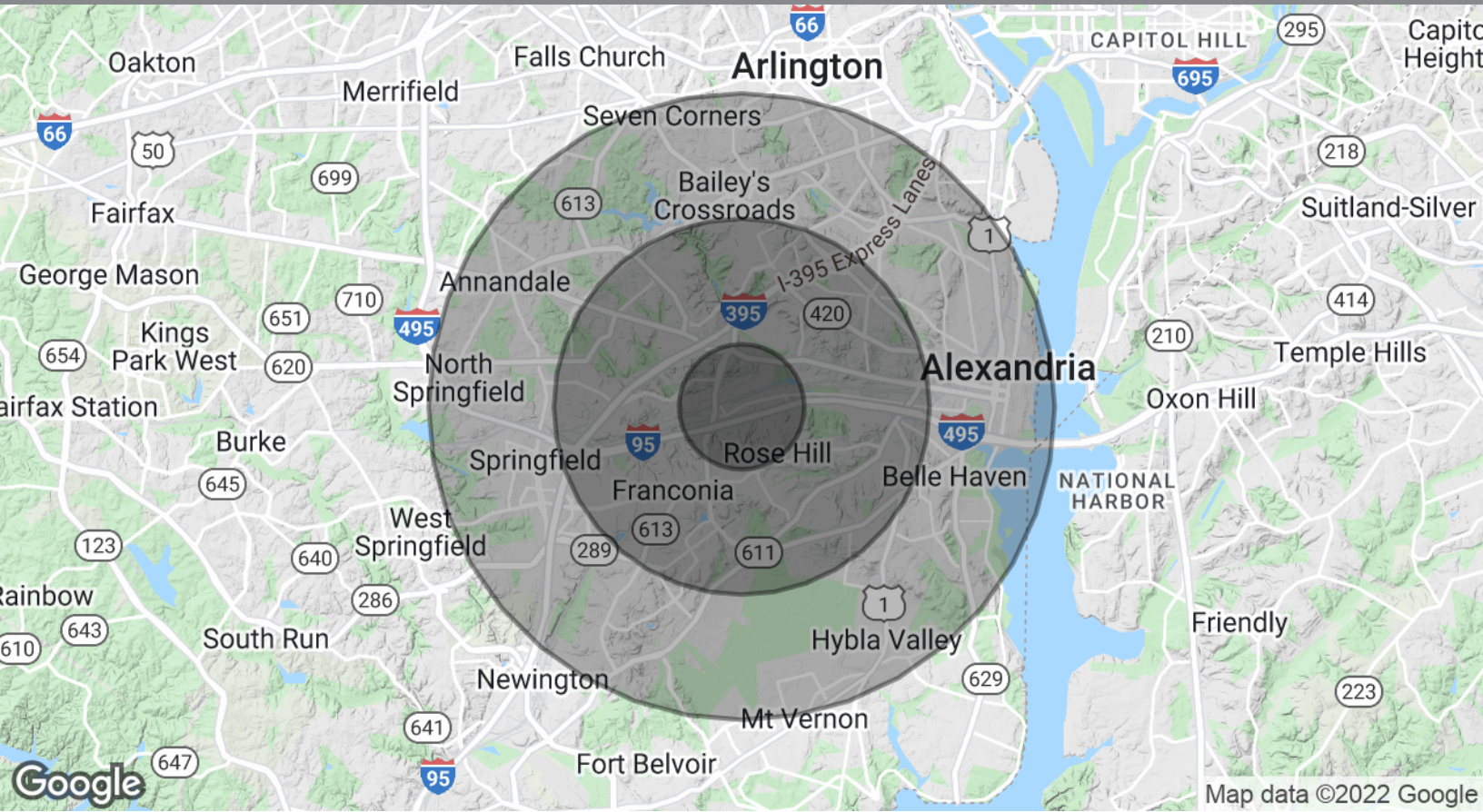
Eisenhower Avenue

495

M EISENHOWER METRO STATION

PERUVIAN BROTHERS, OLD BLUE BBQ, FedEx





POPULATION	1 Mile	3 Miles	5 Miles
Total Population	23,493	177,036	467,836
Average Age	35.5	36.6	36.1
Average Age (Male)	35.8	35.6	35.4
Average Age (Female)	35.6	37.5	36.8
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	11,121	76,820	194,553
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$100,902	\$98,582	\$102,652
Average House Value	\$519,942	\$482,477	\$511,060

**Demographic data derived from 2010 US Census*

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