

# FOR LEASE OR FOR SALE

**4347 Arlington Blvd**

ARLINGTON, VA 22203

*Exclusive opportunity for a church looking for a beautiful location or  
an investor looking for a prime redevelopment location.*



**Capital Investment** LLC  
COMMERCIAL REAL ESTATE ADVISORS

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This 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-looking 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 Capital Investment LLC, 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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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT REZA SABAI OF CAPITAL INVESTMENT, LLC FOR MORE DETAILS.**

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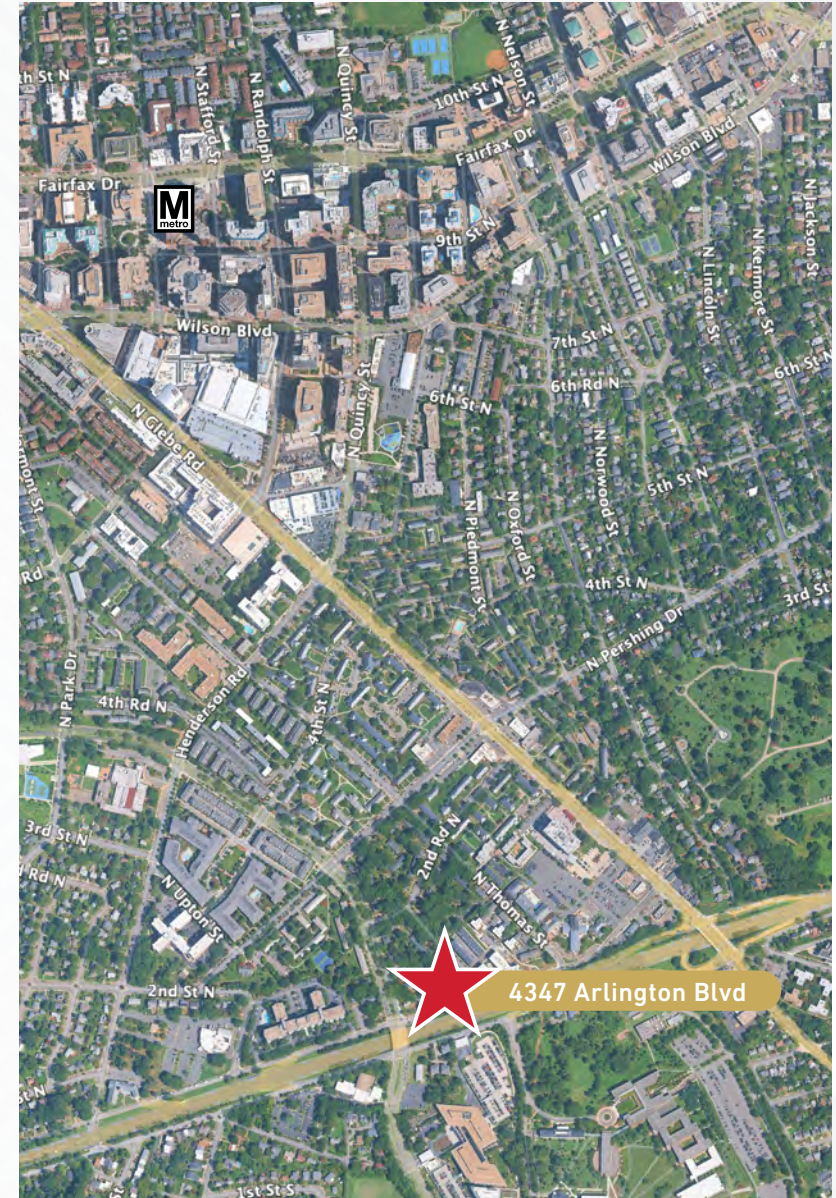
## EXECUTIVE SUMMARY

Capital Investment, LLC is pleased to present the exclusive offering of 4347 Arlington Boulevard, a distinctive three-level stone church building available for sale or lease in the heart of the Buckingham neighborhood, North Arlington, Virginia. This is a rare opportunity to acquire or occupy an iconic, well-constructed institutional asset in one of the Washington, D.C. metro's most supply-constrained markets.

The subject property is an approximately ±11,000 SF SF stone masonry building constructed in 1961 and originally built to serve as the Bethel United Church of Christ. The building spans three levels and is distinguished by its timeless stone façade, prominent corner presence, and exceptional craftsmanship throughout. The sanctuary and balcony level features soaring ceilings finished with ornamental wood beams and remarkable rare stained glass windows, lending the space an irreplaceable character rarely found in modern construction. A fellowship hall, full kitchen, pastoral and administrative offices, and a dedicated secretary's suite round out the upper levels.

The building is currently occupied by an active tenant operating a daycare and childcare facility. Showings are by appointment only, after 5:30 PM, out of respect for the operating tenant.

The property has strong development potential, with multiple expansion and looping driveway scenarios studied. The property's dual frontage on Arlington Boulevard (U.S. Route 50) and North Trenton Street offers outstanding visibility and two points of access.



## PROPERTY OVERVIEW

# PROPERTY OVERVIEW

## ADDRESS

4347 Arlington Boulevard  
Arlington, VA 22203

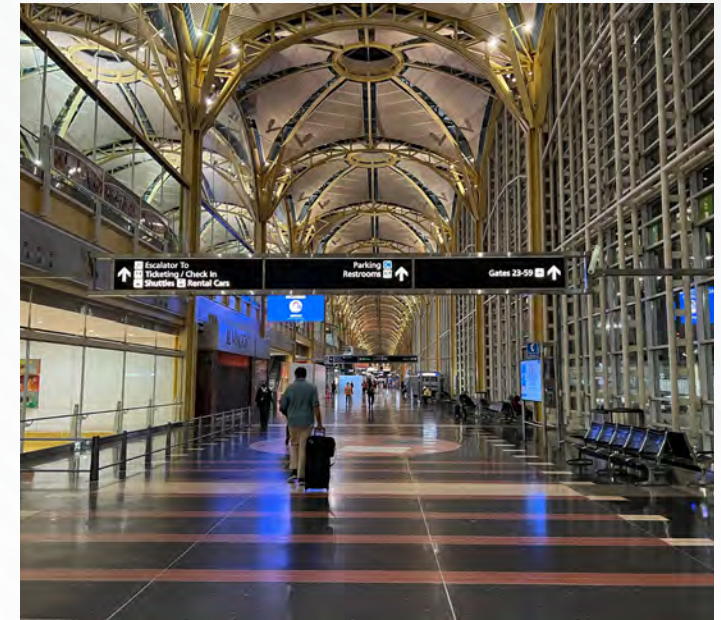
## OFFERING SUMMARY

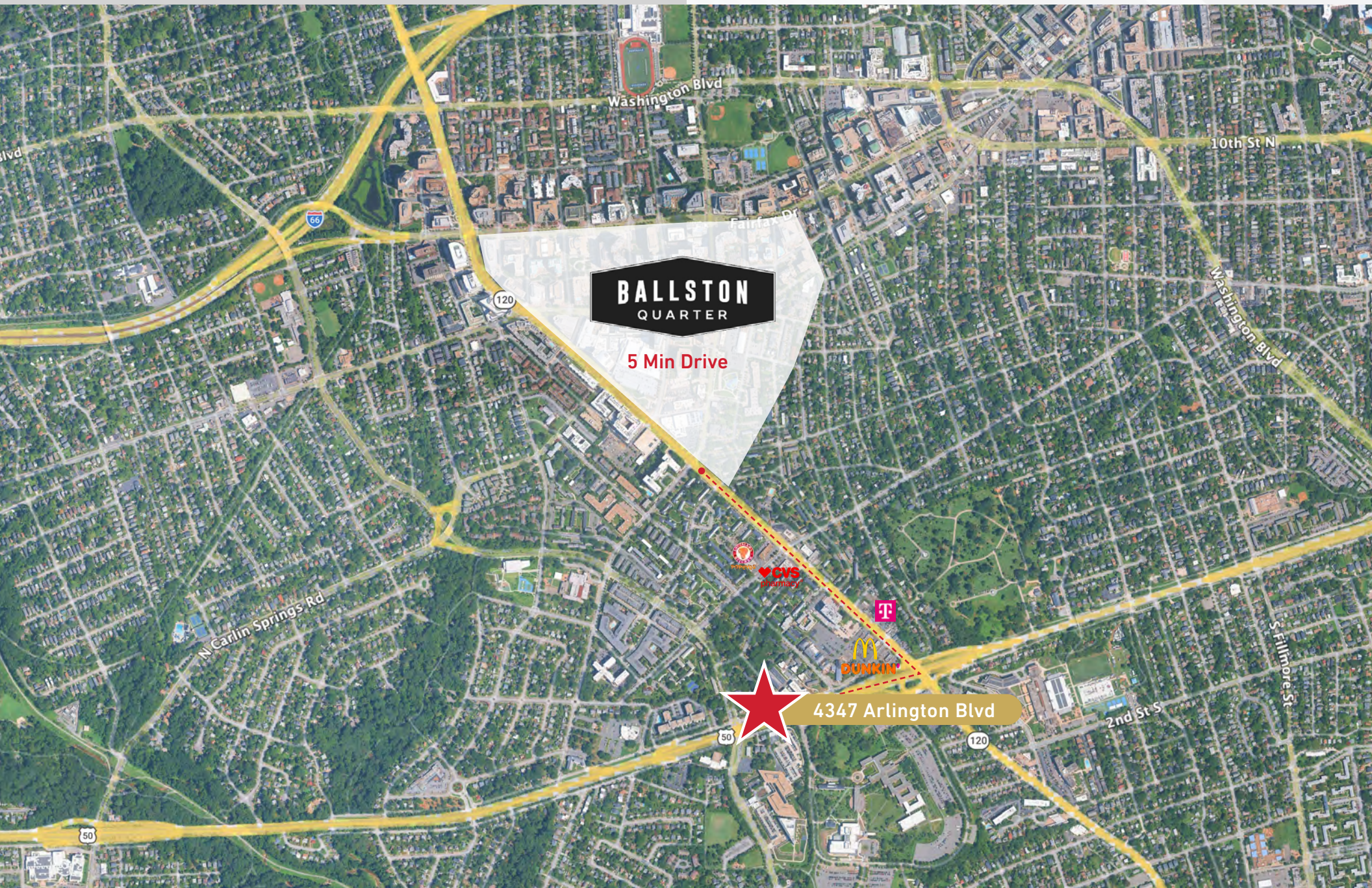
<b>Neighborhood</b>	Buckingham, North Arlington
<b>Lot Size</b>	±16,280 SF
<b>Building Size</b>	±11,000 SF (3 Levels)
<b>Zoning</b>	R6 for 90% of property RA8-18 for 10% of property
<b>Parking</b>	On-site; multiple expansion scenarios studied
<b>Current Use</b>	Occupied – Active Daycare / Childcare Tenant
<b>Assessment Map</b>	GS-09-20-21-009 & 19
<b>Frontage</b>	Dual frontage: Arlington Blvd (Rt. 50) & N. Trenton St.



## LOCATION HIGHLIGHTS

<b>Metro Access</b>	Short drive/walk to Ballston Metro (Orange/Silver Line)
<b>Rt. 50 Frontage</b>	Direct frontage on Arlington Blvd (U.S. Route 50)
<b>George Mason Dr.</b>	Adjacent corridor with retail, services & transit
<b>Washington D.C.</b>	Approximately 5 miles to downtown D.C.
<b>Reagan National</b>	Approx. 4 miles to Reagan National Airport
<b>Interstate Access</b>	Minutes to I-66 and I-395
<b>Amazon HQ2</b>	Approximately 3 miles to National Landing
<b>Neighborhood</b>	Buckingham, surrounded by Ballston & Virginia Square





**BALLSTON**  
QUARTER

5 Min Drive



4347 Arlington Blvd

## IN THE NEIGHBORHOOD

### RESTURANTS (44)

1. &pizza
2. TrueFood
3. Carbonara
4. CAVA
5. Chick-fil-A
6. Chipotle Mexican Grill
7. Chopt Creative Salad
8. Compass Coffee
9. Domino's Pizza
10. Dunkin'
11. First Down Sports Bar & Grill
12. Good Company Doughnuts & Cafe
13. Grand Cru Wine Bar & Bistro
14. Hangry Joe's Hot Chicken
15. Hawkers Asian Street Food
16. IHOP
17. Jimmy John's
18. Jinya Ramen Bar
19. Mezeh Mediterranean Grill
20. Mussel Bar & Grille
21. Nando's PERi-PERi
22. P.F. Chang's China Bistro
23. Panera Bread
24. Pirouette
25. Potbelly Sandwich
26. Quincy Hall
27. Roggenart
28. Rus Uz
29. Shake Shack
30. Sidekick Bakery
31. Silver Diner
32. Starbucks US

33. SUBWAY
34. Superette
35. Sweet Leaf
36. sweetgreen
37. Thai Treasure
38. The Commentary
39. The Salt Line
40. Tous Les Jours
41. True Food Kitchen
42. Uncle Julio's
43. Which Wich
44. WHINO

### FITNESS (11)

1. CorePower Yoga
2. CrossFit
3. F45 Training Arlington
4. Gold's Gym
5. Onelife Fitness
6. Orangetheory Fitness
7. solidcore
8. SPENGA
9. SweatBox
10. Urban Boxing
11. VIDA Fitness

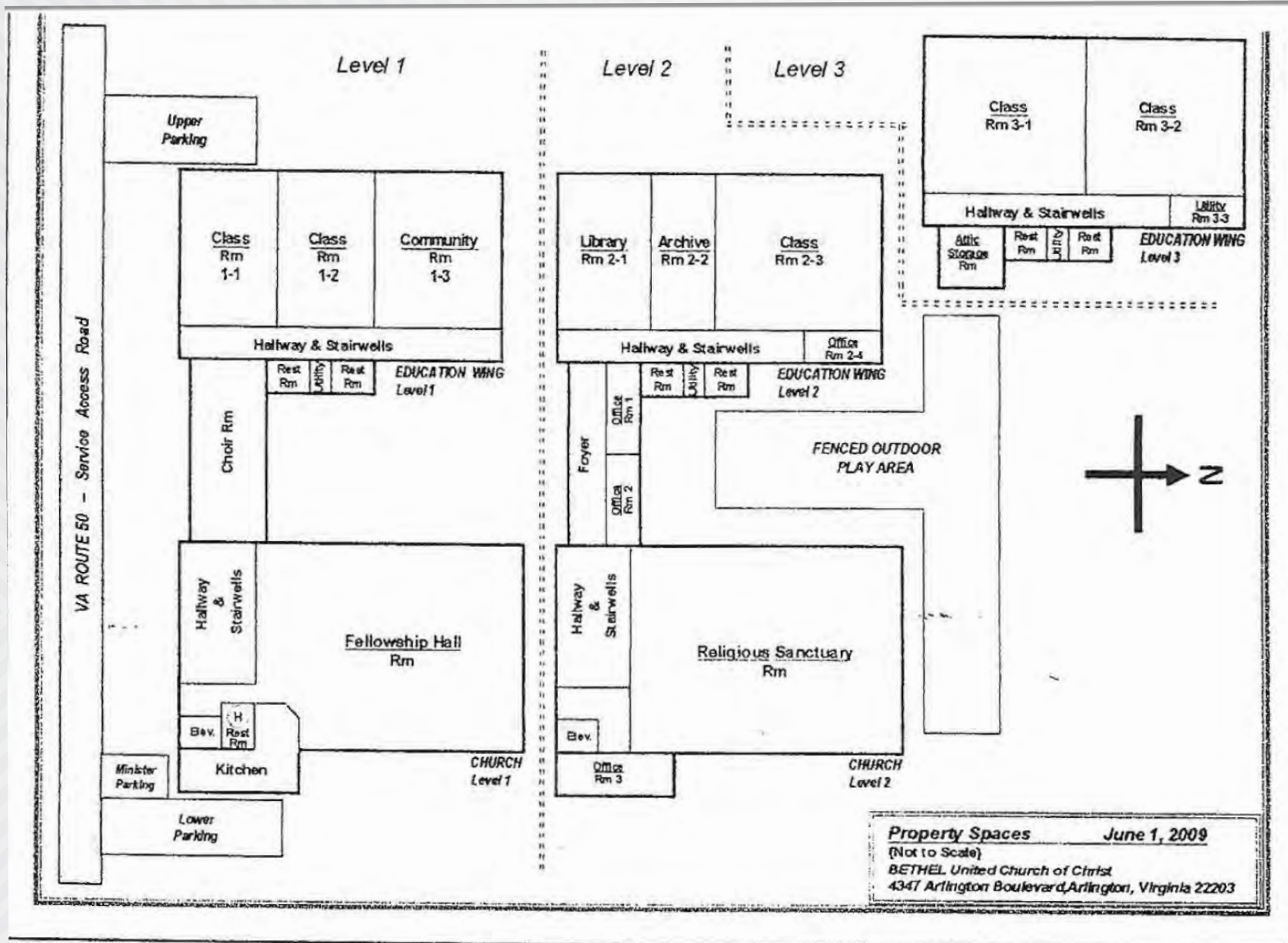
### HOTELS (5)

1. Hilton Arlington
2. Hilton International
3. Holiday Inn
4. Residence Inn by Marriott
5. Westin Hotels & Resorts

### SHOPPING (18)

1. Arlington Nutrition Corner
2. Ascot Diamonds
3. Ballston Quarter
4. CVS Pharmacy
5. DSLR Workshops
6. Edible Arrangements
7. Gossip
8. Grooming Store
9. House of Vape
10. Mattress Warehouse
11. MyEyeDr





**Property Spaces** June 1, 2009  
 (Not to Scale)  
 BETHEL United Church of Christ  
 4347 Arlington Boulevard, Arlington, Virginia 22203

LOCATION HIGHLIGHTS

FLOOR PLAN

PROPERTY PHOTOS



LOCATION HIGHLIGHTS

FLOOR PLAN

PROPERTY PHOTOS



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## KEY INVESTMENT HIGHLIGHTS

- » Prime North Arlington corner with dual frontage on Route 50 & N. Trenton Street
- » ±11,000 SF, 3-level stone building on ±16,280 SF site
- » Active income-producing tenant currently in occupancy
- » Iconic stone masonry construction with ornamental wood beams & stained glass
- » Conceptual townhouse plans for 7 units
- » Multiple parking expansion scenarios studied
- » Walking distance to Ballston Metro · Minutes to I-66, I-395 & Reagan National
- » Strong North Arlington demand with very limited comparable land supply



INVESTMENT HIGHLIGHTS

SURVEY

ARLINGTON OAKS UNIT OWNERS ASSOCIATION

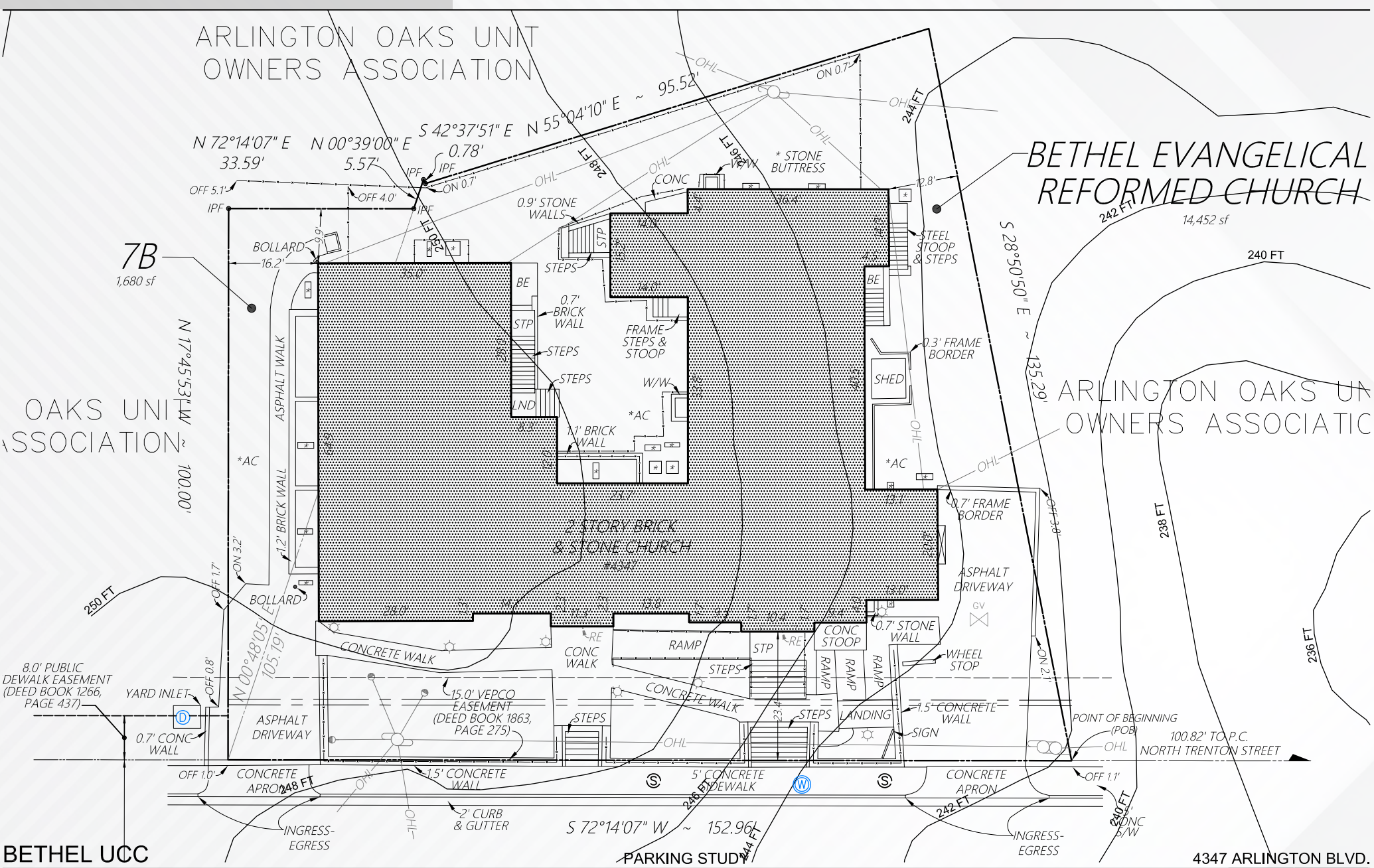
BETHEL EVANGELICAL REFORMED CHURCH

ARLINGTON OAKS UNIT OWNERS ASSOCIATION

OAKS UNIT ASSOCIATION

BETHEL UCC

4347 ARLINGTON BLVD.



1/16" = 1' - 0"

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ARLINGTON, VA 22203



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