

# ENGEL & VÖLKERS<sup>®</sup>

## COMMERCIAL



WASHINGTON | DC | USA

## Two New Construction Mixed-Use Buildings

### Retail, Residential and Parking



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7319 & 7321 GEORGIA AVENUE NW | WASHINGTON | DC | 20012

# 4-Stories

BUILDING TYPE

# 2026

YEAR COMPLETED

# 4

TOTAL UNITS PER BUILDING

# 3,625

NET RENTABLE SQUARE FOOTAGE  
PER BUILDING

# \$2,495,000

LIST PRICE PER BUILDING



## Property

Introducing 7319 & 7321 Georgia Avenue NW, two newly constructed, boutique mixed-use buildings located in the vibrant Brightwood corridor of Upper Northwest Washington, DC. These contemporary properties each feature a total of four units comprising three residential units and a ground-level commercial/flex space, offering an exceptional versatility for the investment opportunity at the intersection of urban convenience and neighborhood charm.

Each building includes a thoughtfully designed mix of residences - ranging from spacious 2-bedroom layouts to premium 3-bedroom, 3-bath 2-level penthouse - showcasing modern finishes, open floor plans, and abundant natural light. The street-level commercial units provide flexible space ideal for retail, professional office, or creative studio use, with excellent visibility along one of DC's most active neighborhood corridors, Georgia Avenue, NW.

Residents will enjoy walkable access to Whole Foods at the Walter Reed Redevelopment, Rock Creek Park, the Takoma and Silver Spring Metro stations, and a growing mix of cafés, restaurants, and local retailers. The Brightwood neighborhood continues to benefit from steady redevelopment, rising demand for quality new housing, and proximity to major employers in downtown DC and Silver Spring.

7319 & 7321 Georgia Avenue NW offer flexibility, performance, and enduring value in a rapidly growing submarket.

## Key Facts

- 1 Two new construction, mixed-use buildings
- 2 6 luxury residential units + 2 commercial/flex spaces
- 3 High-end interiors, modern design, and efficient layouts
- 4 Excellent street visibility and transit access
- 5 Strong rental upside and long-term appreciation potential



# Market Rents Per Building

Unit	Description	Square Feet	Rent/Month
1	2x2	700	\$2,950
Retail	2x1	700	\$3,950
3	2x2	775	\$3,250
4	3x3	1,450	\$4,950
Parking	x4	-	\$400
Totals		3,625	\$15,500



4

UNITS IN EACH  
BUILDING



\$3,775

AVERAGE RENT PER  
UNIT



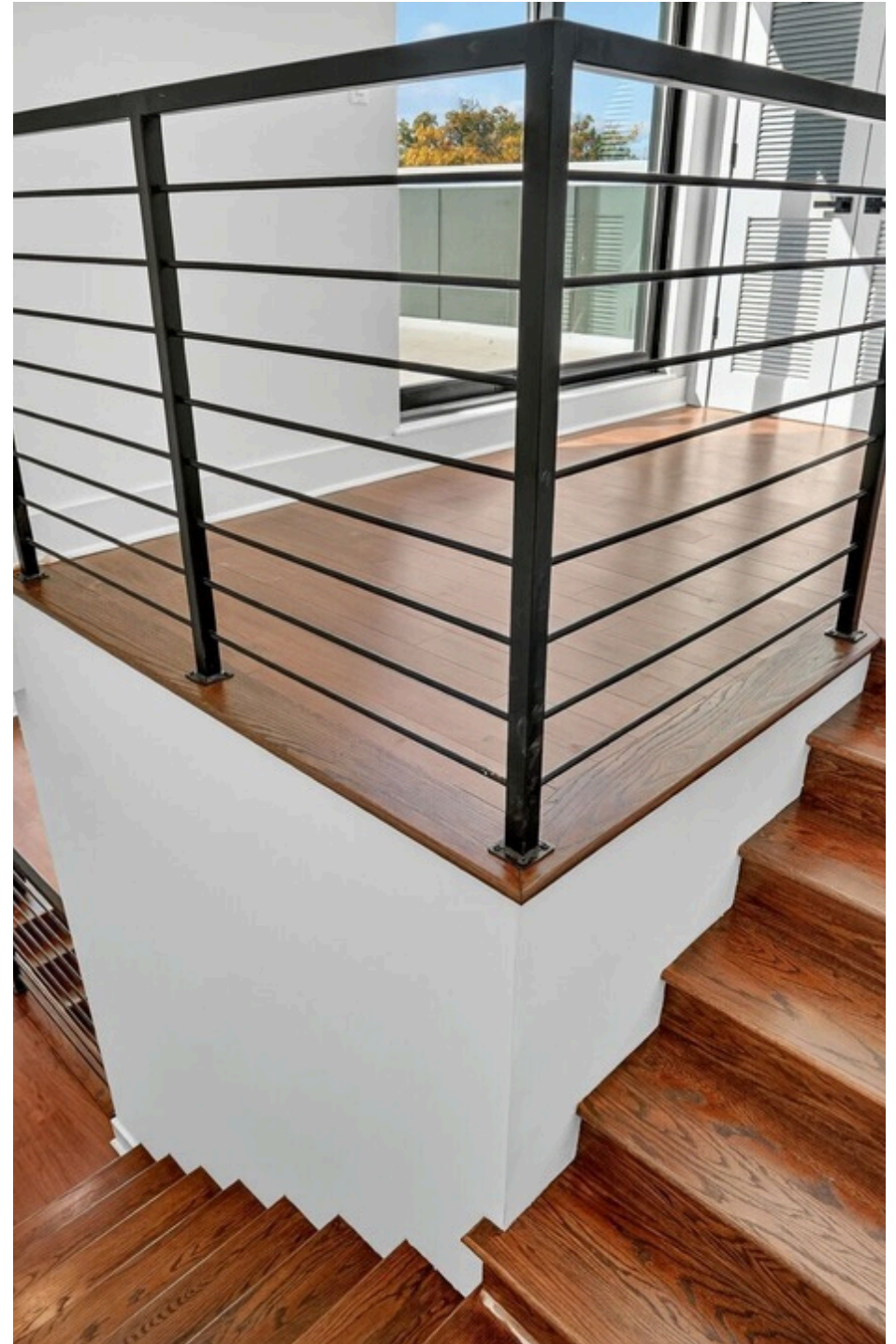
906

AVERAGE SQ FT  
PER UNIT



\$4.16

AVERAGE \$  
RENT PER SQ FT



# Proforma Notes | Income & Expenses

Given the new construction, desirable unit mix, and street-front commercial components, there is an opportunity for higher than median rents for residential units and anticipate healthy lease-up and commercial occupancy. The commercial spaces could, depending on tenant and lease terms, offer premium rental rates or triple net (NNN) lease structures.

## Income

	1	2	3	4	Common	Total
Market Rent	\$2,950	\$3,950	\$3,250	\$4,950	-	\$15,100
Rent - Annual	\$35,400	\$47,400	\$39,000	\$59,400	-	\$181,200
Parking - X4	-	-	-	-	\$4,800	\$4,800
Total Income	\$35,400	\$47,400	\$39,000	\$59,400	\$4,800	\$186,000

## Expenses

	Amount
Trash Collection - Est.	\$2,250
Real Estate Taxes (2025)	\$13,430
Insurance	\$3,000
Maintenance	\$6,000
Common Electric - Est.	\$750
Total Expense	\$25,430



Net Operating Income

\$160,570







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