



COMMERCIAL REAL ESTATE

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SPECIAL PURPOSE PROPERTY FOR SALE

City Of Fairfax Gas Station

10423 MAIN ST, FAIRFAX, VA 22030

EXECUTIVE SUMMARY

City Of Fairfax Gas Station 10423 Main St, Fairfax, VA 22030



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.19 Acres
Year Built:	1954
Building Size:	1,521
Zoning:	CR
Assessed Value:	\$10,336.00
Market:	Washington DC
Submarket:	City of Fairfax
Price / SF:	-

PROPERTY OVERVIEW

K & M Commercial is pleased to present an excellent opportunity to acquire a well-positioned gas station located on Main Street in the City of Fairfax. This property features four fuel pumps, two full-service mechanic bays with lifts, and an on-site convenience store (C-Store)—offering strong potential for both owner-operators and investors seeking long-term growth. Whether you're an end user ready to operate or an investor looking for a valuable addition to your portfolio, this property offers flexibility, cash flow, and future upside.

PROPERTY HIGHLIGHTS

- 4 total fuel pumps
- 2 mechanic bays with lifts
- Two 6,000-gallon underground tanks
- On-site C-Store w/ high visibility location on Main Street
- Current tenant lease in place through May 31, 2026

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- RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
10423	Royal	1,600 SF	105.19%	\$101.30	-	-	\$162,074	12/22/2015	05/31/2026
TOTALS		1,600 SF	105.19%	\$101.30	\$0	\$0.00	\$162,074		

AVERAGES

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ADDITIONAL PHOTOS

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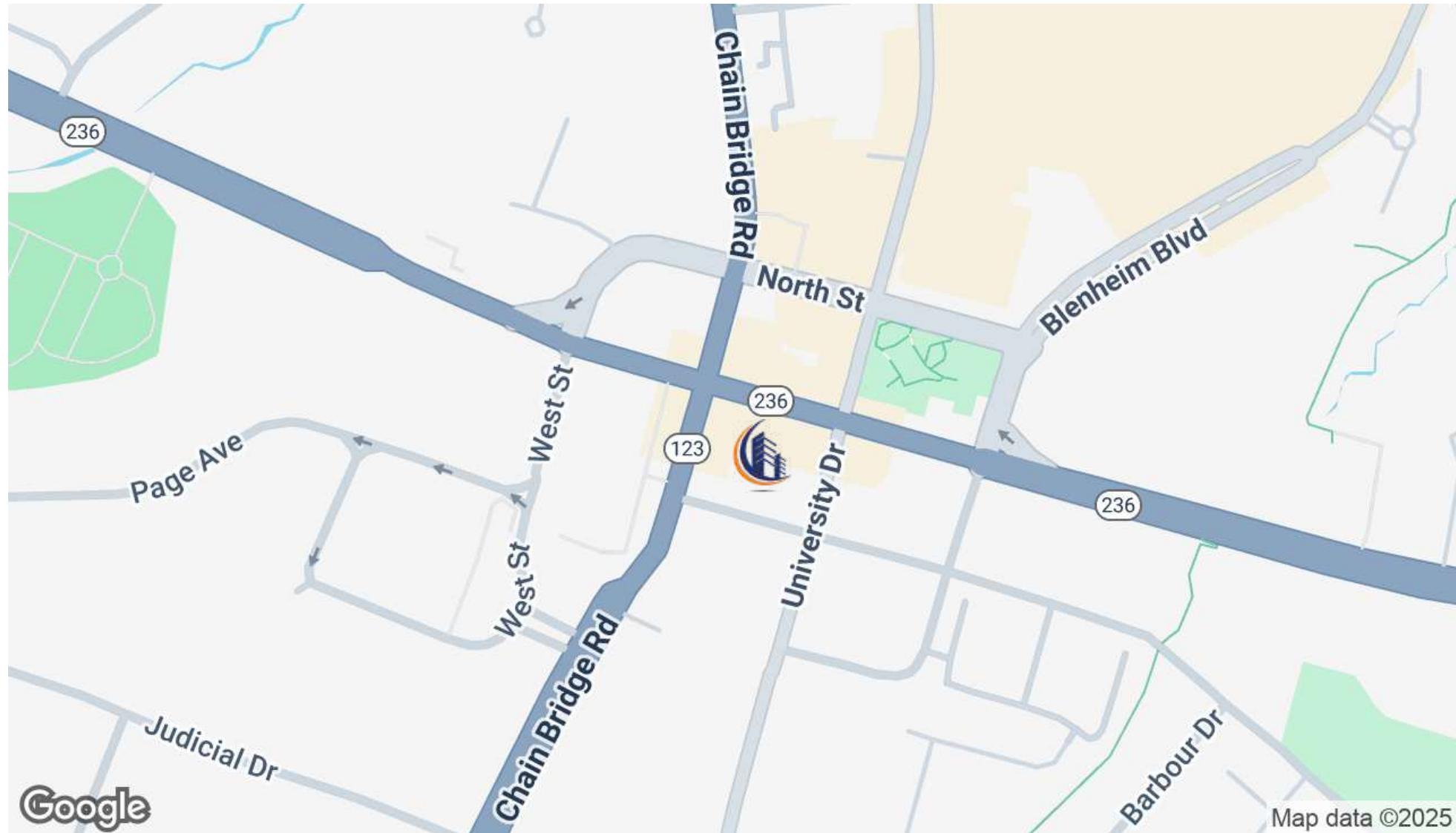
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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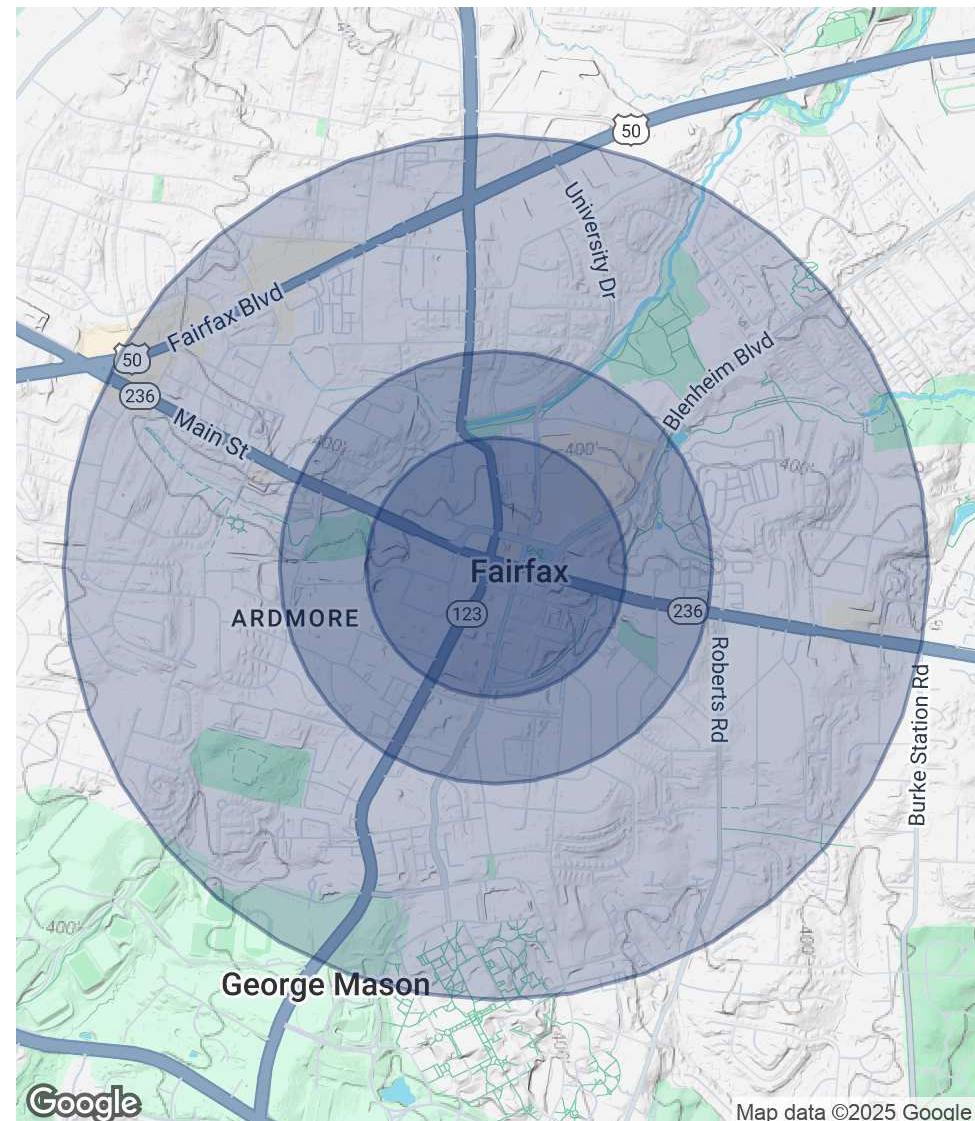
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	850	4,014	16,330
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	40	42	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	1,245	4,939
# of Persons per HH	3.9	3.2	3.3
Average HH Income	\$151,015	\$176,287	\$190,411
Average House Value	\$519,771	\$657,118	\$801,567

Demographics data derived from AlphaMap



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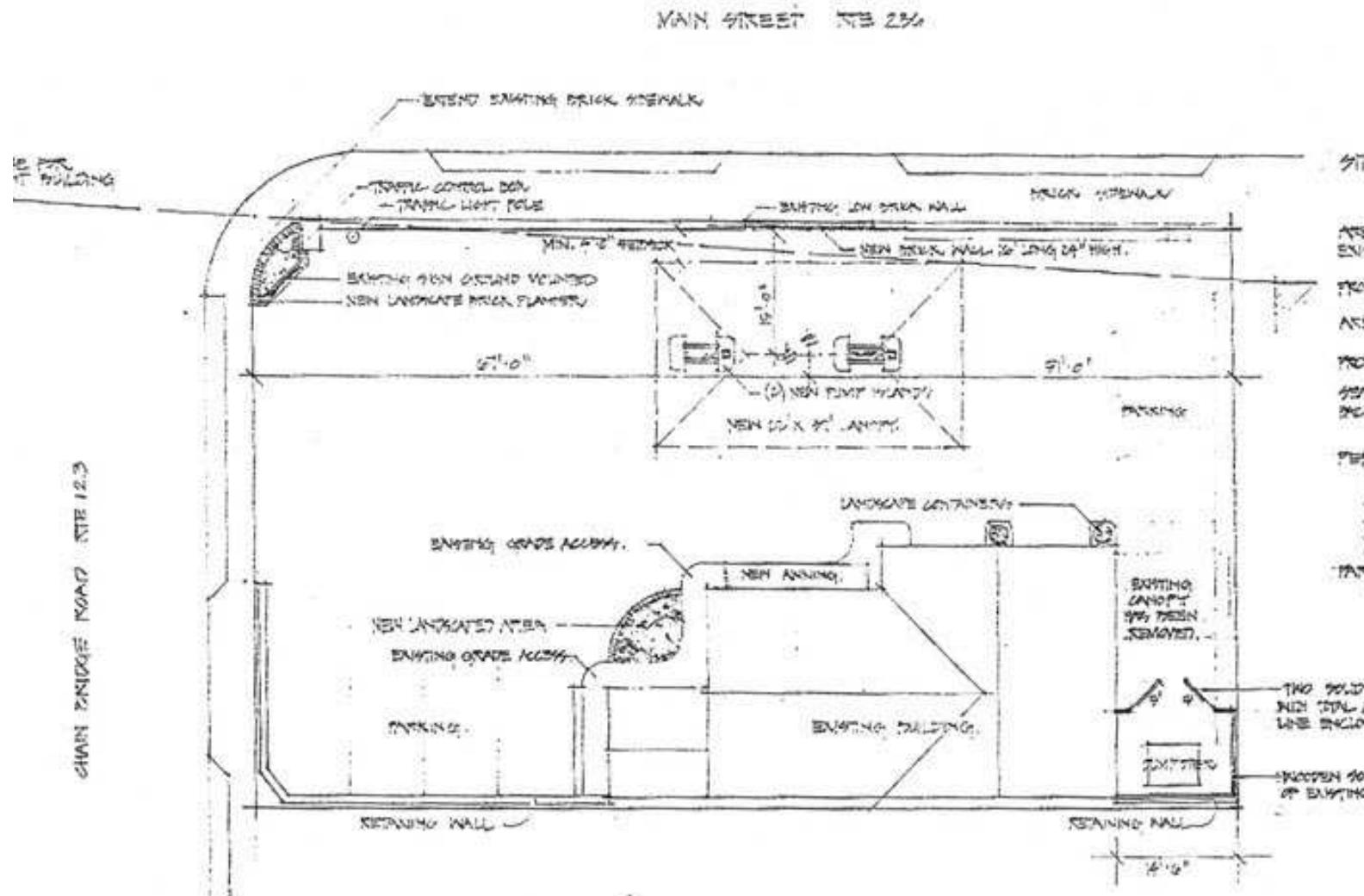
SITE PLANS

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ADVISOR BIO 1

CITY OF FAIRFAX GAS STATION 10423 Main St, Fairfax, VA 22030



COMMERCIAL REAL ESTATE

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Managing Director

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VA #0225084011 // DC #AB98375922 / MD #0660396

PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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ADVISOR BIO 2

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Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients, including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail, and international business projects.

In addition to his expertise in the Washington D.C. Metro area, Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Before partnering with K & M Commercial, Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington, DC.

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