



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED



RETAIL PROPERTY FOR SALE

# 2 Story Retail Vet Clinic

7189 LEE HIGHWAY, FALLS CHURCH, VA 22046

# EXECUTIVE SUMMARY

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046



## OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	0.1 Acres
Year Built:	1944
Building Size:	2,400
Zoning:	C8
Taxes:	\$9,751.00
Market:	Washington DC
Submarket:	Falls Church
Price / SF:	\$414.58

## PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, proudly presents this former two-story, freestanding veterinary clinic in Falls Church. Ideally positioned off U.S. Route 29 with excellent visibility, the property offers flexible C-8 zoning suitable for retail, medical, or office use. Features include ample on-site parking and prominent building and monument signage opportunities.

## PROPERTY HIGHLIGHTS

- Former two-story, freestanding veterinary clinic.
- Flexible C-8 zoning allows for a wide range of permitted uses, including retail, medical, and professional office.
- Prominent building frontage and monument signage opportunities enhance branding and exposure.

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

# ADDITIONAL PHOTOS

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046



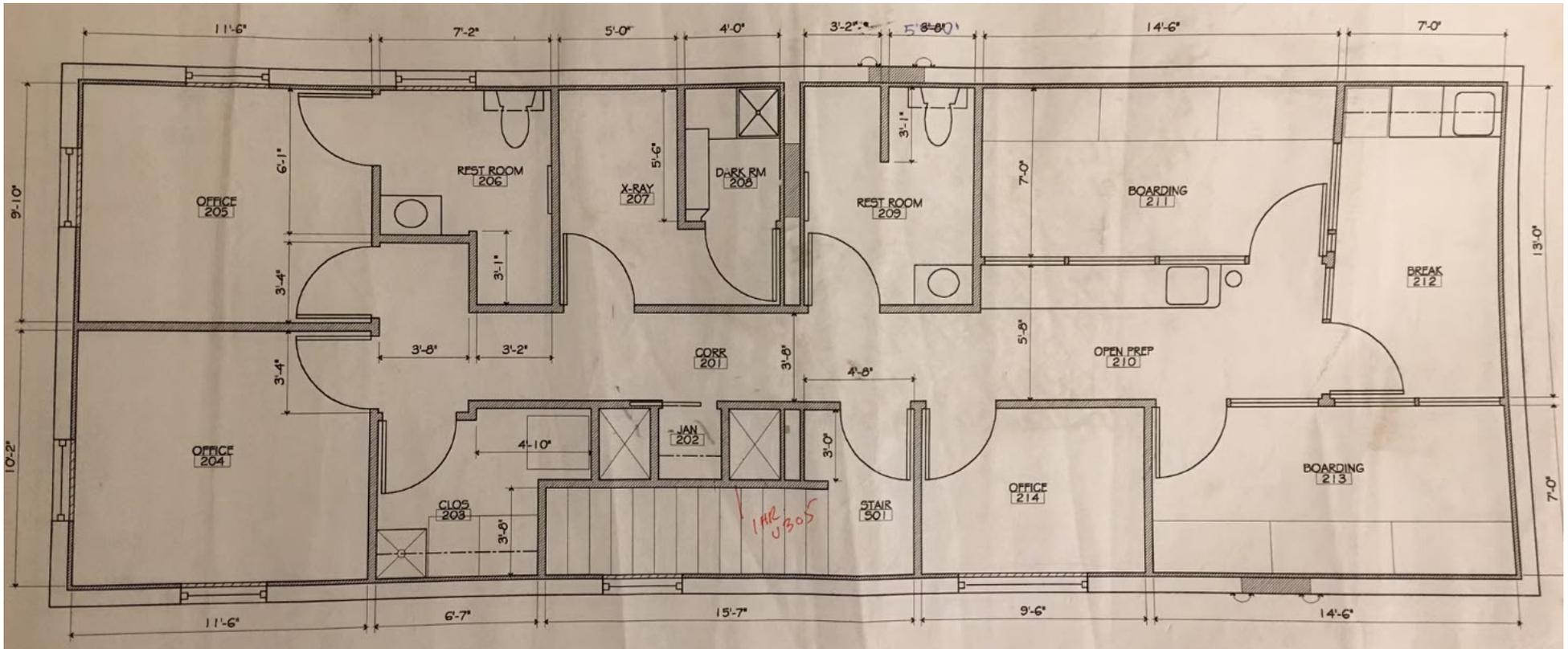
**KAYVAN MEHRBAKSH, CCIM, MBA**  
703.734.2822  
kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**  
703.734.2822  
matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822  
10530 Warwick Avenue Fairfax, VA 22030

# FLOOR PLANS

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046



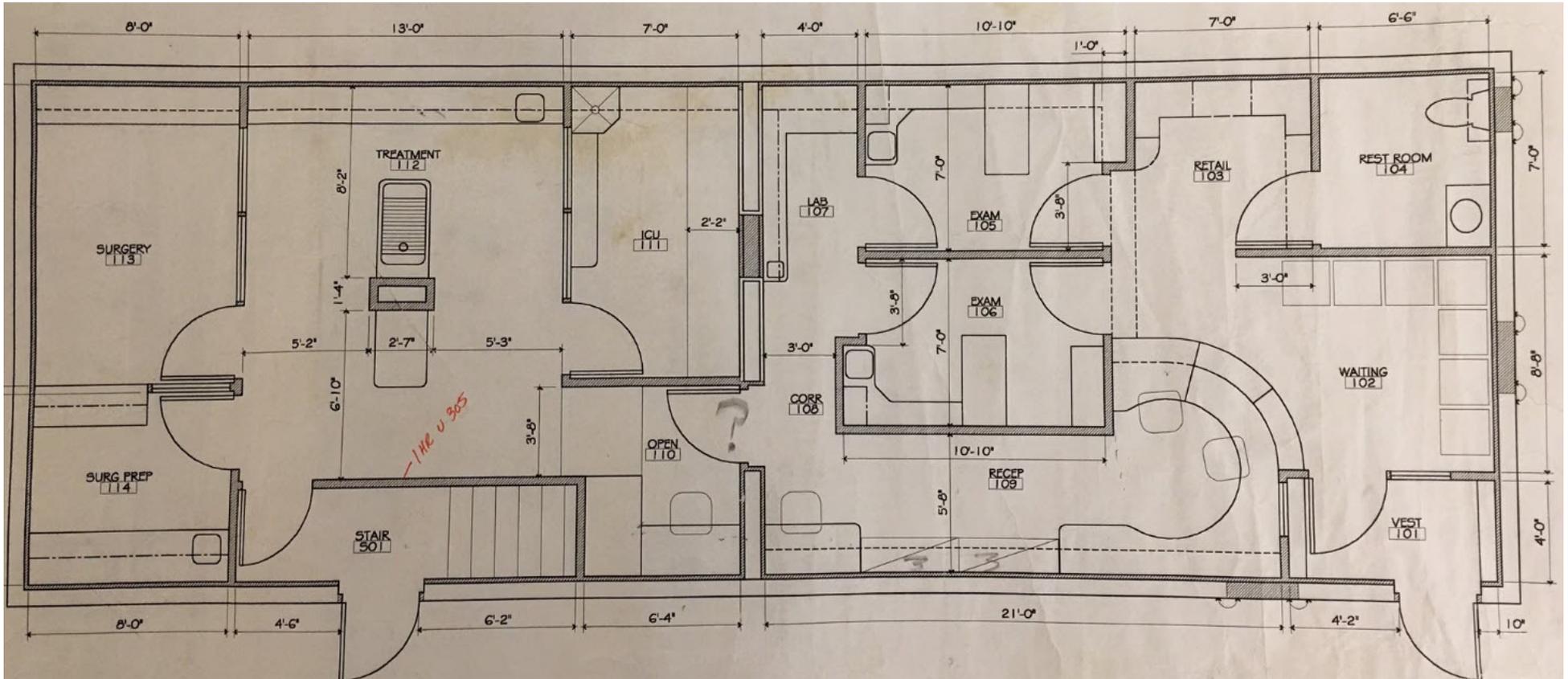
KAYVAN MEHRBAKSH, CCIM, MBA  
703.734.2822  
kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA  
703.734.2822  
matt@svndc.com

K&M Commercial Real Estate 703.734.2822  
10530 Warwick Avenue Fairfax, VA 22030

# FLOOR PLANS

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046



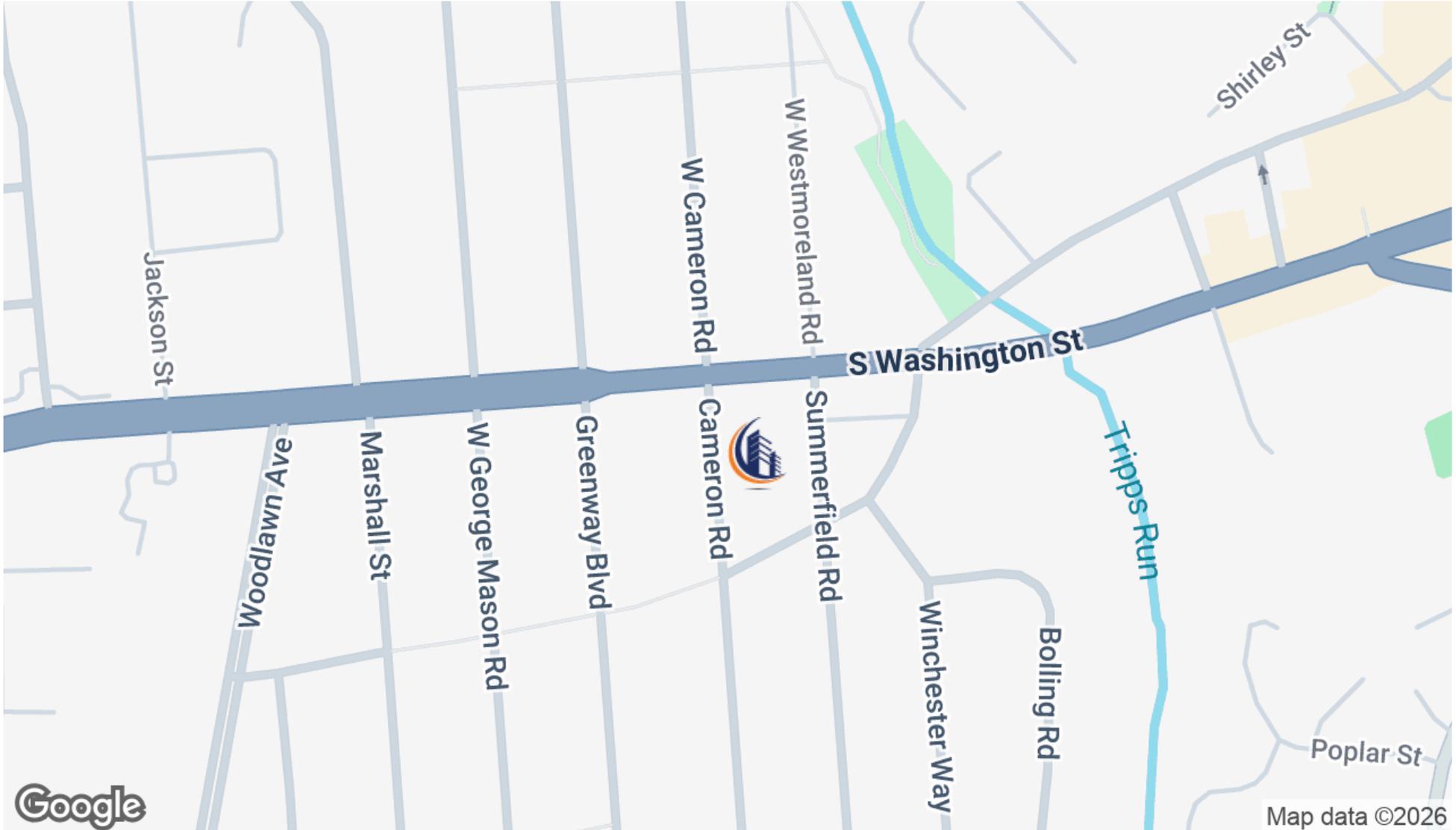
**KAYVAN MEHRBAKSH, CCIM, MBA**  
703.734.2822  
kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**  
703.734.2822  
matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822  
10530 Warwick Avenue Fairfax, VA 22030

## LOCATION MAP

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046



KAYVAN MEHRBAKSH, CCIM, MBA

703.734.2822

kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA

703.734.2822

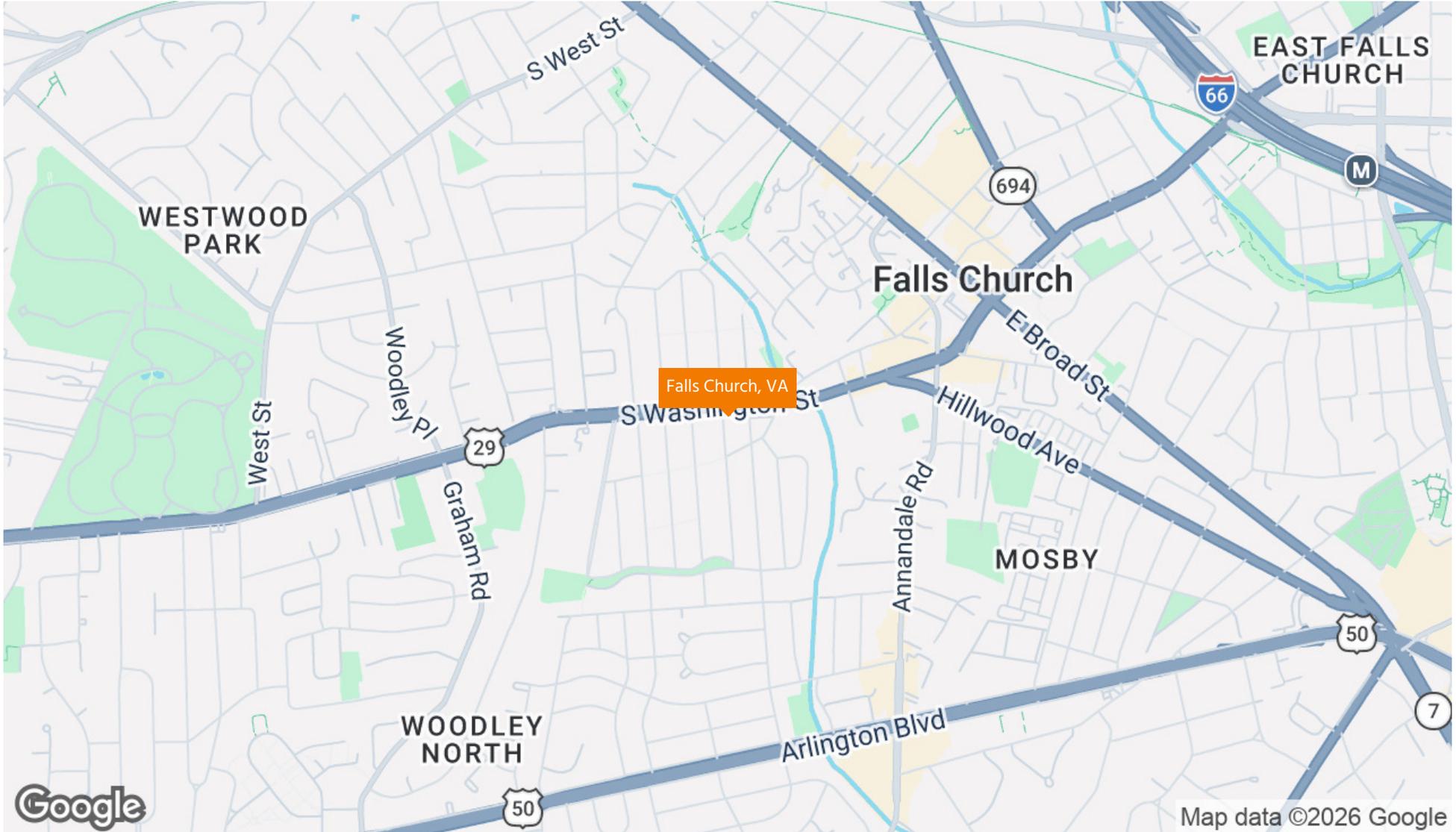
matt@svndc.com

K&M Commercial Real Estate 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

# REGIONAL MAP

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046



**KAYVAN MEHRBAKSH, CCIM, MBA**  
703.734.2822  
kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**  
703.734.2822  
matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822  
10530 Warwick Avenue Fairfax, VA 22030

# DEMOGRAPHICS MAP & REPORT

2 Story Retail Vet Clinic 7189 Lee Highway, Falls Church, VA 22046

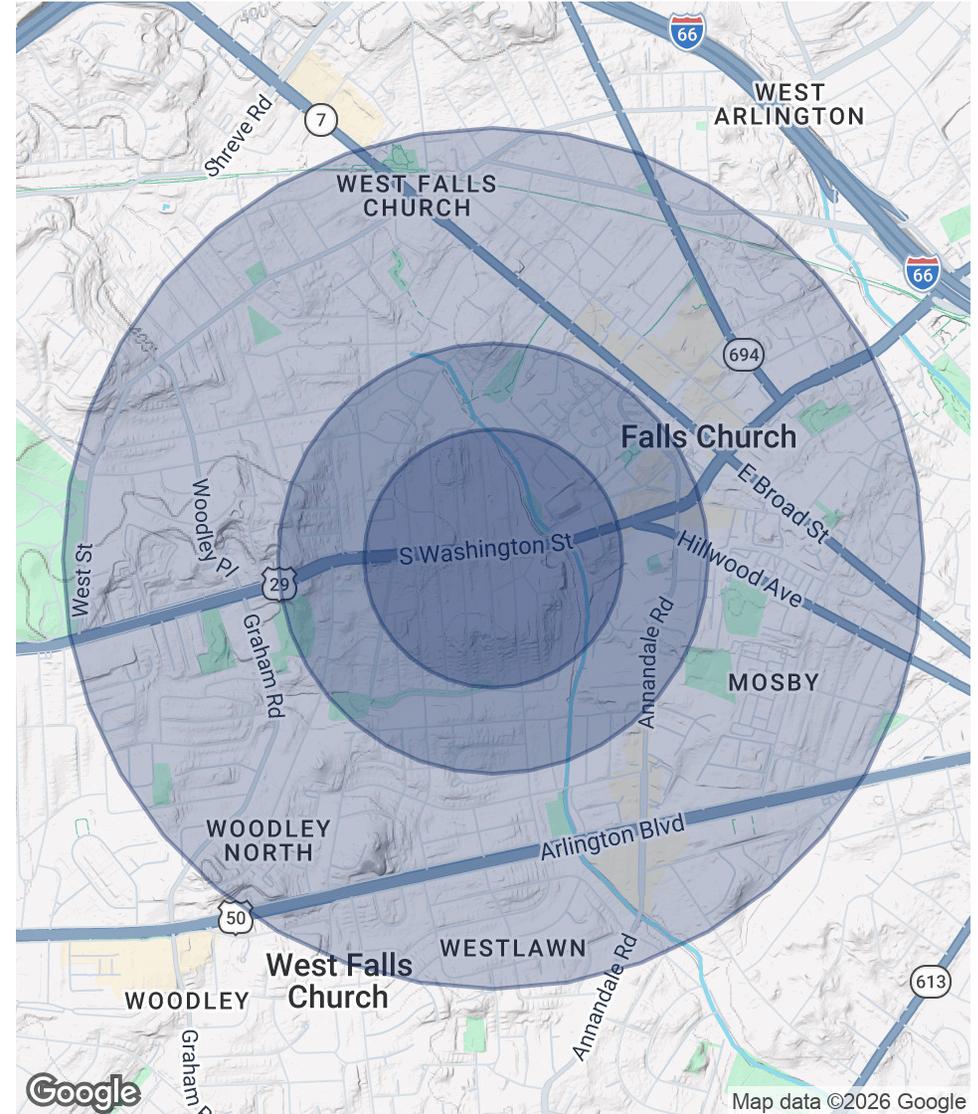


COMMERCIAL REAL ESTATE  
WE GET WHAT YOU NEED™

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,884	7,320	23,246
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	2,851	8,390
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$205,797	\$194,819	\$200,643
Average House Value	\$856,347	\$864,341	\$896,485

Demographics data derived from AlphaMap



KAYVAN MEHRBAKSH, CCIM, MBA  
703.734.2822  
kayvan@svndc.com

MATTHEW JENKINS, CCIM MBA  
703.734.2822  
matt@svndc.com

K&M Commercial Real Estate 703.734.2822  
10530 Warwick Avenue Fairfax, VA 22030

## ADVISOR BIO 1

**2 Story Retail Vet Clinic** 7189 Lee Highway, Falls Church, VA 22046



**KAYVAN MEHRBAKHS, CCIM, MBA**

Managing Director

kayvan@svndc.com

Direct: **703.734.2822** | Cell: **703.851.1070**

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.

**K&M Commercial Real Estate**  
10530 Warwick Avenue Suite C4  
Fairfax, VA 22030  
703.734.2822

**KAYVAN MEHRBAKHS, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030

## ADVISOR BIO 2

**2 Story Retail Vet Clinic** 7189 Lee Highway, Falls Church, VA 22046



### **MATTHEW JENKINS, CCIM MBA**

Vice President

matt@svndc.com

Direct: **703.734.2822** | Cell: **814.244.2152**

VA #0225211354 // DC #SP98375921

### **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.

**K&M Commercial Real Estate**  
10530 Warwick Avenue Suite C4  
Fairfax, VA 22030  
703.734.2822

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**MATTHEW JENKINS, CCIM MBA**

703.734.2822

matt@svndc.com

**K&M Commercial Real Estate** 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030