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**1658 33RD ST NW,  
WASHINGTON,  
DC 20007**

*For Sale*

# EXECUTIVE SUMMARY

|                   |                      |
|-------------------|----------------------|
| Street Address:   | 1658 33rd St NW      |
| City, State, Zip: | Washington, DC 20007 |
| Building Size:    | 2,924 SF             |
| Stories:          | 3                    |
| Land AC:          | 0.02 AC              |
| Class:            | C                    |
| Year Built/Renov: | 1917/2011            |
| Zoning:           | MU-4                 |
| Occupancy:        | 100%                 |
| Parcel Number:    | 1290-0237            |
| Parking:          | Street Parking       |
| Frontage:         | 22 FT of 33rd St NW  |

## PROPERTY FEATURES

- Located in the vibrant heart of Georgetown, this 2924 SF mixed-use property presents a compelling investment opportunity.
- Spanning three floors w/ private lower level entrance & additional kitchenette & plenty of storage spaces, a rare find in the heart of Georgetown.
- Positioned in Georgetown's thriving rental market, the property offers long-term value growth potential.
  - Benefit from the consistent demand in Georgetown and capitalize on this exceptional investment chance in one of Washington DC's most sought-after neighborhoods.



# PROPERTY HIGHLIGHTS

2,924 SF mixed-use property featuring ground-floor retail space and upscale residential units on the upper level. ✓

✓ Ground floor retail space & lower level recently occupied by Coco Spa; the top level currently is occupied as 1 bedroom condo with 1 full bath and laundry in the unit.

✓ Excellent access and visibility (to Wisconsin Ave and Reservoir Rd) ✓

✓ Close proximity to Georgetown University, Corcoran College of Art & Design, American University, and George Washington University.

✓ Potential for both immediate rental income and long-term appreciation. ✓



# LOCATION OVERVIEW

**Location:** 1658 33rd St NW, Georgetown, Washington, DC

**Neighborhood:** Known for its unique charm and upscale appeal

**Visibility:** Prominent thoroughfare with excellent visibility and accessibility

**Proximity:** Close to Georgetown University, Embassy Row, and major attractions such as Georgetown Waterfront Park, The Old Stone House, Dumbarton Oaks, C&O Canal, and Tudor Place Historic House & Garden

**Local Appeal:** Upscale retail, gourmet dining, and cultural venues; dynamic environment with substantial foot traffic

**Investment Potential:** Highly desirable location offering strong investment opportunities in one of DC's most sought-after neighborhoods

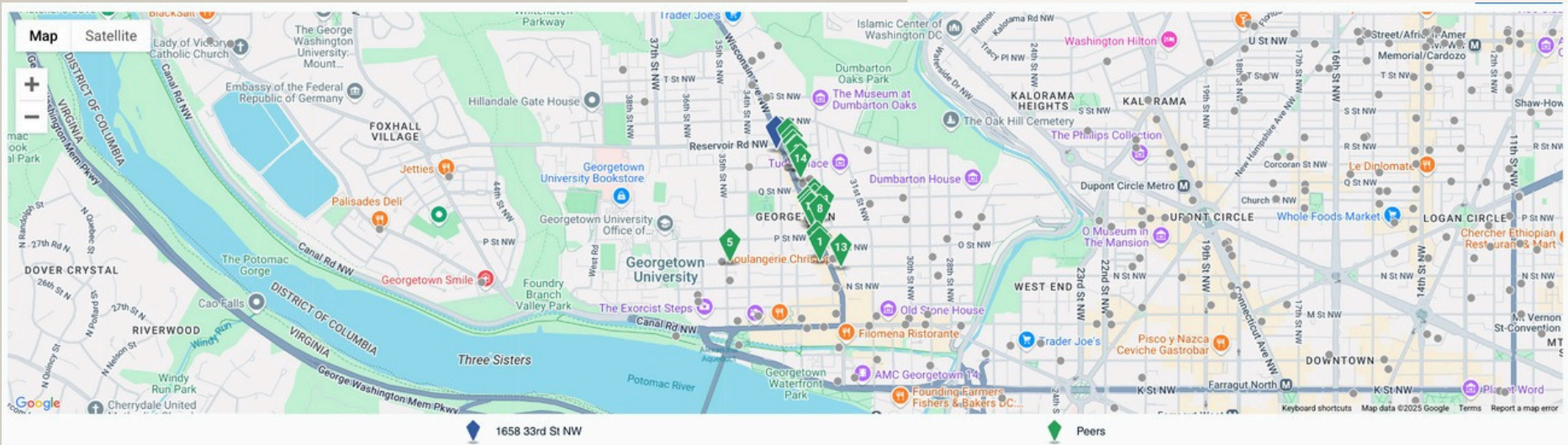
# BUSINESS MAP



# TRAFFIC COUNT

| Collection Street                 | Cross Street       | Traffic Volume | Count Year | Distance from Property |
|-----------------------------------|--------------------|----------------|------------|------------------------|
| Reservoir Road Northwest          | Wisconsin Ave NW E | 11,064         | 2022       | 0.03 mi                |
| Reservoir Rd NW                   | Wisconsin Ave NW E | 3,286          | 2022       | 0.03 mi                |
| Wisconsin Avenue Northwest        | Reservoir Rd NW SE | 17,676         | 2022       | 0.05 mi                |
| Wisconsin Ave NW                  | Reservoir Rd NW SE | 16,783         | 2018       | 0.06 mi                |
| Wisconsin Ave NW                  | Q St NW SE         | 15,388         | 2022       | 0.08 mi                |
| 33 <sup>rd</sup> St NW            | Q St NW S          | 2,995          | 2022       | 0.09 mi                |
| 33 <sup>rd</sup> St NW            | Reservoir Rd NW S  | 2,624          | 2018       | 0.10 mi                |
| 34 <sup>th</sup> Street Northwest | Q St NW S          | 5,006          | 2022       | 0.11 mi                |
| R Street Northwest                | Wisconsin Ave NW W | 8,333          | 2022       | 0.11 mi                |
| R St NW                           | Wisconsin Ave NW E | 5,990          | 2022       | 0.11 mi                |

# MARKET COMPS



| Peers                      |  |         |         |         | Market Rent/SF |                      |  |           |           | Availability Rate |           |                            |  |         | Vacancy Rate |         |         |  |  |
|----------------------------|--|---------|---------|---------|----------------|----------------------|--|-----------|-----------|-------------------|-----------|----------------------------|--|---------|--------------|---------|---------|--|--|
| 17                         |  |         |         |         | \$63.79        |                      |  |           |           | -                 |           |                            |  |         | 0%           |         |         |  |  |
| Available Space Attributes |  | Low     | Average | Median  | High           | Property Attributes  |  | Low       | Average   | Median            | High      | Available Space Attributes |  | Low     | Average      | Median  | High    |  |  |
| Available Spaces           |  | -       | -       | -       | -              | Building SF          |  | 1,287     | 2,233     | 1,890             | 3,533     | Available Spaces           |  | -       | -            | -       | -       |  |  |
| Available SF               |  | -       | -       | -       | -              | Year Built           |  | 1880      | 1906      | 1900              | 1968      | Available SF               |  | -       | -            | -       | -       |  |  |
| Max Contiguous SF          |  | -       | -       | -       | -              | Location Score       |  | 91        | 92        | 91                | 93        | Max Contiguous SF          |  | -       | -            | -       | -       |  |  |
| Months On Market           |  | -       | -       | -       | -              | Median Income (5 mi) |  | \$103,647 | \$103,809 | \$103,783         | \$104,296 | Months On Market           |  | -       | -            | -       | -       |  |  |
| Parking Ratio              |  | 0.74    | 0.11    | 0.77    | 0.79           | Vacancy Rate         |  | 0%        | 0%        | 0%                | 0%        | Parking Ratio              |  | 0.74    | 0.11         | 0.77    | 0.79    |  |  |
| Market Rent/SF             |  | \$34.47 | \$63.79 | \$69.72 | \$73.89        | Availability Rate    |  | -         | -         | -                 | -         | Market Rent/SF             |  | \$34.47 | \$63.79      | \$69.72 | \$73.89 |  |  |
| Star Rating                |  |         |         |         |                | Star Rating          |  | ★★★★☆     | ★★★★☆2.8  | ★★★★☆             | ★★★★☆     | Star Rating                |  |         |              |         |         |  |  |

|                  |         |
|------------------|---------|
| Rate Difference  | Rate/SF |
| 1658 33rd St     | \$30.79 |
| Market Rent Rate | \$63.79 |
| Gap              | \$33.00 |

# FINANCIALS

## RENT ROLL

| Unit          | Tenant      | Monthly Rent       | Annual Rent         | Lease Start | Lease Expire | Electricity | Water  |
|---------------|-------------|--------------------|---------------------|-------------|--------------|-------------|--------|
| G/F, basement | Coco Spa    | 5,000.00           | 60,000.00           | 12/1/2020   | 11/30/2025   | Tenant      | Tenant |
| 2/F           | Residential | 2,850.00           | 34,200.00           | 9/5/2024    | 9/4/2025     | Tenant      | Tenant |
| <b>TOTAL</b>  |             | <b>\$ 7,850.00</b> | <b>\$ 94,200.00</b> |             |              |             |        |

## OPERATING EXPENSES

| <b>REVENUE</b>             |                  |
|----------------------------|------------------|
| Gross Monthly Income       | 7,850.00         |
| <b>GROSS ANNUAL INCOME</b> | <b>94,200.00</b> |

| <b>EXPENSES</b>                |                  |
|--------------------------------|------------------|
| Building Expenses              | 18,029.64        |
| <b>TOTAL BUILDING EXPENSES</b> | <b>18,029.64</b> |

|                             |                     |
|-----------------------------|---------------------|
| GROSS ANNUAL INCOME         | 94,200.00           |
| <b>LESS EXPENSES</b>        | 18,029.64           |
| <b>NET OPERATING INCOME</b> | <b>\$ 76,170.36</b> |
| <b>CAP RATE</b>             | <b>5%</b>           |

# DEMOGRAPHICS POPULATION

|                 | 1 mile | 3 miles | 5 miles |
|-----------------|--------|---------|---------|
| 2024 Population | 25,646 | 306,732 | 735,529 |

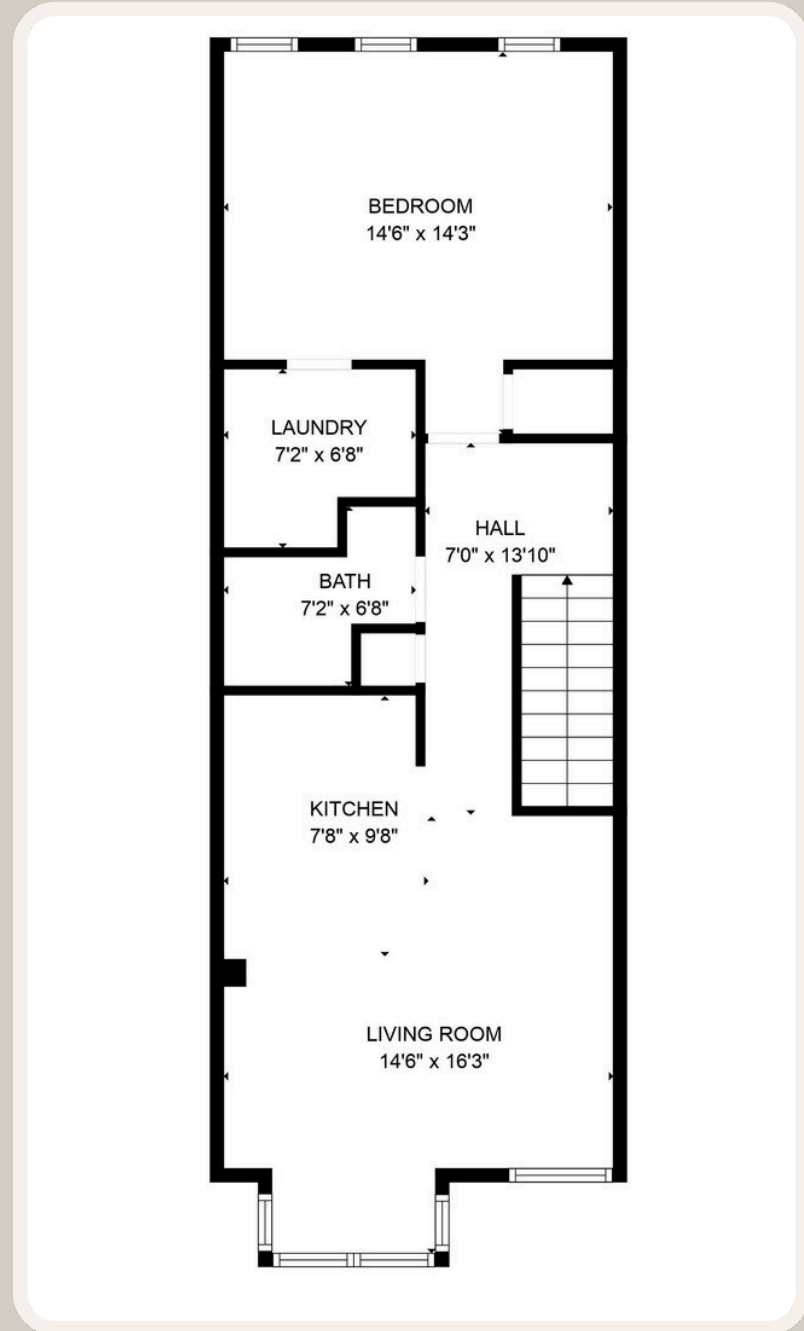
# HOUSEHOLDS

|                 | 1 mile | 3 miles | 5 miles |
|-----------------|--------|---------|---------|
| 2024 Households | 12,941 | 155,523 | 347,901 |

# HOUSEHOLD INCOME

|                         | 1 mile    | 3 miles   | 5 miles   |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$162,427 | \$152,065 | \$150,218 |
| Median Household Income | \$124,202 | \$121,138 | \$118,780 |

# FLOOR PLAN



Upper Level Floor Plan

# PROPERTY PHOTOS



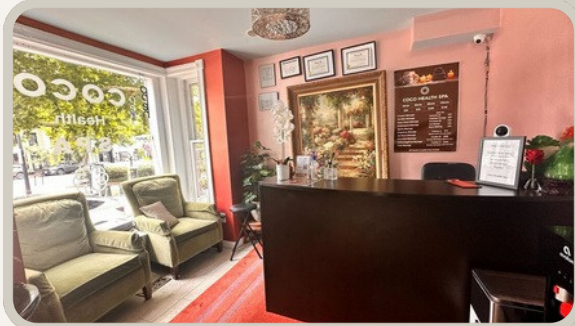
Front of the building



Ground floor massage area



Ground floor massage area



Ground floor Coco Spa receiving area



Ground floor hallway



Back Entrance to Lower level storage



Ground floor bathroom



Residential unit at second floor



Residential unit at second floor



Laundry unit with bathroom at second floor





## CONTACT US:



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