



NNN | Multi-Tenant Fairfax City Retail Building
10426 Main Street, Fairfax, VA 22030

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

INVESTMENT OVERVIEW	3
MAPS	8
FINANCIAL OVERVIEW	12
AREA OVERVIEW	17
ABOUT US	20



INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,550,000
BUILDING SIZE:	22,000 SF
LOT SIZE:	0.32 Acres
NUMBER OF UNITS:	3
PRICE / SF:	\$343.18
CAP RATE:	6.25%
NOI:	\$471,617

OVERVIEW

An exceptional investment opportunity awaits at 10426 Main Street, Fairfax, VA, in the heart of the Downtown Fairfax City business district. This 22,000 SF free-standing building, fully renovated in 2021 including a new roof and HVAC units, showcases three units, each occupied under NNN leases, culminating in a remarkable 100% occupancy rate. With a NOI of \$471,618, this property presents a lucrative return on investment. Strategically located in the Washington DC Metro area and zoned for commercial retail, it offers an ideal environment for retail and free-standing building investors seeking a stable and high-performing asset.

PROPERTY DETAILS

SALE PRICE

\$7,550,000

LOCATION INFORMATION

BUILDING NAME	NNN Multi-Tenant Fairfax City Retail Building
STREET ADDRESS	10426 Main Street
CITY, STATE, ZIP	Fairfax, VA 22030
COUNTY	Fairfax
MARKET	Washington DC Metro
SUB-MARKET	Fairfax City
CROSS-STREETS	Chainbridge (Rt 123) & Main St (Rt 236)
SIGNAL INTERSECTION	Yes

BUILDING INFORMATION

BUILDING SIZE	22,000 SF
NOI	\$471,617.52
CAP RATE	6.25
OCCUPANCY %	100.0%
TENANCY	Multiple
CEILING HEIGHT	14 ft
NUMBER OF FLOORS	2
YEAR BUILT	1955
YEAR LAST RENOVATED	2021
CONSTRUCTION STATUS	Existing
ROOF	New
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	Commercial Retail
LOT SIZE	0.32 Acres

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Structure
NUMBER OF PARKING SPACES	25



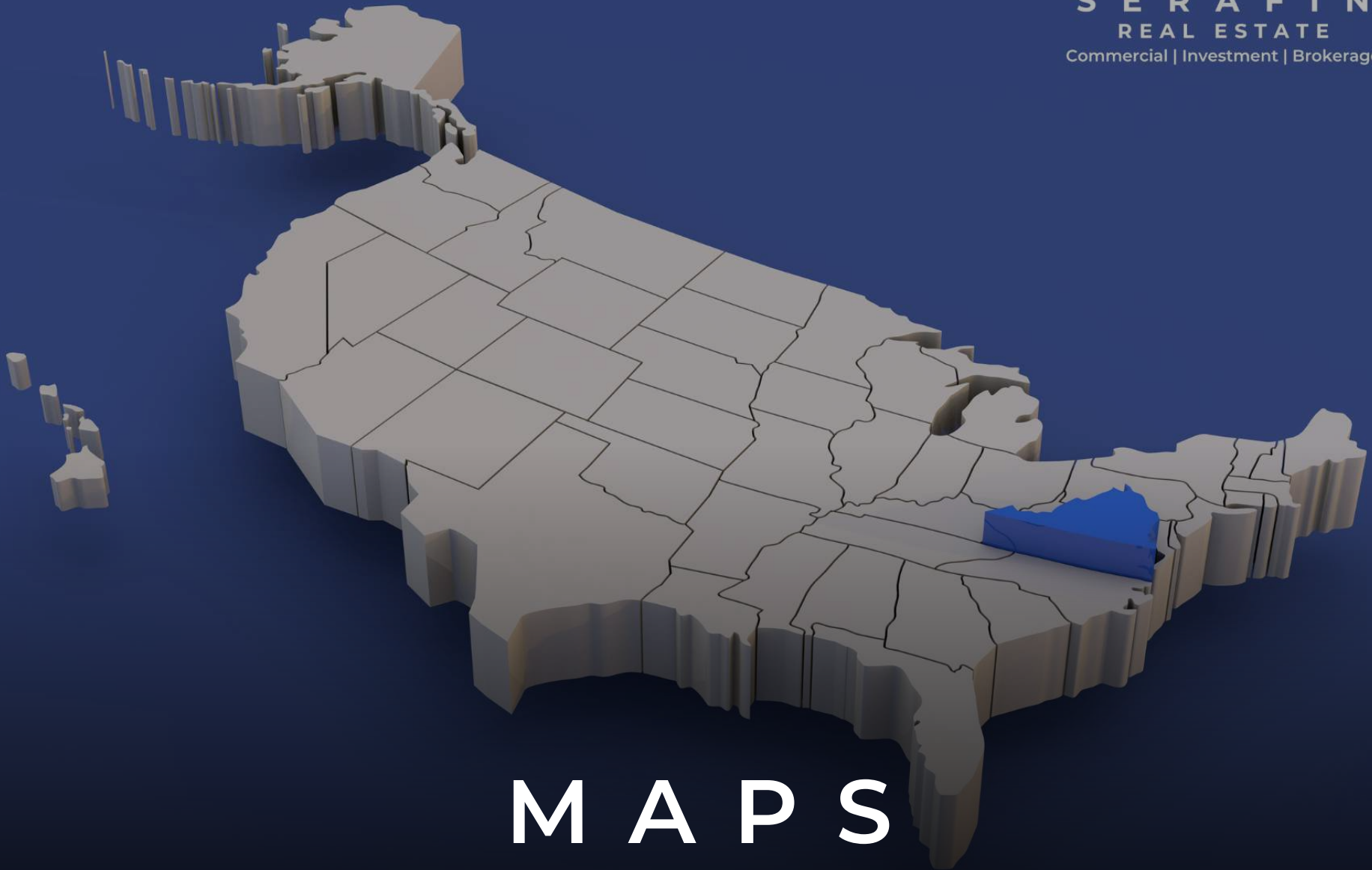
HIGHLIGHTS

- **22,000 SF free-standing building:** Spacious and versatile commercial space.
- **3 units with NNN leases:** Stable and predictable income streams.
- **Fully renovated in 2021:** Including New Roof and HVAC systems
- **Commercial Retail zoning:** Ideal for retail and free-standing building investors.
- **100% occupancy:** Fully utilized and generating consistent revenue.
- **\$471,618 NOI:** Demonstrates strong financial performance and potential for ROI.
- Built in 1955, modernized for today's standards: Blend of historic character and modern functionality.
- **Prime Washington DC Metro area location:** Strategic accessibility and exposure for businesses.



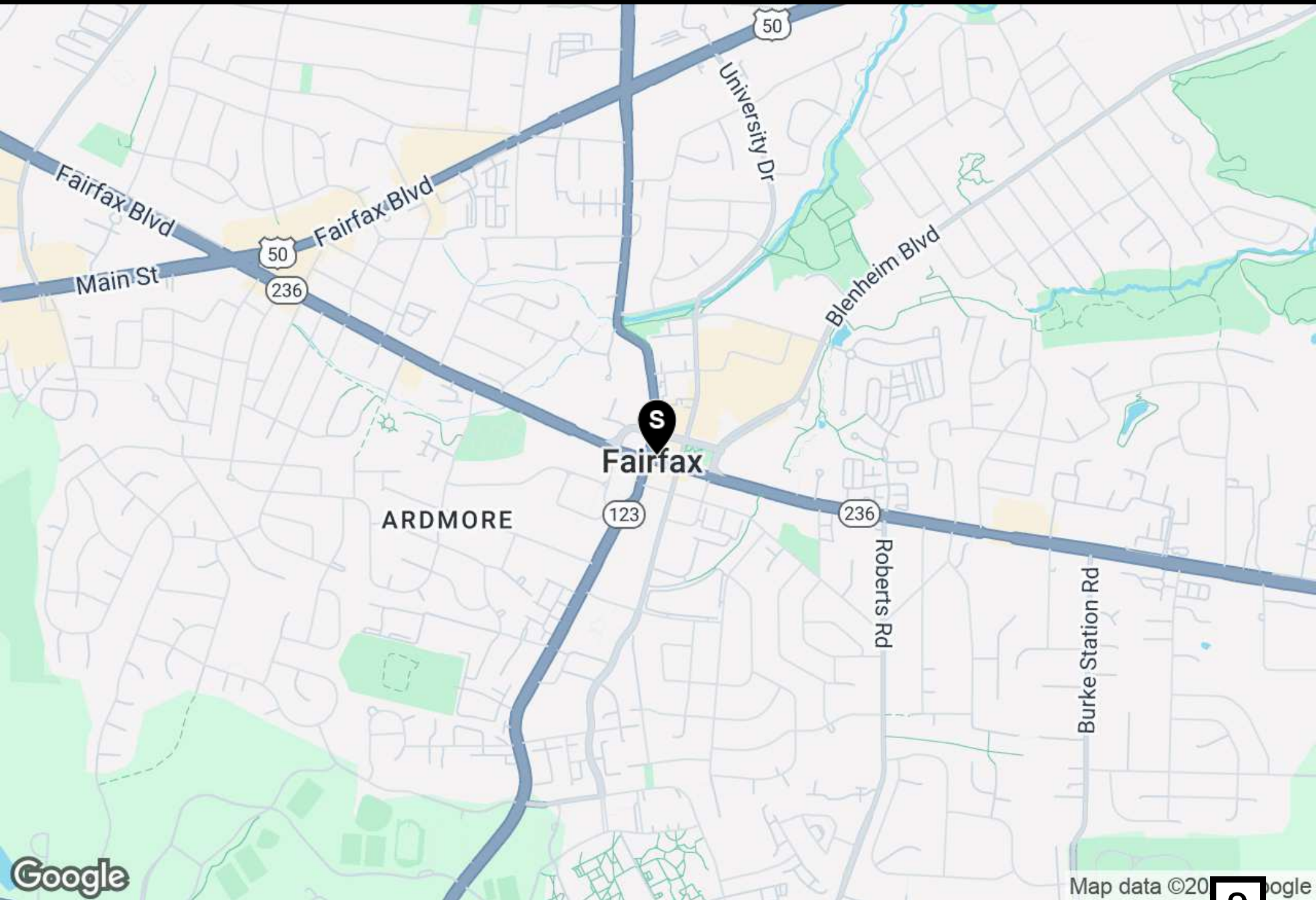
ADDITIONAL PHOTOS





MAPS

REGIONAL MAP



Google

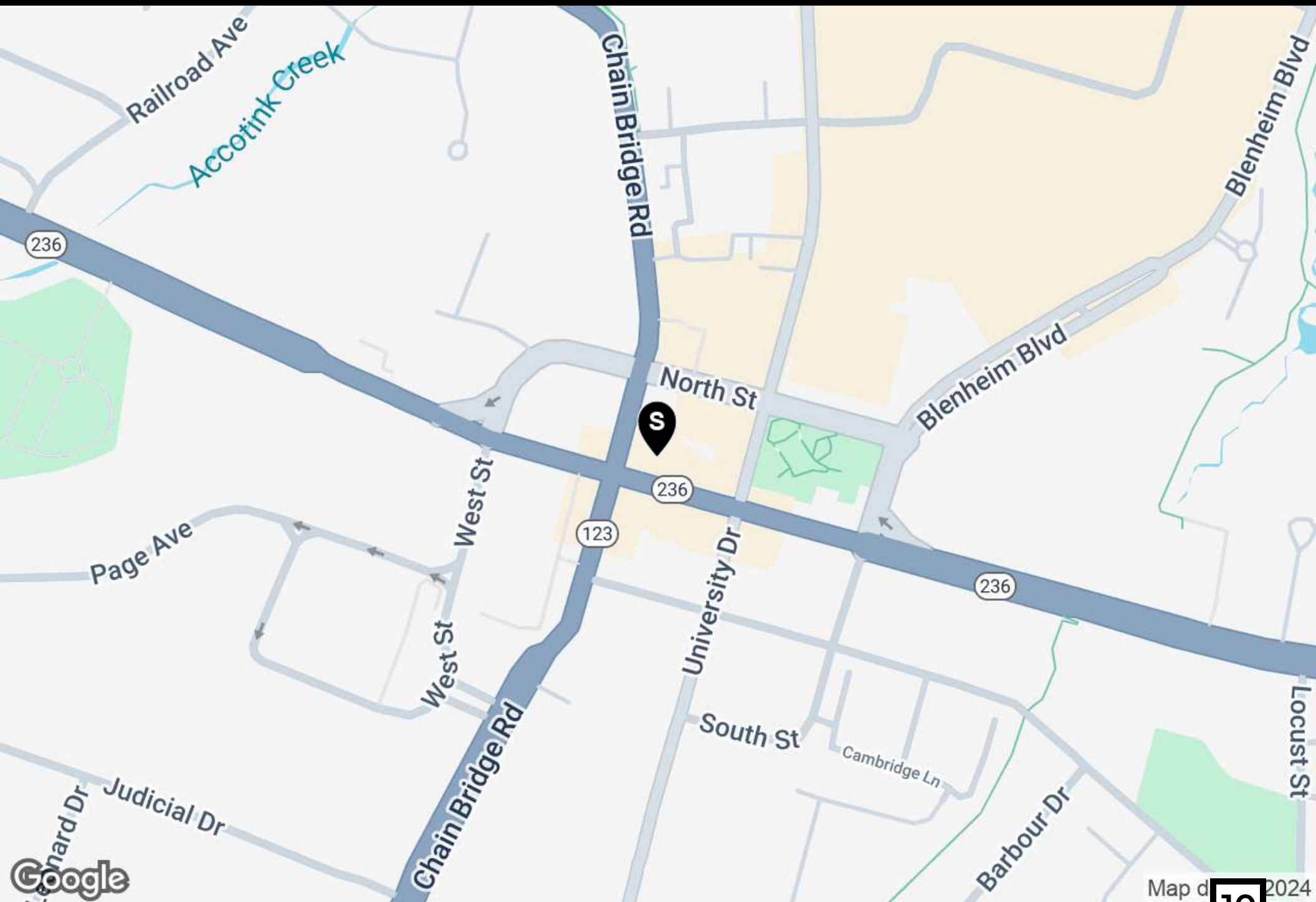
SRE
SERAFIN
REAL ESTATE
Commercial | Investment | Brokerage

Map data ©2019 Google

9

703.261.4809 | serafinre.com

LOCATION MAP



Map data © 2024

10

703.261.4809 | serafinre.com



RETAILER MAP

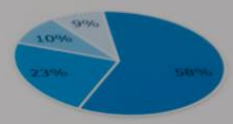
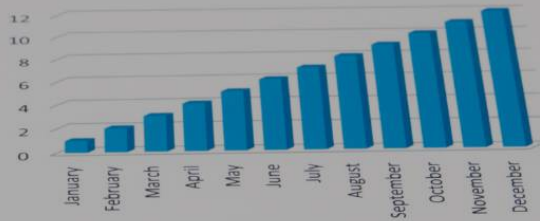
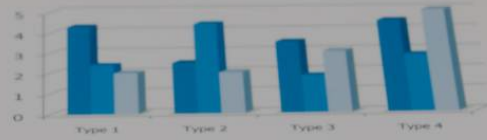


FINANCIAL OVERVIEW

Fund	Unit Price	NAV	Prem/(disc)	Dividend Yield
BKBCP	9.90	12.20	81.13%	6.48%
SKWLD	12.20	52.12	55.64%	5.54%
IWLKS	53.45	15.15	45.54%	7.84%
SKWOS	62.15	68.15	78.15%	8.14%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%

Fund	Unit Price	NAV	Prem/(disc)	Dividend Yield
BKBCP	9.90	12.20	81.13%	6.48%
SKWLD	12.20	52.12	55.64%	5.54%
IWLKS	53.45	15.15	45.54%	7.84%
SKWOS	62.15	68.15	78.15%	8.14%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%

Fund	Unit Price	NAV	Prem/(disc)	Dividend Yield
BKBCP	9.90	12.20	81.13%	6.48%
SKWLD	12.20	52.12	55.64%	5.54%
IWLKS	53.45	15.15	45.54%	7.84%
SKWOS	62.15	68.15	78.15%	8.14%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%
ISKJLS	14.15	20.54	30.48%	1.41%
AKSDK	33.45	40.14	51.14%	4.88%
PKDKJ	85.15	70.44	65.45%	6.44%
KSFKW	77.15	60.45	56.41%	5.55%



Product 1 Product 2 Product 3 Product 4

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Earp's Eatery	10,640 SF	48.36%	6/1/2025 6/1/2026 6/1/2027 6/1/2028 6/1/2029 6/1/2030 6/1/2031	\$17.00 \$17.51 \$18.04 \$18.58 \$19.13 \$19.71 \$20.30 \$20.91	\$180,880	05/09/2021	08/30/2031
-	Courtside Thai	2,550 SF	11.59%	4/1/2025	\$34.97 \$36.02	\$89,167	04/01/2021	06/30/2026
-	Commonwealth Brewery	7,600 SF	34.55%	6/1/2025 6/1/2026 6/1/2027 6/1/2028 6/1/2029 6/1/2030	\$26.52 \$28.14 \$28.98 \$29.85 \$30.75 \$31.67 \$31.67	\$201,571	07/01/2022	12/31/2032
TOTALS		20,790 SF				\$471,618		
AVERAGES					\$26.16			

COMMONWEALTH BREWING COMPANY



COMMONWEALTH BREWING COMPANY

BUSINESS TYPE:	Brewery, Restaurant
SQFT OCCUPIED:	7,600 SF
LEASE COMMENCEMENT:	July 1, 2022
RENT COMMENCEMENT:	January 2, 2023
LEASE EXPIRATION:	December 31, 2032
LEASE TERM:	10 Years
RENEWAL OPTIONS:	2 x 5 Years
ANNUAL RENT ESCALATIONS:	3%
LEASE TYPE:	NNN
LEASE GUARANTY:	Personal & Corporate

Year	Base Rent Per Sqft Per Year	Annual Rent	Monthly Rent
1	\$25.00	\$190,000.00	\$15,833.33
2	\$25.75	\$195,700.00	\$16,308.33
3	\$26.52	\$201,571.00	\$16,797.58
4	\$27.32	\$207,618.13	\$17,301.51
5	\$28.14	\$213,846.67	\$17,820.56
6	\$28.98	\$220,262.07	\$18,355.17
7	\$29.85	\$226,869.94	\$18,905.83
8	\$30.75	\$233,676.03	\$19,473.00
9	\$31.67	\$240,686.32	\$20,057.19
10	\$32.62	\$247,906.90	\$20,658.91

Renewal Option 1

11	\$33.60	\$255,344.11	\$21,278.68
12	\$34.61	\$263,004.44	\$21,917.04
13	\$35.64	\$270,894.57	\$22,574.55
14	\$36.71	\$279,021.41	\$23,251.78
15	\$37.81	\$287,392.05	\$23,949.34

Renewal Option 2

16	\$38.95	\$296,013.81	\$24,667.82
17	\$40.12	\$304,894.22	\$25,407.85
18	\$41.32	\$314,041.05	\$26,170.09
19	\$42.56	\$323,462.28	\$26,955.19
20	\$43.84	\$333,166.15	\$27,763.85

EARP'S ORDINARY



EARP'S ORDINARY

BUSINESS TYPE:	Music Venue, Restaurant and Bar
SQFT OCCUPIED:	10,640 SF
LEASE COMMENCEMENT:	May 9, 2021
RENT COMMENCEMENT:	September 1, 2021
LEASE EXPIRATION:	May 31, 2032
LEASE TERM:	10 Years
RENEWAL OPTIONS:	None
ANNUAL RENT ESCALATIONS:	3%
LEASE TYPE:	NNN
LEASE GUARANTY:	Personal

Year	Base Rent Per Sqft Per Year	Annual Rent	Monthly Rent
1	\$12.00	\$127,680.00	\$10,640.00
2	\$12.30	\$130,872.00	\$10,906.00
3	\$17.00	\$180,880.00	\$15,073.33
4	\$17.51	\$186,306.40	\$15,525.53
5	\$18.04	\$191,895.59	\$15,991.30
6	\$18.58	\$197,652.46	\$16,471.04
7	\$19.13	\$203,582.03	\$16,965.17
8	\$19.71	\$209,689.49	\$17,474.12
9	\$20.30	\$215,980.18	\$17,998.35
10	\$20.91	\$222,459.58	\$18,538.30



COURTSIDE THAI CUISINE

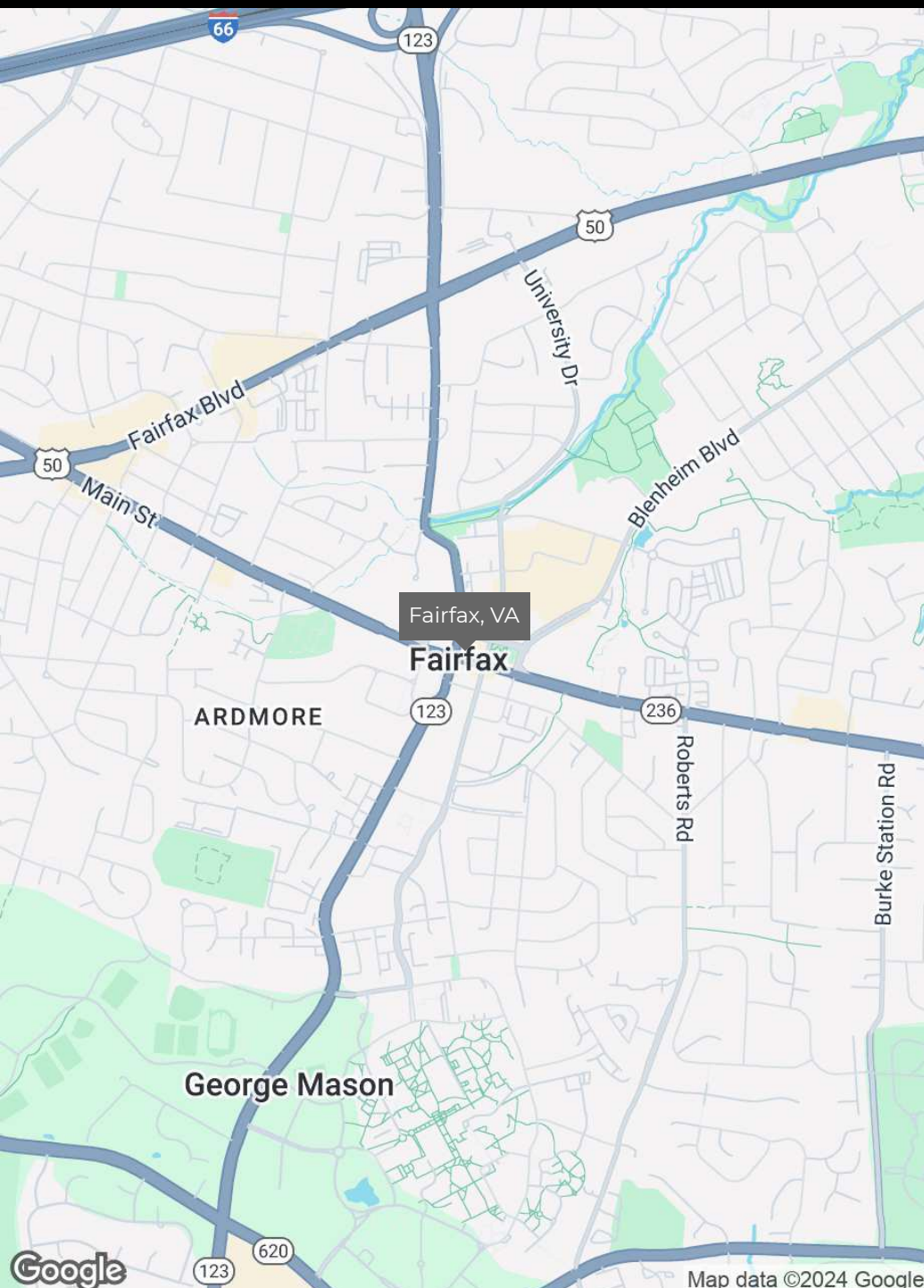
BUSINESS TYPE:	Thai Restaurant and Bar
SQFT OCCUPIED:	2,550 SF
LEASE COMMENCEMENT:	April 1, 2021
RENT COMMENCEMENT:	June 1, 2021
LEASE EXPIRATION:	June 30, 2026
LEASE TERM:	5 Years
RENEWAL OPTIONS:	2 x 5 Years
ANNUAL RENT ESCALATIONS:	3%
LEASE TYPE:	NNN
LEASE GUARANTY:	Personal

Year	Base Rent Per Sqft Per Year	Annual Rent	Monthly Rent
1	\$32.00	\$81,600.00	\$6,800.00
2	\$32.96	\$84,048.00	\$7,004.00
3	\$33.95	\$86,569.44	\$7,214.12
4	\$34.97	\$89,166.52	\$7,430.54
5	\$36.02	\$91,841.52	\$7,653.46
Renewal Option 1			
6	\$37.10	\$94,596.76	\$7,883.06
7	\$38.21	\$97,434.67	\$8,119.56
8	\$39.36	\$100,357.71	\$8,363.14
9	\$40.54	\$103,368.44	\$8,614.04
10	\$41.75	\$106,469.49	\$8,872.46
Renewal Option 2			
11	\$43.01	\$109,663.58	\$9,138.63
12	\$44.30	\$112,953.48	\$9,412.79
13	\$45.62	\$116,342.09	\$9,695.17
14	\$46.99	\$119,832.35	\$9,986.03
15	\$48.40	\$123,427.32	\$10,285.61



AREA OVERVIEW

CITY INFORMATION



Fairfax City, Virginia, boasts a solid economic profile with impressive statistics that underscore its attractiveness for commercial real estate investment. The city's median **household income is approximately \$125,000**, significantly higher than the national average, reflecting the area's affluence and spending power. This high household income, paired with a well-educated population where over 60% of residents hold a bachelor's degree or higher, contributes to a thriving local economy that supports a diverse mix of businesses.

The proximity to **George Mason University**, Virginia's largest public research university, injects a dynamic workforce into the city, with over 38,000 students and 6,000 faculty and staff members. This presence not only fosters a culture of innovation but also creates a demand for commercial properties in sectors like retail, dining, and multifamily housing.

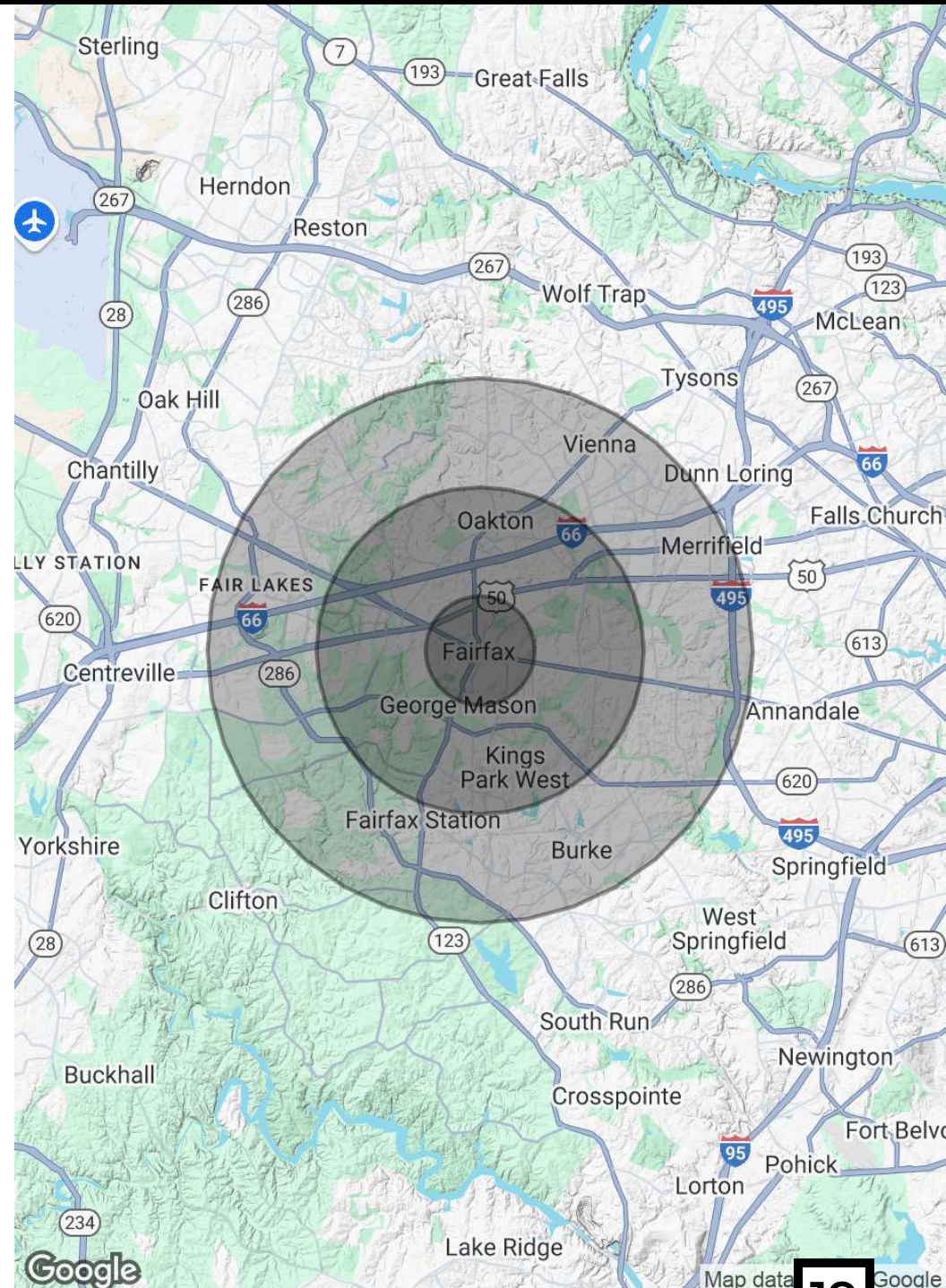
Fairfax City's unemployment rate is consistently lower than the national average, with job growth expected to rise by nearly 34% over the next decade, outpacing national projections. The city's office market benefits from a strategic location within the D.C. Metro area, attracting businesses in government contracting, tech, and finance. **Retail vacancy rates remain low**, supported by strong consumer spending and Fairfax City's reputation as a shopping and dining destination. Commercial property values have shown steady appreciation, and the city's stable population growth supports continued demand across all property sectors.

With Northern Virginia's population expected to grow by over 10% in the next decade, Fairfax City is well-positioned for **sustained economic growth**, making it an ideal spot for investors targeting long-term stability and high occupancy rates.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,974	93,876	250,679
AVERAGE AGE	38.0	38.4	38.6
AVERAGE AGE (MALE)	35.4	37.7	37.7
AVERAGE AGE (FEMALE)	41.5	39.4	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,049	34,008	91,269
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$109,954	\$127,207	\$134,927
AVERAGE HOUSE VALUE	\$515,488	\$535,231	\$587,721

2020 American Community Survey (ACS)



SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2023
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

2024
BEST OF
LOUDOUN
Loudoun Times-Mirror

WINNER

ABOUT US

SRE

SERAFIN REAL ESTATE

Commercial | Investment | Brokerage

ABOUT SRE

Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. We help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate.

Serafin Real Estate Inc.
40834 Graydon Manor Lane
Leesburg, VA 20175
703.261.4809
info@serafinre.com
www.serafinre.com
Licensed in the State of Virginia

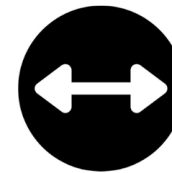


#1 CRE BROKERAGE FOR TOTAL VOLUME
SOLD IN LOUDOUN COUNTY



\$648M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY

MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



SEAN KLINE
703.963.0608
skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.