

3435 & 3427 Washington Boulevard
Arlington, VA 22201

PRIME REDEVELOPMENT
OPPORTUNITY FOR SALE



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EXECUTIVE SUMMARY

The two automotive-use properties on Washington Blvd., Arlington, VA, present an exceptional opportunity for residential or hotel development. This prime location offers a blend of strategic advantages, including robust demand for housing, excellent transportation connectivity, vibrant local amenities, and the potential for high return on investment. By capitalizing on these factors, a developer can transform the site into a hotel or a highly desirable residential property that meets the needs of Arlington's growing population.

The Offering

Address:	3435 & 3427 Washington Blvd Arlington, VA 22201
Current Use:	Automotive Repair
Land Area:	22,654 sf
Frontage Dimensions (approx.):	115' x 86'
Building Area:	7,330 sf and 3,598 sf
Current Zoning:	C-2, Arlington County
Traffic Count (Washington Blvd):	10,895 AADT (Source: Placer AI)



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KEY ADVANTAGES

STRATEGIC LOCATION

The two automotive-use properties are situated in the heart of Arlington, a thriving urban area known for its strong economy, high quality of life, and proximity to Washington, D.C. The sites' central location on Washington Blvd. ensures easy access to major employment centers, educational institutions, and recreational facilities, enhancing its appeal as a desirable location.

TRANSPORTATION CONNECTIVITY

The site boasts excellent transportation links:

- **Metro Access:** Proximity to the Virginia Square-GMU and Clarendon Metro stations ensures convenient access to the Washington Metro system, facilitating commutes and easy access to downtown D.C. and other parts of the metropolitan area.
- **Bus Routes:** Multiple bus routes serve the area, providing additional public transportation options.
- **Road Network:** Located near major highways, including I-66 and U.S. Route 50, the site offers quick and easy access to regional road networks.



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LOCAL AMENITIES

LOCAL AMENITIES AND LIFESTYLE

The area surrounding the properties is rich in amenities:

- **Shopping and Dining:** The nearby Clarendon and Ballston neighborhoods are renowned for their diverse retail, dining, and entertainment options.
- **Education:** The presence of George Mason University and several highly-rated public schools in the vicinity adds significant value for families and students.
- **Parks and Recreation:** Numerous parks, trails, and recreational facilities offer residents a variety of outdoor activities and green spaces.

MARKET DEMAND

Arlington's residential market is characterized by strong demand and limited supply, particularly for high-quality, well-located residential units. The area's desirability among young professionals, federal employees, and families drives consistent demand for new housing options. Developing residential units on this site would cater to this market, ensuring high occupancy rates and stable rental income.

ECONOMIC GROWTH AND STABILITY

Arlington's economy is robust, supported by a mix of government, technology, and service sector employment. The area's economic stability and growth prospects enhance the attractiveness of residential investment. The ongoing development in Arlington, including the Amazon HQ2 project, is expected to further bolster local demand for housing.



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DEVELOPMENT POTENTIAL



DESIGN AND CONSTRUCTION

The sites' dimensions and enhanced zoning regulations permit the construction of a modern, multi-story residential or hotel complex with ample units, parking facilities, and common areas. Innovative architectural design can maximize space utilization and aesthetic appeal, incorporating sustainable building practices to meet contemporary environmental standards.

AMENITIES

A well-planned residential or hotel project can include desirable amenities such as:

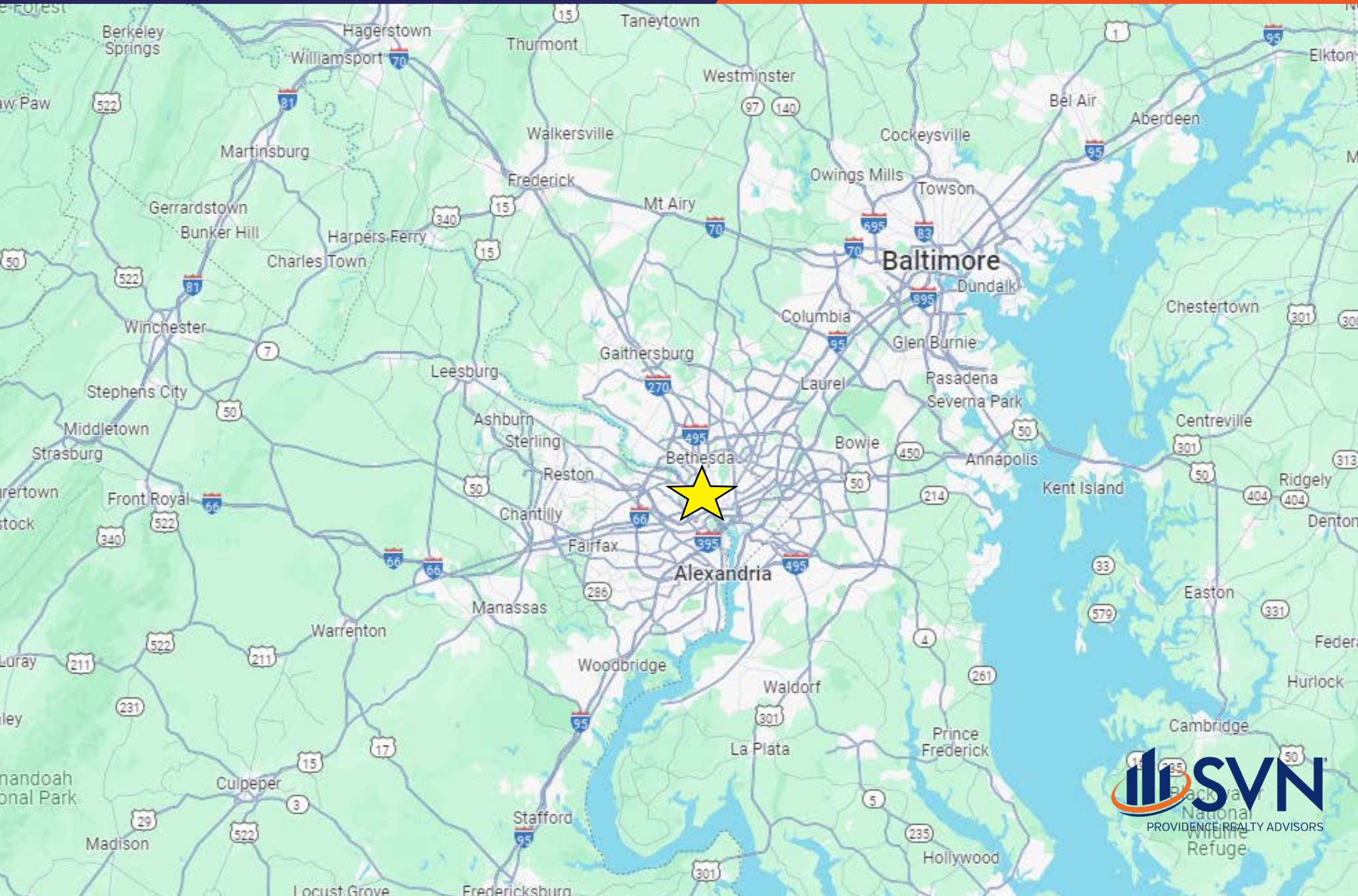
- Fitness centers
- Rooftop terraces
- Community lounges
- Co-working spaces
- Green spaces and landscaped courtyards

FINANCIAL VIABILITY

- **High Rental Yields:** Given the location and demand, rental rates in Arlington are among the highest in the region, promising attractive rental yields.
- **Appreciation Potential:** The property's value is likely to appreciate over time due to ongoing development in Arlington and the region's economic strength.
- **Investment Security:** Arlington's stable market conditions provide a secure environment for real estate investment, mitigating risks associated with economic fluctuations.

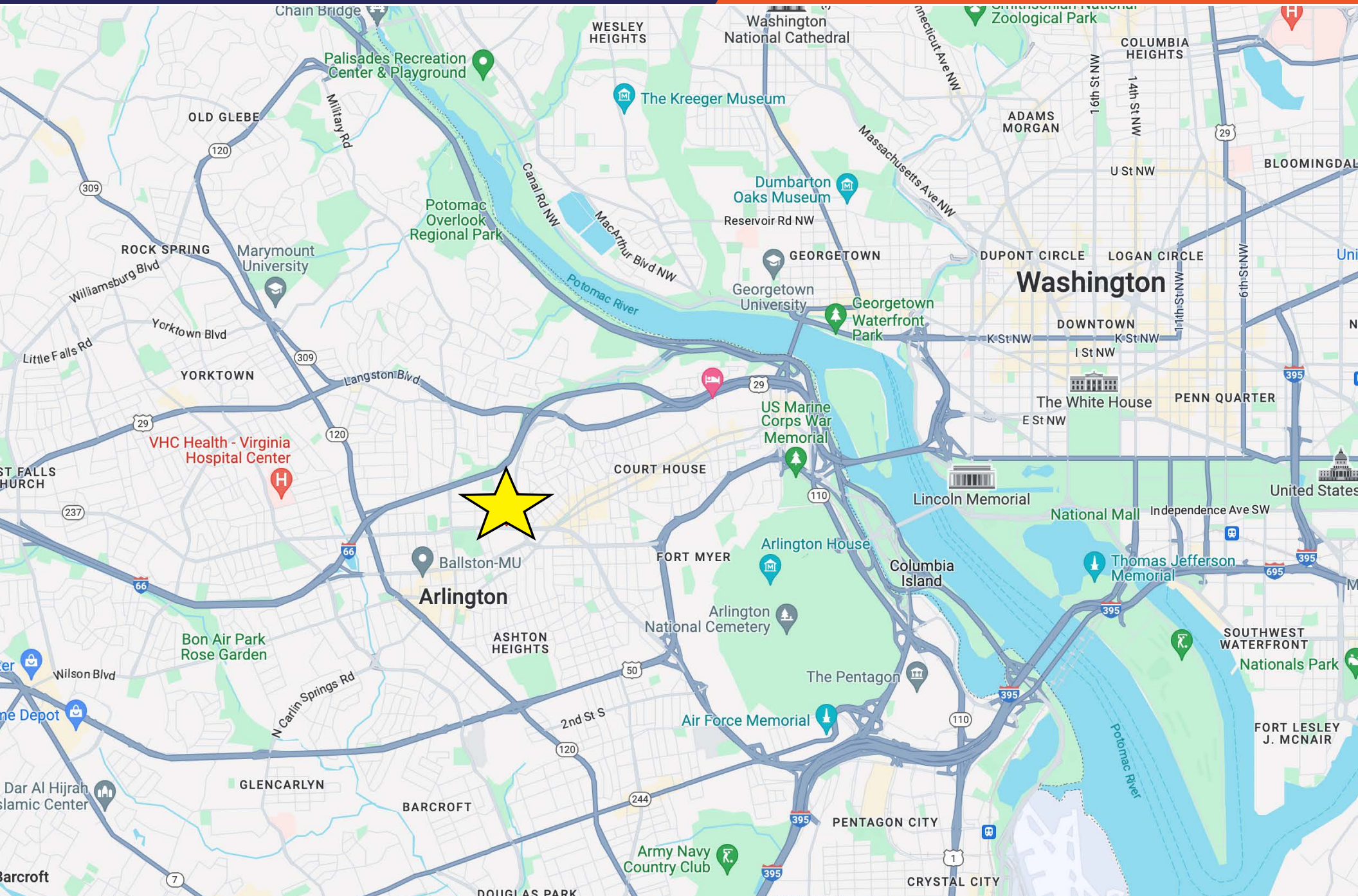
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REGIONAL MAP



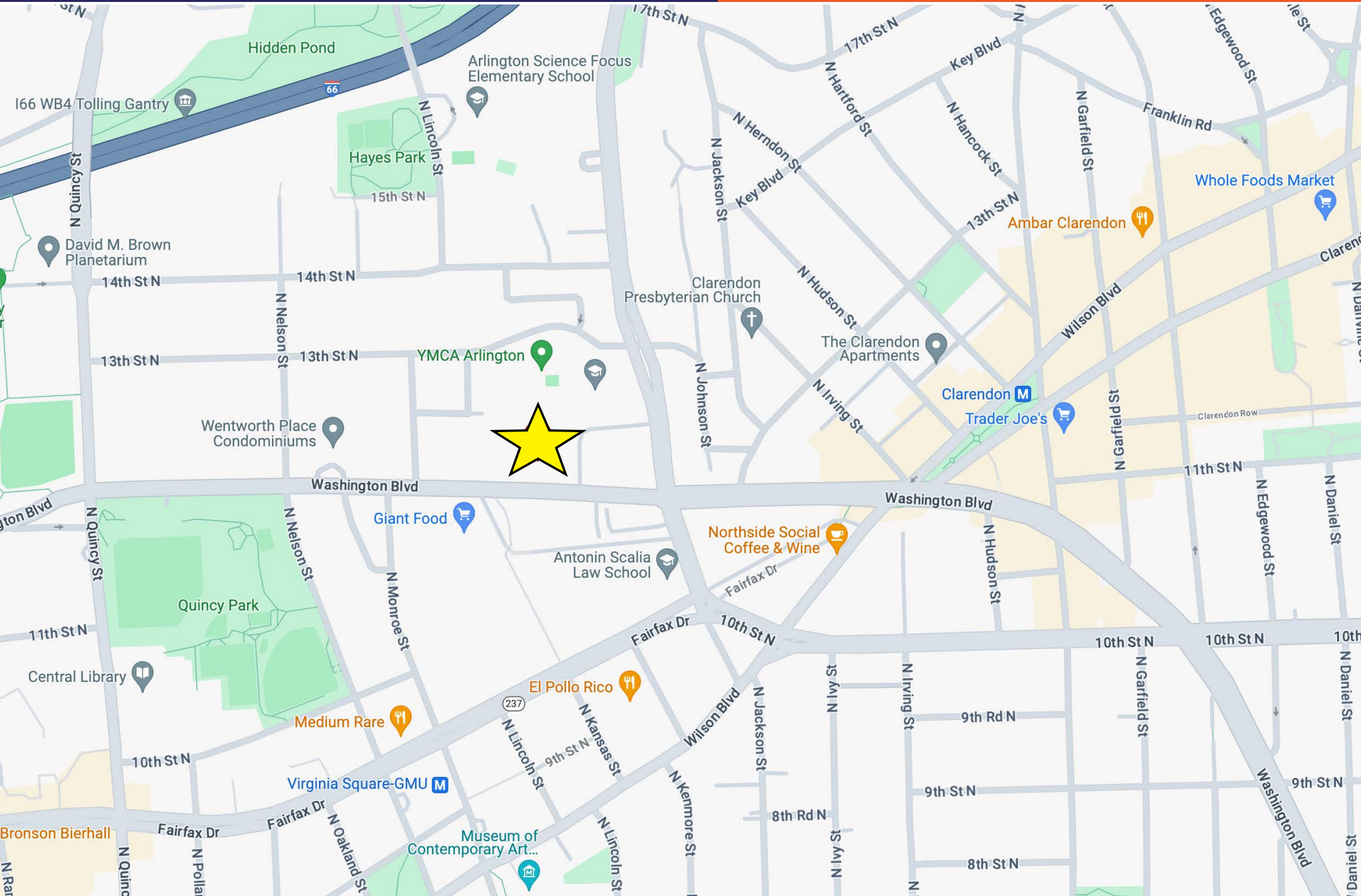
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LOCAL MAP



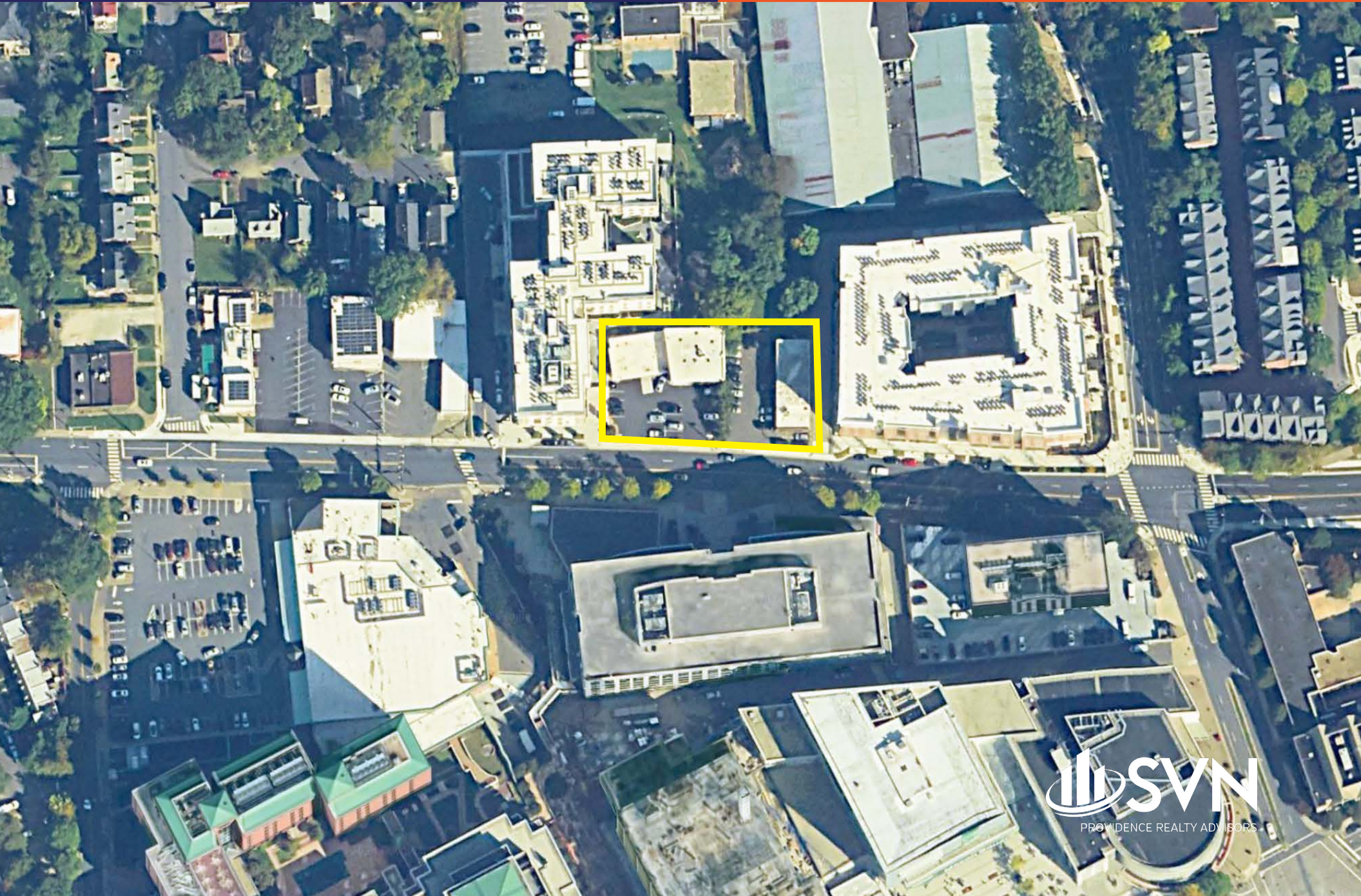
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NEIGHBORHOOD MAP

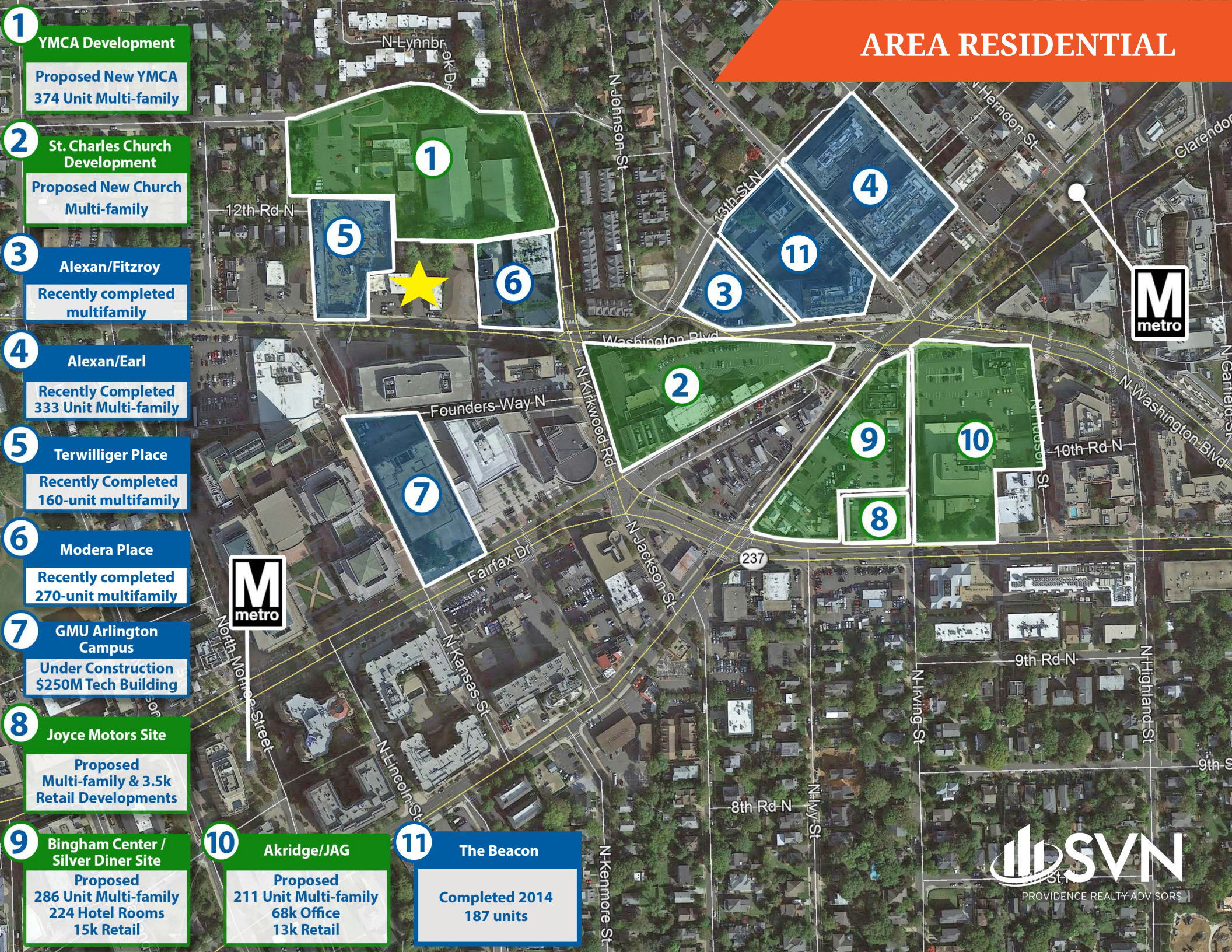


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LOCAL AERIAL



AREA RESIDENTIAL



1 **YMCA Development**
Proposed New YMCA
374 Unit Multi-family

2 **St. Charles Church Development**
Proposed New Church
Multi-family

3 **Alexan/Fitzroy**
Recently completed
multifamily

4 **Alexan/Earl**
Recently Completed
333 Unit Multi-family

5 **Terwilliger Place**
Recently Completed
160-unit multifamily

6 **Modera Place**
Recently completed
270-unit multifamily

7 **GMU Arlington Campus**
Under Construction
\$250M Tech Building

8 **Joyce Motors Site**
Proposed
Multi-family & 3.5k
Retail Developments

9 **Bingham Center /
Silver Diner Site**
Proposed
286 Unit Multi-family
224 Hotel Rooms
15k Retail

10 **Akridge/JAG**
Proposed
211 Unit Multi-family
68k Office
13k Retail

11 **The Beacon**
Completed 2014
187 units



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ARLINGTON, VA

If one is seeking swift access to the Nation's Capital or to countries around the world, Arlington, Virginia is an unparalleled East Coast hub.

Known for its proximity to Washington, D.C. and the entire D.C. metro region, this 26-square mile walkable urban market is home to some of the country's most influential businesses, like Amazon, Microsoft and Nestlé, along with a highly educated and motivated work force.

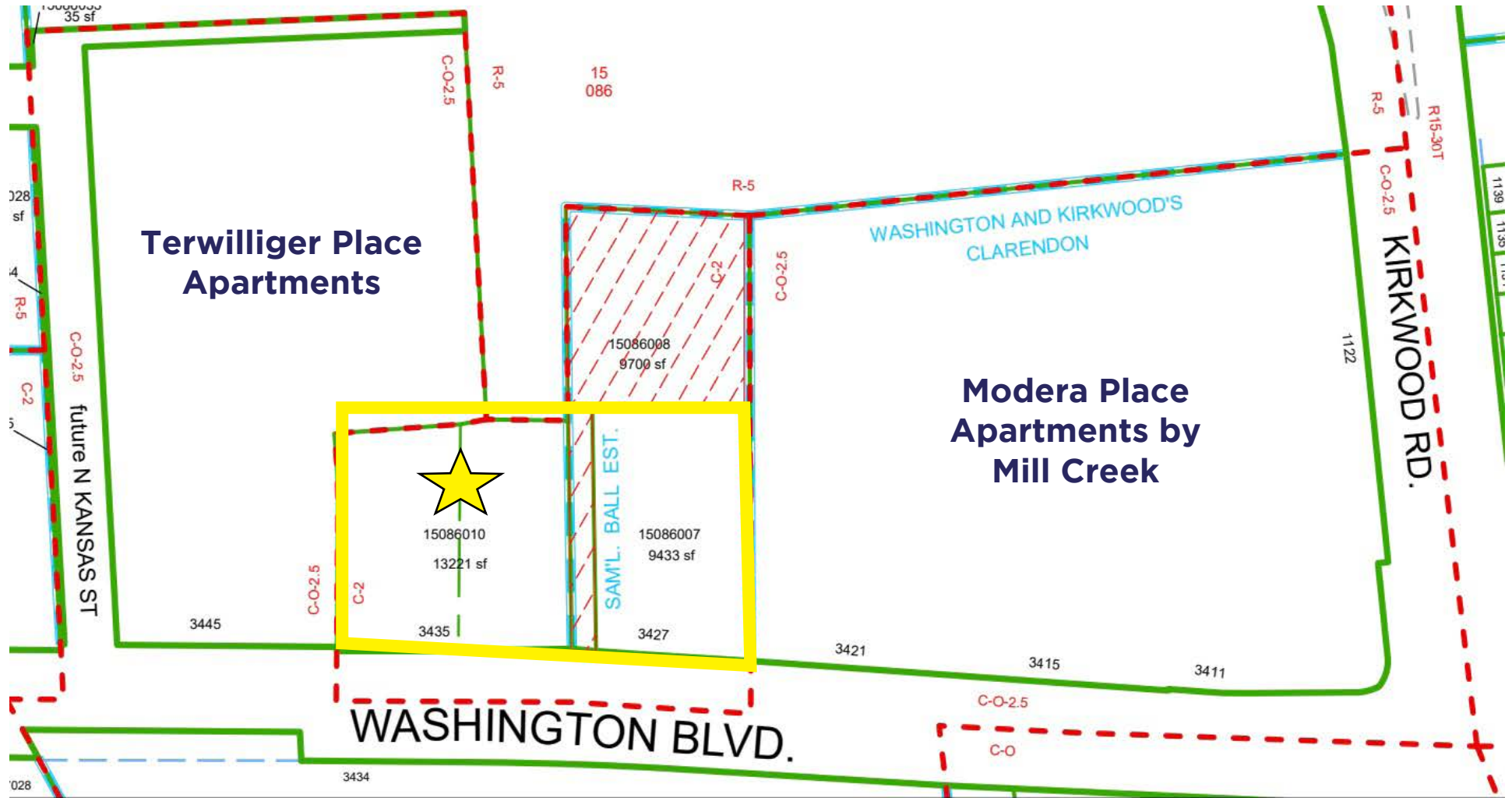
Arlington County is located just minutes from the power and influence of Capital Hill and is only an Amtrak ride from key markets like New York City, Philadelphia and Boston.

Arlington County's own Reagan National Airport, as well as nearby Washington Dulles and Baltimore/Washington airports offer easy access to business hubs across the globe.



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TAX MAP



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MAJOR EMPLOYERS


TENANT NAME	EMPLOYEES
Defense Advanced Research Projects Agency	2,300
Office Of Naval Research	2,940
Federal Deposit Insurance Corporation (FDIC)	1,600
Arlington County Government Real Estate Bureau	1,500
Cambridge Associates, LLC	601
Accenture Federal Services	600
National Rural Electric Cooperative Association	600
AvalonBay Communities, Inc.	502
The Nature Conservancy	500
Airlines Reporting Corporation	380
Jacobs	330

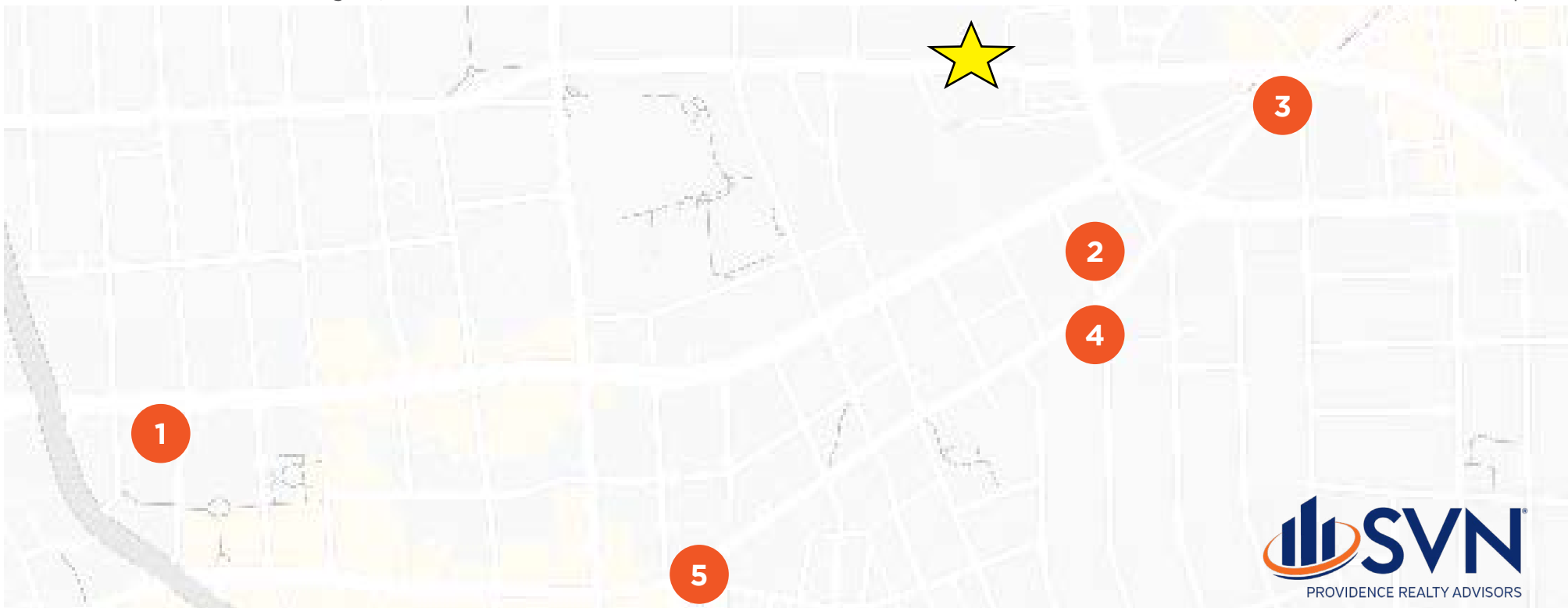


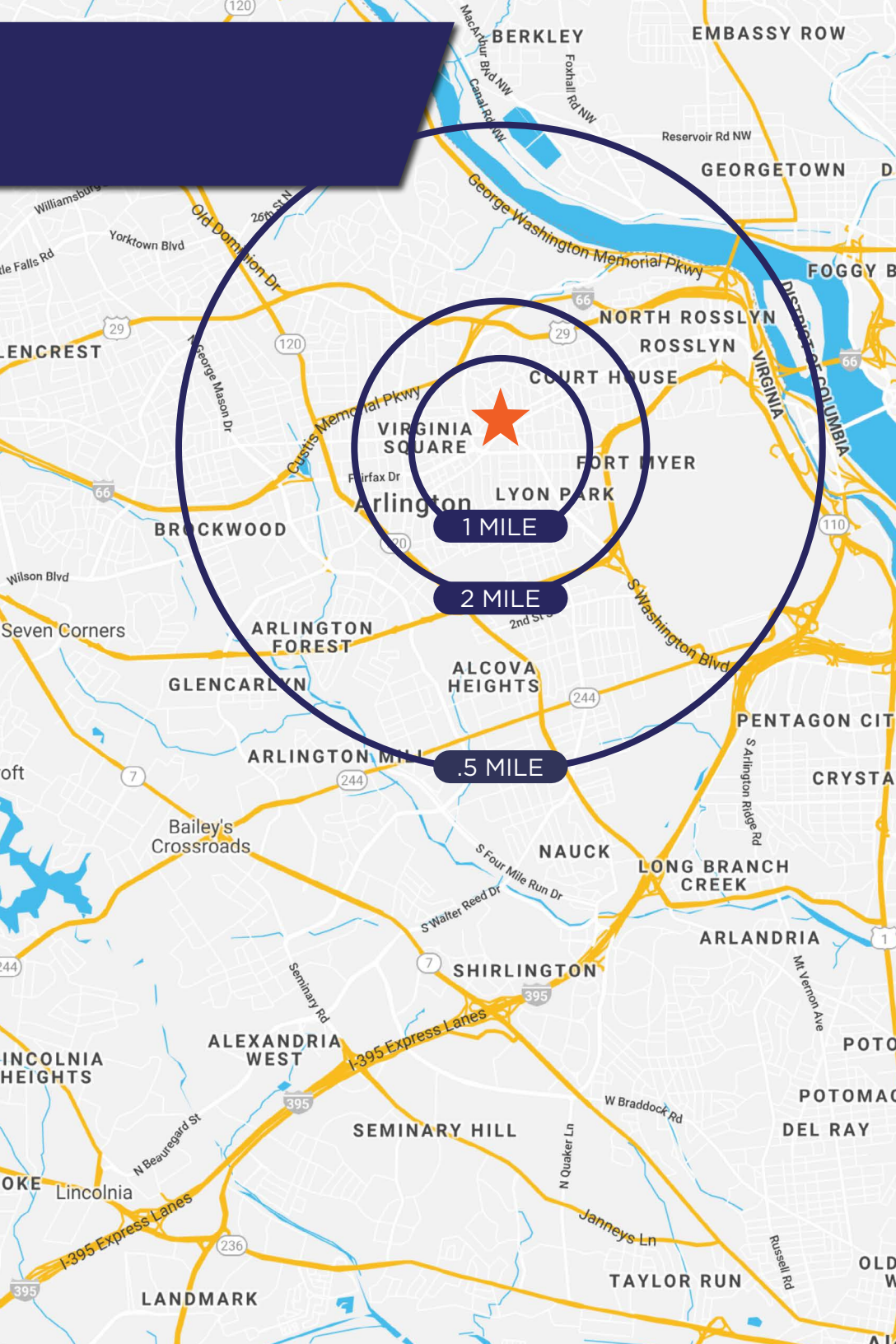
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COMPARABLE SALES

BUILDING NAME	ADDRESS	LAND SIZE (ACRES)	BUILDING SIZE (SF)	BUILT	SALE DATE	SALE PRICE	COST/SF (LAND)	COST/SF (BUILDING)	BUILDING USE / TYPE
 The Properties	3435 & 3427 Washington Blvd Arlington, VA 22201	0.52	10,928						
1 Integration Station	4420 N Fairfax Drive Arlington, VA 22203	0.49	60,855	1963 / 2010	May 2023	\$11,150,000	\$522.39	\$183	High-rise apartments
2 TBD	923 Kenmore Street Arlington, VA 22201	0.48	14,780	1966	Dec 2023	\$7,400,000	\$353.91	\$501	Retail / Store
3 Silver Diner	3200 Wilson Blvd Arlington, VA 22201	0.43	5,497	1996	Dec 2022	\$4,300,000	\$229.57	\$782	Retail/ Restaurants
4 Hurt Cleaners	3400 Wilson Blvd Arlington, VA 22201	0.40	6,804	1966	Dec 2021	\$4,600,000	\$264.01	\$676	Retail / Shops
5 Unleashed by Petco	3902 Wilson Blvd Arlington, VA 22203	0.31	4,666	1925	Dec 2021	\$5,550,000	\$410.99	\$1,189	Retail / Shops





ARLINGTON, VA



DEMOGRAPHICS



96

Walk Score



54-60%

Millennial/Gen Z
Population between
Ages of 25-44



#1

Fittest City
in the US



85%

Bachelor's
Degree or Above



25M SF

Office Space within
a 2-Mile Radius

DEMOGRAPHICS	1 MILE	3 MILES
2023 POPULATION	50,835	249,211
HOUSEHOLD INCOME	\$157,131	\$149,758
EDUCATION (ASSOCIATE'S DEGREE OR HIGHER)		84%
PERCENTAGE OF RENTERS		59%
DAYTIME EMPLOYMENT	33,693	134,101

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CONCLUSION



Acquiring these sites presents a unique and compelling opportunity for residential or hotel development. The strategic location, excellent transportation connectivity, vibrant local amenities, and robust market demand combine to create an ideal setting for a successful residential or hotel project. By transforming these sites, a developer can meet the growing needs of Arlington while achieving significant financial returns.

Investing in this opportunity not only proposes profitability but also contributes to the ongoing development and enhancement of Arlington as a premier urban living destination. The potential to create a landmark residential or hotel project in this thriving area makes this acquisition an opportunity that is too valuable to overlook.



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