

Manny & Olga's Pizza (DC Portfolio)



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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

OFFERING SUMMARY



Listing Price
Request for Offer



of Real Estates
5



of Businesses
5

MANNY & OLGA'S PIZZA

Request for Offer

Portfolio Sale or Individual Sale

Sale of Business and Real Estate

4 more locations (MD & DC) are available upon request

LOCATIONS

1641 Wisconsin Avenue NW, Washington, DC 20007

3624 Georgia Avenue NW, Washington, DC 20010

2117 Rhode Island Avenue NE, Washington, DC 20018

1409 H Street NE, Washington, DC 20002

1430 Pennsylvania Avenue SE, Washington, DC 20003



The Manny & Olga Story

The Dream

Growing up in the olive and grape fields of Greece, Manny Athanasakis learned the value of hard work, dedication and determination - the ingredients of success in attaining his dream of having a family-owned business.

Incorporating these Old World principals into his restaurant business, Manny's reputation speaks for itself.

Delicious food, fair prices and quality service is what you can expect with every visit to Manny & Olga's.





MANNY & OLGA'S PIZZA (DC PORTFOLIO)

Washington, DC

INVESTMENT HIGHLIGHTS

Prime DC Locations:

5 premier locations within the vibrant heart of Washington, D.C., ensuring optimal visibility and accessibility for any venture.

Value-Add Properties:

Uncover hidden potential and maximize returns with a portfolio boasting properties ripe for strategic enhancements and value appreciation.

Redevelopment Opportunities:

Unlock the possibilities of transformation with properties ripe for redevelopment, offering a blank canvas for innovative and visionary projects.

Owner-User Opportunities:

Seize the chance to own and operate within these prime locations, tailor-made for entrepreneurs seeking both real estate investment and operational control

Integrated Real Estate & Business Operations:

Seamlessly merge real estate investment with operational prowess, leveraging synergies to maximize profitability and sustainability.

30+ Years of Established Branding:

Trust in the legacy of a well-established business, with over three decades of proven success and brand recognition synonymous with quality and longevity.

MANNY & OLGA'S PIZZA (DC PORTFOLIO)

Washington, DC

INVESTMENT OVERVIEW

Marcus & Millichap, on behalf of ownership, is pleased to exclusively offer for sale of Manny and Olga's Pizza DC portfolio. The portfolio comprises of 5 prime income-producing properties strategically located across Washington, DC, each accompanied by well-established business operations.

These locations are 1641 Wisconsin Ave NW, 3624 Georgia Ave NW, 2117 Rhode Island Ave NE, 1409 H St NE, and 1430 Pennsylvania Ave SE. Each of these properties represents a value-add investment opportunity, coupled with unparalleled potential for redevelopment.

Manny & Olga's Pizza (www.mannyandolgas.com) a revered brand with over three decades of proven success and widespread recognition, epitomizes culinary excellence. Specializing in Greek/American favorites, the renowned restaurant chain has cultivated a loyal customer base throughout Washington, DC, and Montgomery County, Maryland. The seamless transferability of its successful business model and streamlined operations ensures a smooth transition for new ownership.

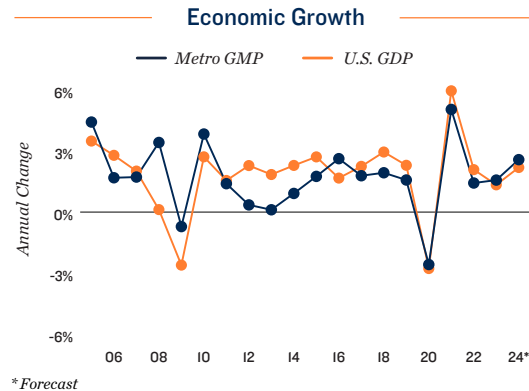
With three additional locations in Montgomery County, Maryland, and six establishments in the heart of Washington, DC, Manny & Olga's Pizza boasts a robust presence. Upon completion of the aforementioned DC Portfolio sale, one additional DC location and three Maryland locations will become available for sale.

The Manny & Olga's Pizza DC Portfolio presents a rare and compelling opportunity for entrepreneurs and investors alike. Value-add properties and three decades of established business operations, this offering stands as an unparalleled investment opportunity in the Region.

Manny & Olga's Pizza (DC) // MARKET OVERVIEW

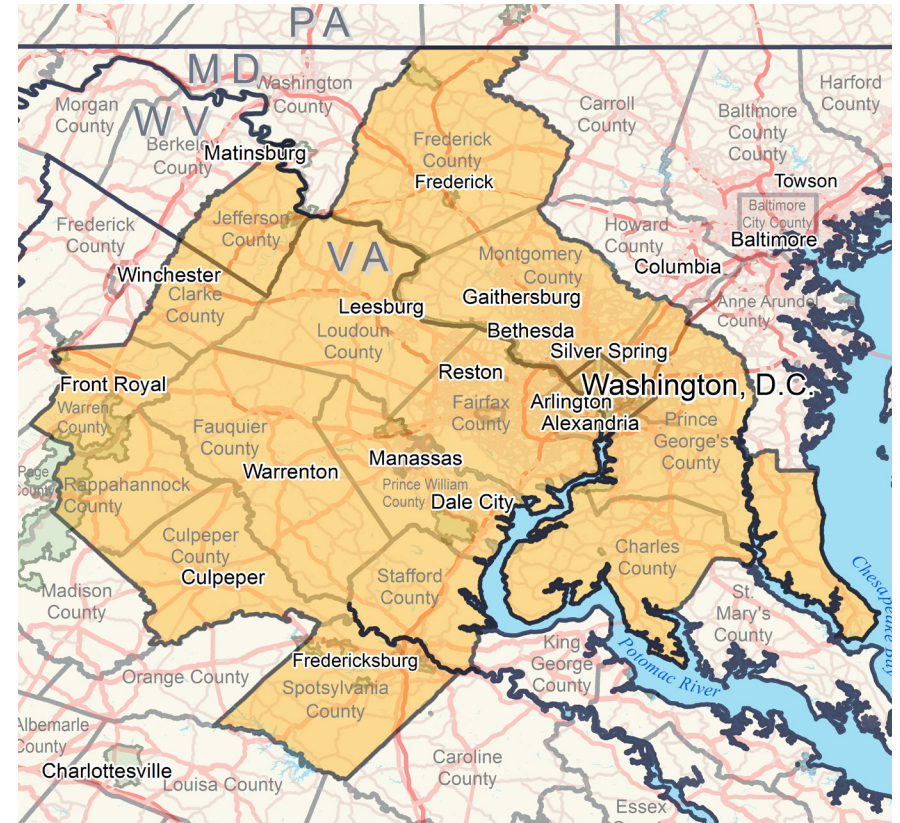
ECONOMY

- The Washington, D.C. economy is one of the nation's largest and boasts a wide variety of Fortune 500 companies, including Capital One Financial, Fannie Mae and Freddie Mac.
- The metro also has a sizable leisure and hospitality sector that supports the region's roughly 20 million annual visitors. Election activities are likely to push visitor totals even higher in 2024.

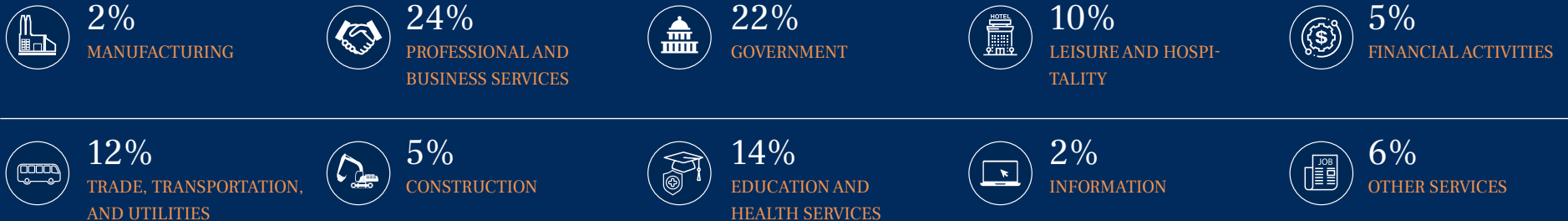


MAJOR AREA EMPLOYERS

- The Federal Government
- Fairfax County Public Schools
- Booz Allen Hamilton
- Fannie Mae
- Freddie Mac
- Montgomery County Public Schools
- Prince George's County Public Schools
- Inova Health System
- Georgetown University
- American University



SHARE OF 2023 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS // Manny & Olga's Pizza (DC)

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	73,872	421,210	827,619
2023 Estimate			
Total Population	71,448	405,951	797,260
2020 Census			
Total Population	69,141	404,199	800,499
2010 Census			
Total Population	63,586	348,132	694,723
Daytime Population			
2023 Estimate	70,227	784,898	1,323,846
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	31,176	203,794	384,059
2023 Estimate			
Total Households	30,112	196,234	368,899
Average (Mean) Household Size	2.3	2.0	2.1
2020 Census			
Total Households	29,501	191,678	359,591
2010 Census			
Total Households	26,064	161,637	306,275
Growth 2023-2028	3.5%	3.9%	4.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	34,248	227,539	427,199
2023 Estimate	33,127	218,894	409,405
Owner Occupied	11,534	80,857	156,271
Renter Occupied	18,578	115,377	212,628
Vacant	3,016	22,660	40,506
Persons in Units			
2023 Estimate Total Occupied Units	30,112	196,234	368,899
1 Person Units	38.8%	47.3%	44.1%
2 Person Units	29.0%	30.3%	30.6%
3 Person Units	13.5%	10.5%	11.2%
4 Person Units	9.4%	6.6%	7.8%
5 Person Units	4.6%	2.8%	3.3%
6+ Person Units	4.6%	2.5%	3.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	21.8%	23.4%	23.2%
\$150,000-\$199,999	11.0%	11.6%	11.6%
\$100,000-\$149,999	17.6%	18.9%	18.0%
\$75,000-\$99,999	11.0%	11.2%	11.0%
\$50,000-\$74,999	12.3%	11.6%	12.1%
\$35,000-\$49,999	6.6%	6.0%	6.6%
\$25,000-\$34,999	5.2%	4.1%	4.5%
\$15,000-\$24,999	4.9%	4.4%	4.7%
Under \$15,000	9.6%	8.7%	8.5%
Average Household Income	\$153,451	\$161,527	\$159,702
Median Household Income	\$100,834	\$108,984	\$106,319
Per Capita Income	\$65,279	\$78,810	\$74,547
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	71,448	405,951	797,260
Under 20	20.3%	17.9%	19.5%
20 to 34 Years	33.5%	32.1%	29.5%
35 to 39 Years	11.2%	10.5%	9.9%
40 to 49 Years	13.1%	12.8%	13.0%
50 to 64 Years	12.7%	14.4%	15.2%
Age 65+	9.3%	12.3%	12.9%
Median Age	33.6	35.0	35.4
Population 25+ by Education Level			
2023 Estimate Population Age 25+	52,510	305,607	588,680
Elementary (0-8)	9.1%	4.4%	6.0%
Some High School (9-11)	5.9%	4.0%	4.4%
High School Graduate (12)	14.9%	11.7%	12.2%
Some College (13-15)	10.7%	10.3%	10.0%
Associate Degree Only	2.6%	2.7%	3.2%
Bachelor's Degree Only	24.9%	28.3%	27.0%
Graduate Degree	32.0%	38.6%	37.4%
Population by Gender			
2023 Estimate Total Population	71,448	405,951	797,260
Male Population	50.6%	48.5%	48.7%
Female Population	49.4%	51.5%	51.3%



EXCLUSIVELY LISTED BY

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