

DOWNTOWN BETHESDA MIXED-USE BUILDING EXCLUSIVE OFFERING FOR SALE

7809 Woodmont Avenue | Bethesda, Maryland 20814



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Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



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Executive Summary

THE OFFERING

**7809 Woodmont Avenue
Bethesda, MD 20814**

11,700 Sq. Ft. Mixed-Use Building

3 Commercial Units and 3 Luxury Apartments

0.86 Acres (3,750 Sq. Ft. Land)

Zoned CR 3.0

Built in 2009



OWNER OCCUPANT OPPORTUNITY

Approximately one-quarter of the building is available in excellent condition for an owner-occupant. The entire second floor (3,000 square feet) with prominent building signage is available. Ample public parking plus three onsite spaces, multiple restaurants and amenities within walking distance make this a superb site for attracting employees and clients.

VALUE ADD INVESTOR

Well located in Downtown Bethesda just off Wisconsin Avenue less than 10 minutes from I-495 makes this a great opportunity to lease, own and operate a modern mixed-use property. The building tenants and neighboring businesses are thriving.

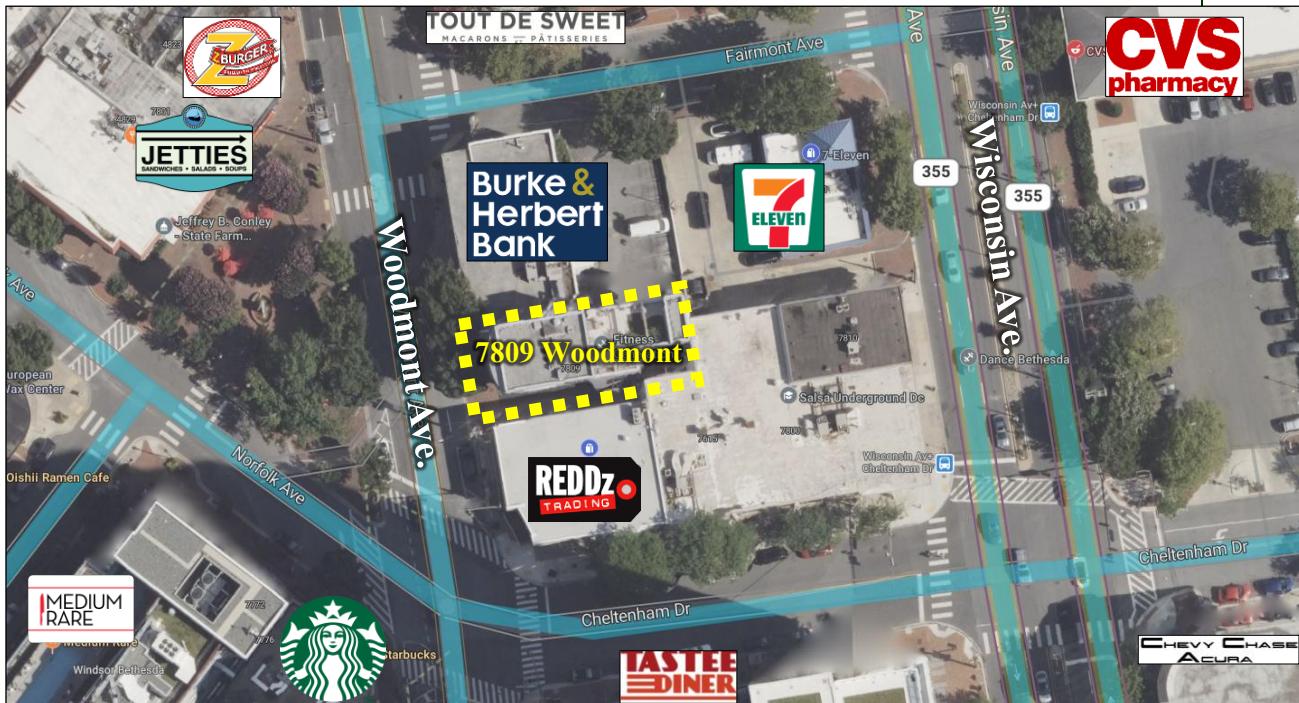
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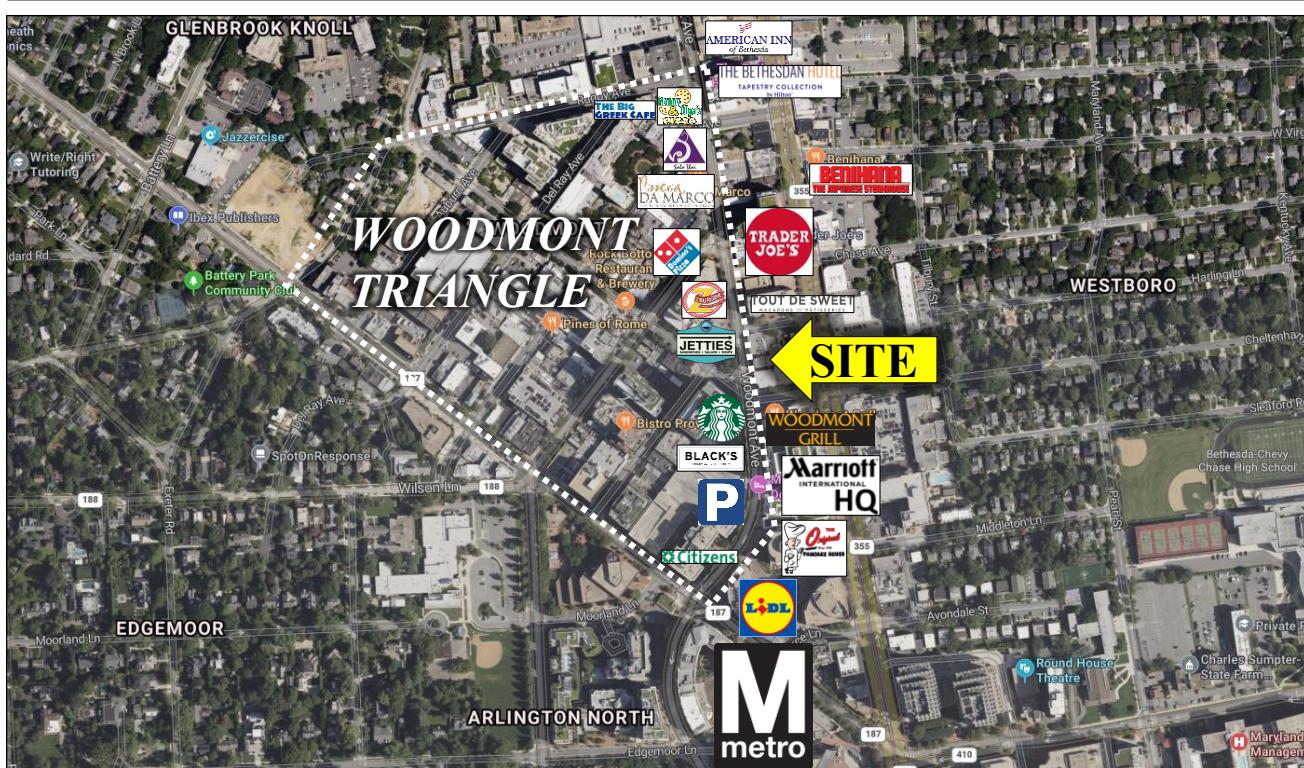
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With proximity to Woodmont Triangle's best amenities, Bethesda Metro, and Marriott Headquarters, 7809 Woodmont is surrounded by 5.3 million square feet of office, over 5,000 residential units, and almost 600 hotel rooms within walking distance.

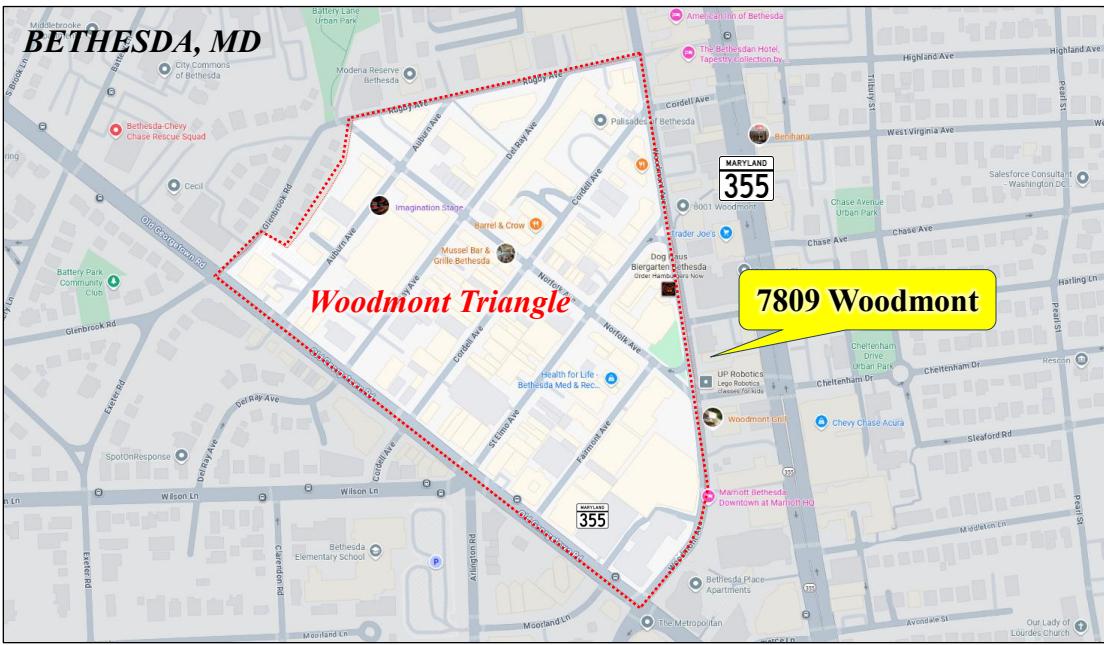
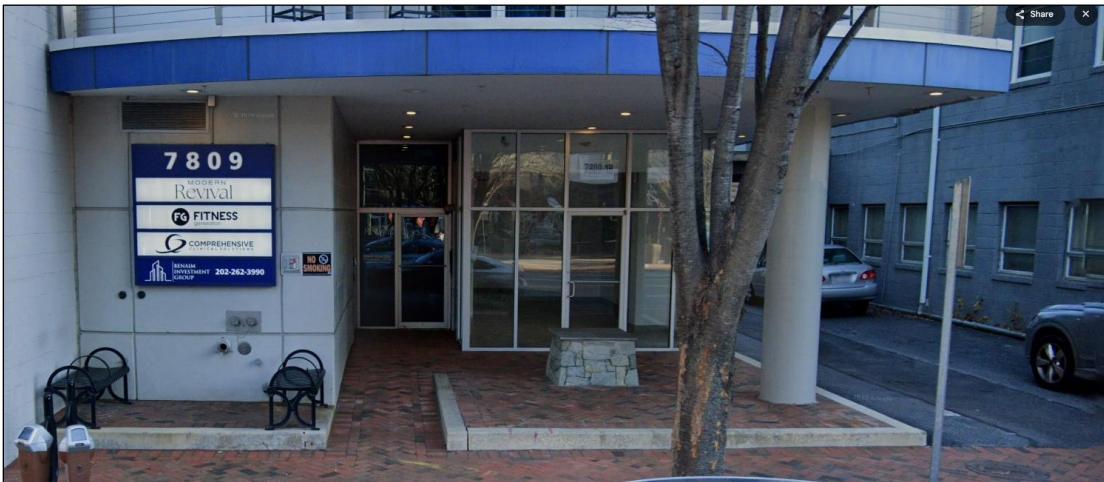


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Property Overview

7809 Woodmont Avenue (the “Property”) consists of 3,750 square feet of land zoned CR 3.0 improved by a 11,700 square foot mixed-use building built in 2009. The building has three (3) parking spaces. There is 3,000 square feet of vacant office space. The entire second (2nd) floor is in move-in condition. Building signage is available.

Main Entrance



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Bethesda Overview

Bethesda is an affluent, highly educated urban community in Montgomery County, Maryland, located just northwest of Washington, D.C. Once a rural way station for tobacco farmers, the area was transformed into a bustling suburb by the arrival of the streetcar in the late 19th century.

Downtown Bethesda is a major urban core for Montgomery County. Since a Metro station opened in the 1980s, the area has changed from a collection of auto repair shops to a vibrant hub for dining, shopping, and arts. With nearly 700 places to eat and drink, downtown offers an array of independent and upscale restaurants. Options range from celebrity chef-owned eateries to longtime staples like the Bethesda Crab House. The area features premier retail spaces, including the upscale Bethesda Row, which houses high-end boutiques and well-known brands. As an official Arts & Entertainment District, downtown is home to venues like the Round House Theatre and the Strathmore Music Center, which hosts concerts and art exhibits. The area also produces several annual arts events.

Beyond the downtown core, Bethesda encompasses a range of distinct neighborhoods.

Woodmont Triangle is a bustling district that combines historic buildings with modern development, featuring restaurants and art galleries. Chevy Chase is known for its tree-lined residential streets, parks, and top-ranked schools, appealing to families and retirees. Glen Echo is a quieter, more historic neighborhood near the Potomac River, home to Glen Echo Park.

Bethesda has a strong economy, a highly educated populace, and a high cost of living driven primarily by high housing costs. It is consistently ranked as one of the most affluent and educated communities in the U.S.. The median household income is over \$190,000, and a large portion of the population holds a bachelor's degree or higher. The local economy is bolstered by major institutions and corporations, including the National Institutes of Health (NIH), the Walter Reed National Military Medical Center, Marriott International, and Lockheed Martin.

Its closeness to Washington, D.C. is a major draw for commuters. The Bethesda Metro station provides a direct link to the city, and the Capital Crescent Trail offers an 11-mile path for cyclists and pedestrians. The Bethesda Circulator is a free bus service that helps residents navigate downtown. Numerous parks, including Cabin John Regional Park and the Carderock Recreational Area near the Potomac River, provide residents with green space and recreational opportunities.

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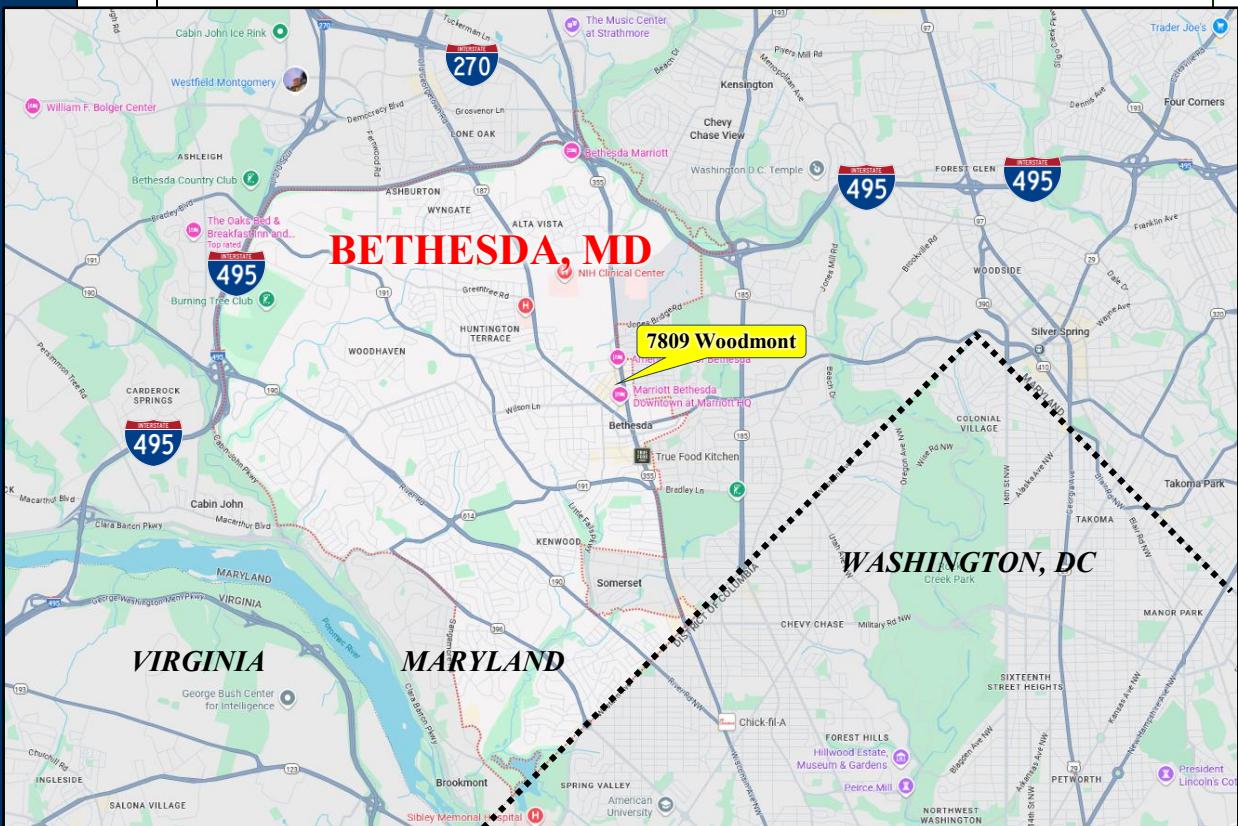


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Bethesda Overview



Round House Theatre



Bethesda Row



The Music Center at Strathmore



Glen Echo Park



Bowlero Bethesda



Cabin John Regional Park



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Washington, DC Area Overview

The Washington Metropolitan Statistical Area (MSA) covers approximately 4,000 square miles and is comprised of the District of Columbia and suburban jurisdictions in Northern Virginia (Fairfax, Loudoun, Prince William, Arlington and Stafford Counties, as well as the cities of Alexandria, Falls Church, Fairfax, and Manassas) and Maryland (Montgomery, Prince George's, Calvert, and Charles Counties).

The Washington Metropolitan Area is the sixth largest market in the United States with a population of approximately 6.3 million residents. The region's population:

- Added almost 55,000 new residents last year
- Has a growth rate of 1%
- Montgomery County has the third highest median household income (\$128,733) in the state of Maryland, making it one of the wealthiest counties in the United States.

Population growth will be spurred by the long-term strength of the region's economy. The region's population is projected to exceed 7 million by the year 2045 and DC itself will top 1 million. Approximately 84% of the population is between the ages of 18 and 64, providing the area a strong, dynamic and sizable work force. The median age of the population is a youthful 38.2 years.



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28
Years
1994-2022

A Member of  CORE
NETWORK

Property Details

Location

7809 Woodmont Avenue, Bethesda, Maryland 20814

Lot Size

3,750 square feet (0.86 acres)

Zoning

[CR-3.0 C-3.0 R-2.75 H-290](#) [\[Link to Allowable Use Table\]](#)

Year Built

2009

Building Area

11,700 gross

Construction

Masonry, steel and concrete.

Surface Parking Onsite

3 spaces

Roof

Flat roof, green roof, parapet walls, and sealed membrane.

Exterior Finishes

Masonry covered in custom aluminum panels.

Windows

Thermal windows in aluminum frames.

HVAC

Eight (8) independent HVAC units serving the retail, residential, commercial and common areas.

Sprinkler System

Fully sprinklered, wet.

Utilities

Gas, electric, public sewer & water

Property Taxes

\$61,907 (Levy Year 2025)

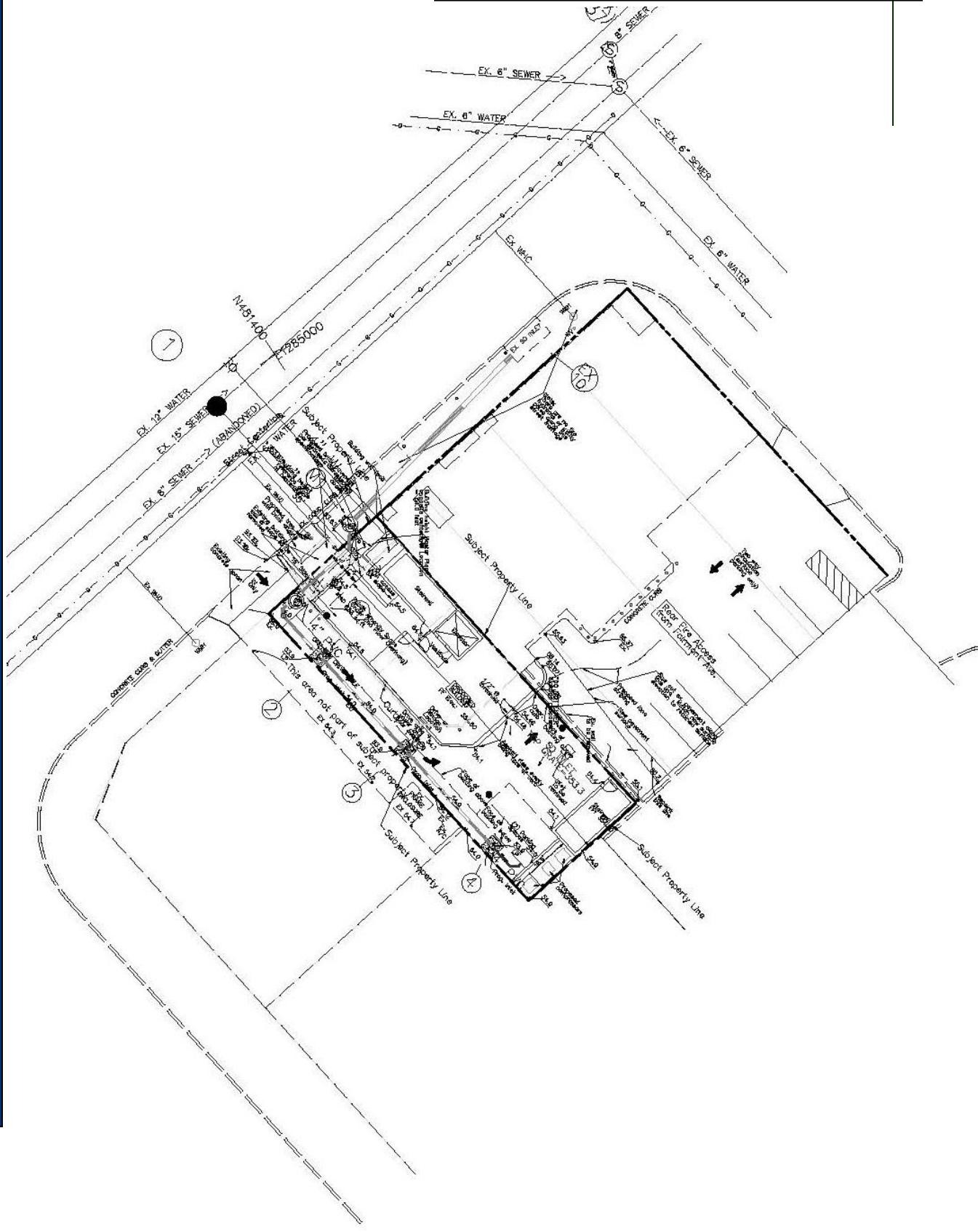
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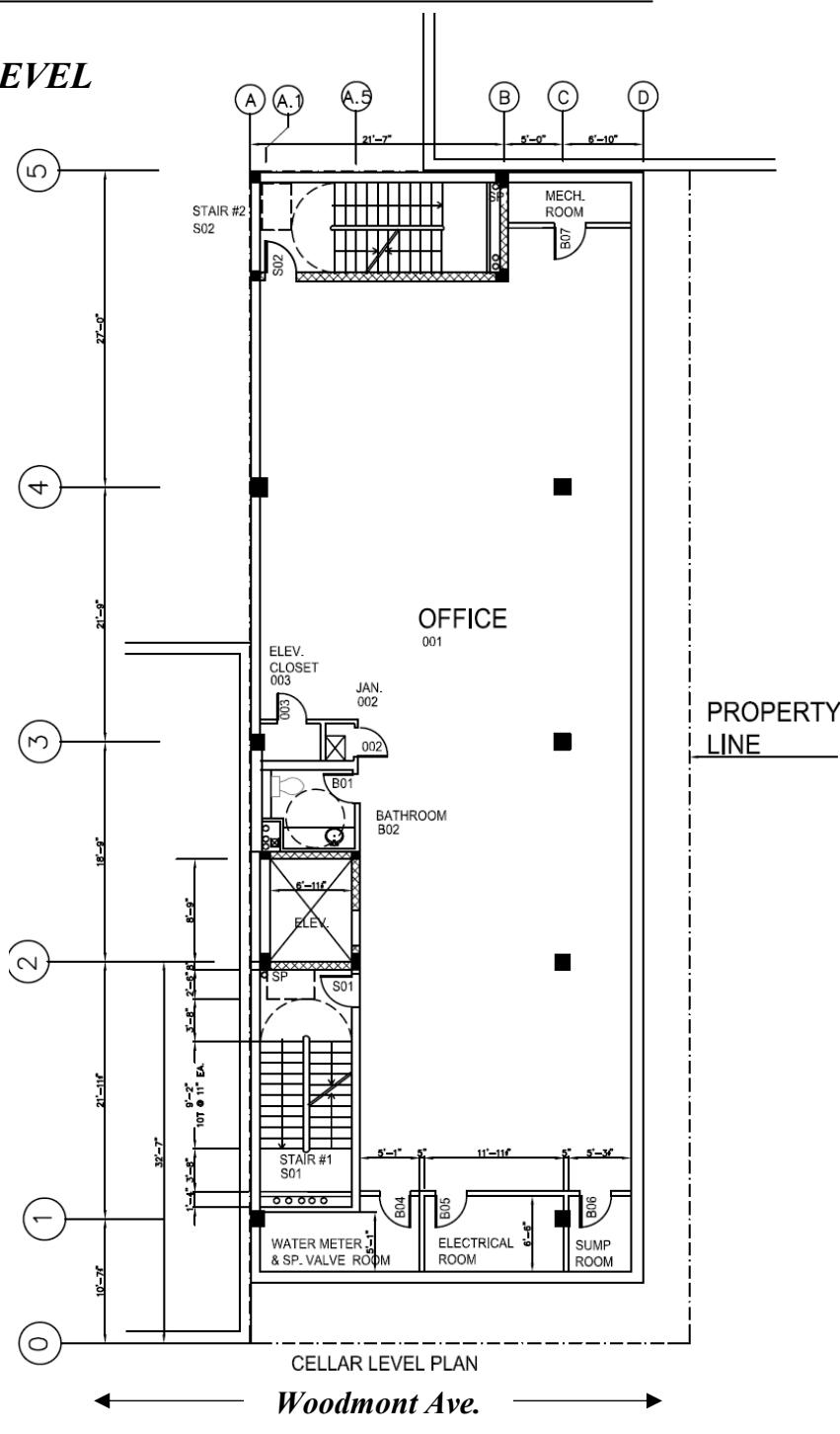




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Floor Plans

LOWER LEVEL



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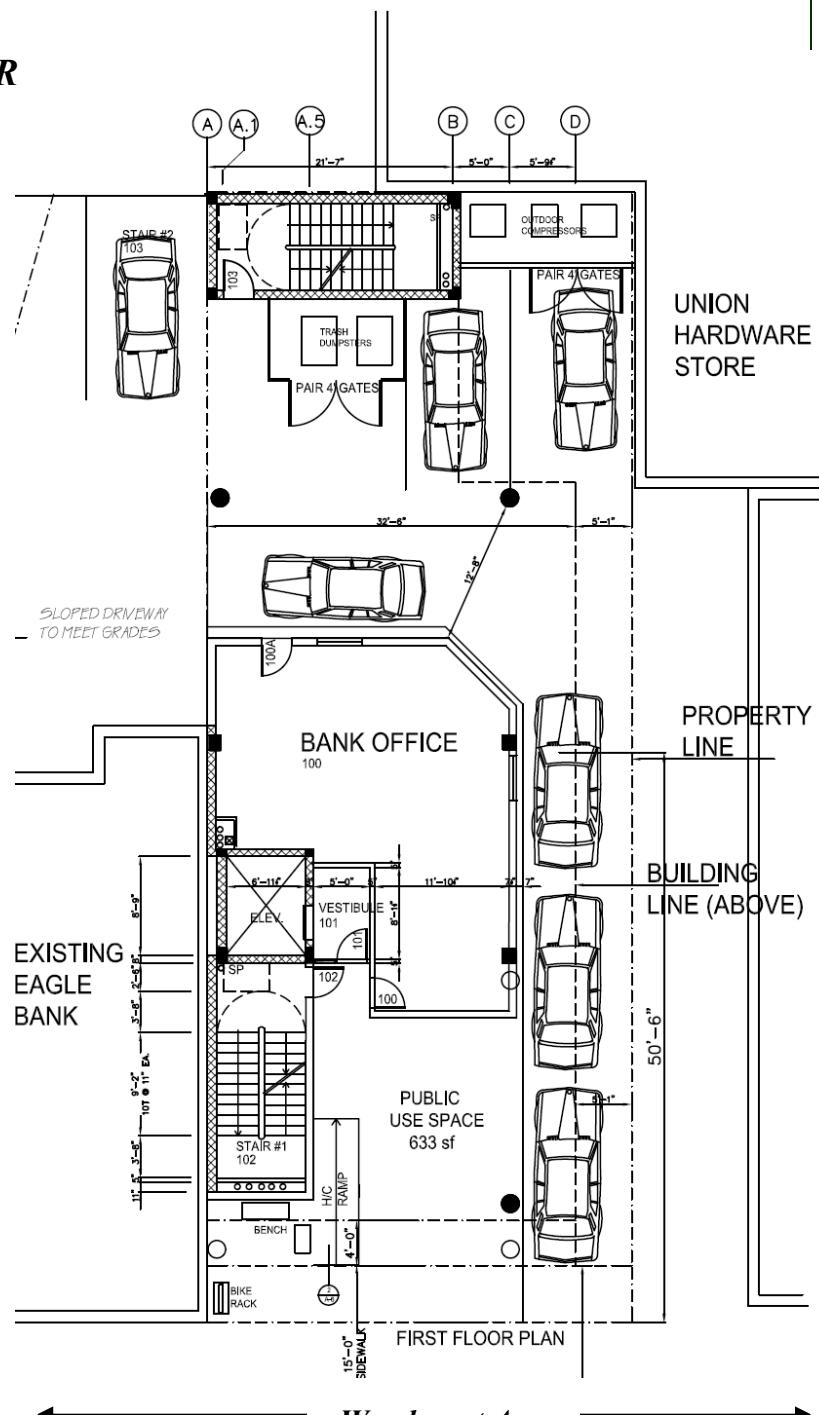
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EST. 1994



Floor Plans

FIRST FLOOR



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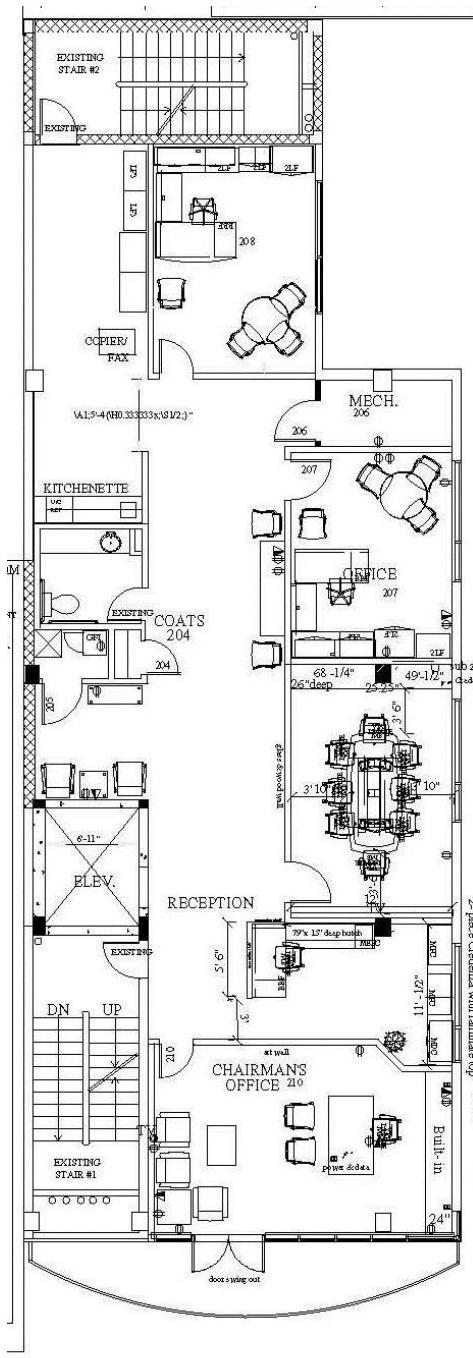
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Floor Plans

SECOND FLOOR



Woodmont Ave.

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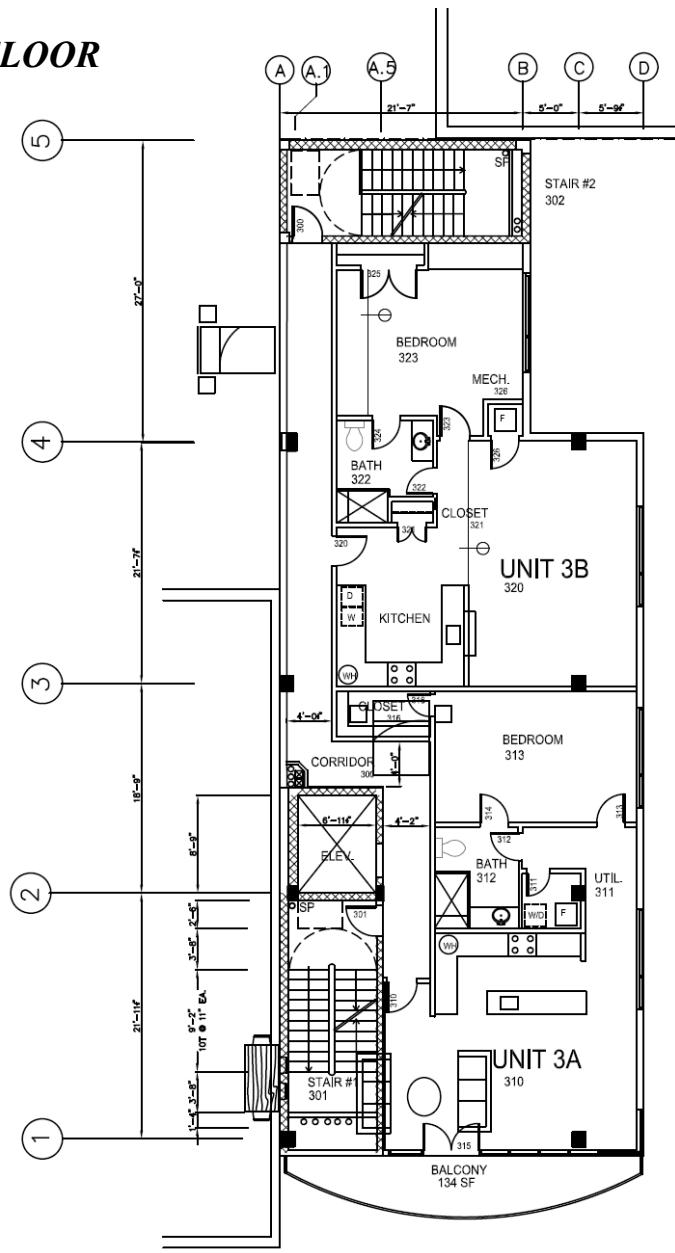
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Floor Plans

THIRD FLOOR



THIRD FLOOR PLAN

← →

Woodmont Ave.

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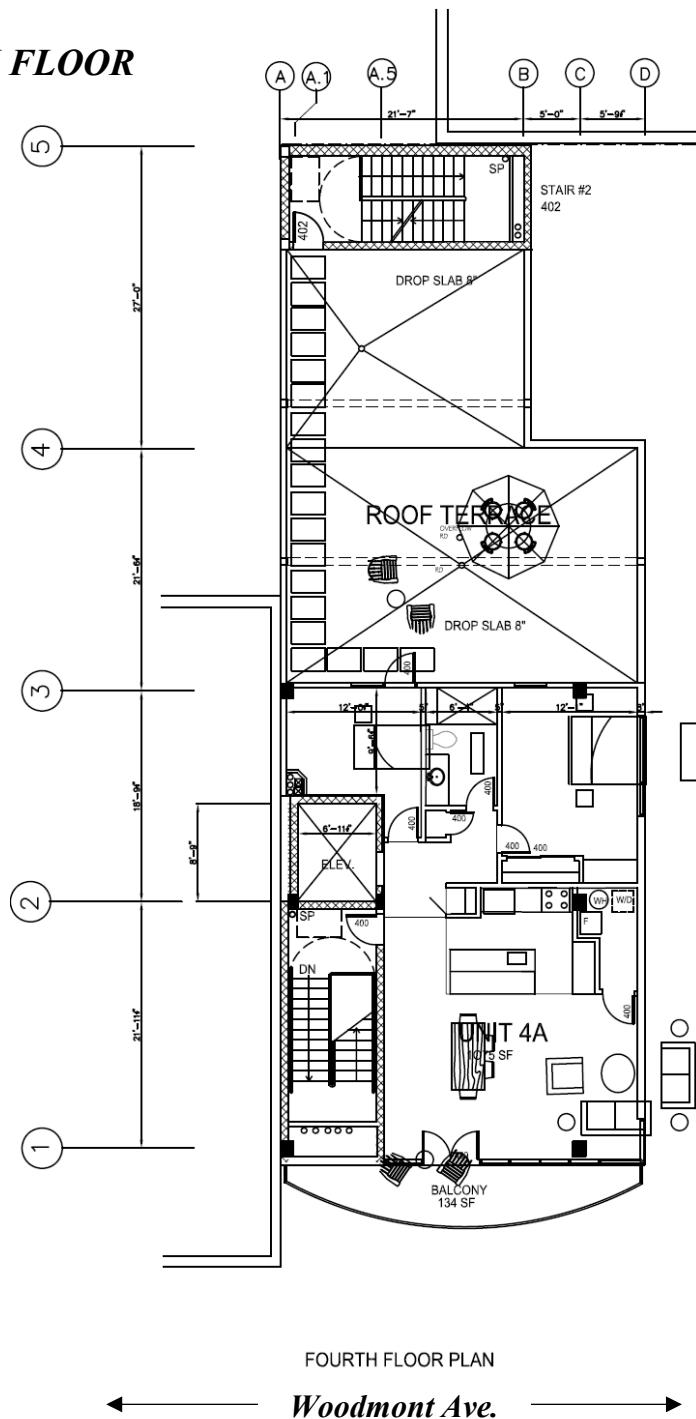
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Floor Plans

FOURTH FLOOR



FOURTH FLOOR PLAN

Woodmont Ave.

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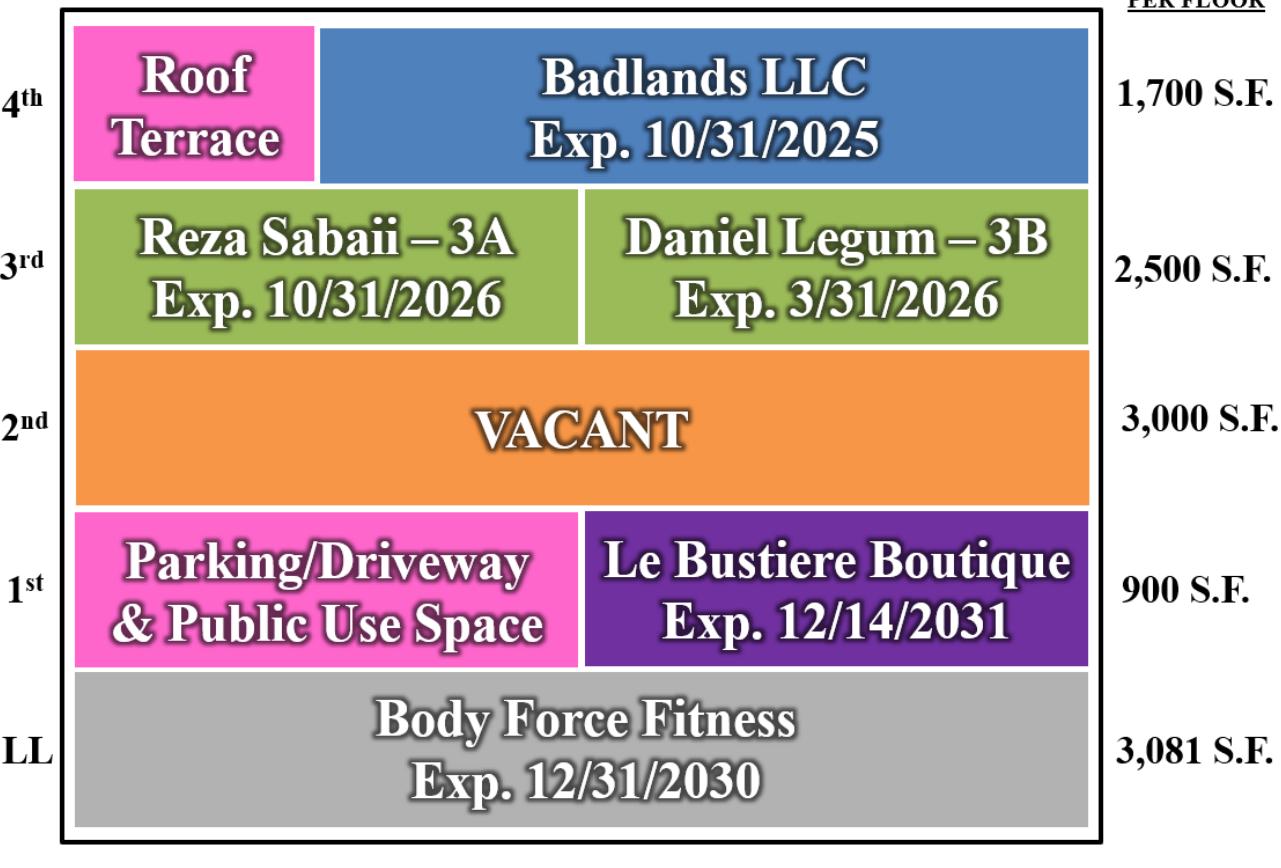


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Stacking Plan / Rent Roll as of 6/30/2025



7809 Woodmont Ave Rent Roll As of June 30, 2025

| Store# | Tenant | S.F. (approx.) | LCD | LED | Current Annual Rent | Current Monthly Base Rent | Monthly Gross Rent | Annual Rent Esc. | RE Tax | CAM | INS. | Security Deposit | Late Fee | Options |
|--|---|----------------|----------|----------|----------------------|---------------------------|--------------------|------------------|-----------------|---|-----------------|------------------|--------------|--|
| 1st Floor Retail | Le'Bustiere Boutique Corp. | 900 | 12/15/24 | 12/14/31 | \$45,000.00 | \$3,750.00 | \$4,530.00 | 2.75% | \$412.71 | \$386.66 | \$374.89 | \$5,000.00 | 10th day 5 % | Two 5-yr options w/ demo clause after 5th year |
| 3A Apartment Unit | Reza Sabaii, Capital Investment LLC | 1,250 | 10/01/21 | 10/31/26 | \$33,996.00 | \$2,833.00 | \$2,863.00 | 3.00% | N/A | N/A | N/A | \$2,600.00 | 10th day 5 % | N/A |
| 3B Apartment Unit - Extension - Full Service | Daniel Legum | 1,250 | 02/01/22 | 03/31/26 | \$41,224.20 | \$3,435.35 | \$3,470.35 | 3.00% | N/A | N/A - \$35 for water | N/A | \$2,800.00 | 10th day 5 % | One 1-yr w/ 6 mos. Notice |
| 4 Apartment Unit PH w/ Terrace | Badlands LLC | 1,700 | 11/01/21 | 10/31/25 | \$49,828.32 | \$4,152.36 | \$4,152.36 | 3.00% | N/A | N/A | N/A | \$3,800.00 | 10th day 5 % | N/A |
| Suite 200 | VACANT | 3,000 | N/A | N/A | \$0.00 | \$0.00 | \$0.00 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Lower Level | Body Force Fitness - Ken Yazge, Indiv. And Megan M. McCoy, Indiv. | 3,081 | 01/01/21 | 12/31/30 | \$88,550.88 | \$7,379.24 | \$7,599.24 | 3.00% | N/A | Tenant pays all utilities & pro rata share of increase over base yr - \$220 Utilities | N/A | \$6,000.00 | 10th day 5 % | One 5-yr w/ 9 months' notice |
| TOTALS FOR BUILDING: | | 11,181 | | | \$258,599.40 | \$21,549.95 | \$22,614.95 | | \$412.71 | \$641.66 | \$374.89 | | | |
| | | | | | Gross Annual: | \$271,379.40 | | | | | | | | |

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| 7809 WOODMONT AVE. EXPENSES JAN - DEC 2024 | |
|---|---------------------|
| Bank Service Charges | \$160.00 |
| Insurance | \$5,076.40 |
| Janitorial - Cleaning | \$6,120.00 |
| Landscaping - Snow Removal | \$978.00 |
| Licenses and Permits | \$250.00 |
| Management Fees | \$12,000.00 |
| Professional Fees - Accounting | \$2,315.70 |
| Professional Fees - Legal Fees | \$4,009.33 |
| Real Estate Taxes | \$55,285.80 |
| Repairs & Maintenance - Plumbing | \$570.00 |
| Repairs & Maintenance - Building Maintenance | \$1,514.08 |
| Repairs & Maintenance - Electrical Maintenance | \$178.00 |
| Repairs & Maintenance - Elevator Inspection | \$740.00 |
| Repairs & Maintenance - Elevator Maintenance | \$8,172.59 |
| Repairs & Maintenance - Fire and Elevator Alarm | \$3,311.44 |
| Repairs & Maintenance - Pest Control | \$605.61 |
| Repairs & Maintenance - Other | \$3,870.00 |
| Security System | \$604.30 |
| Taxes - Personal Property | \$303.00 |
| Telephone | \$4,762.24 |
| Utilities - Water | \$895.11 |
| Utilities - Other | \$9,631.10 |
| TOTAL EXPENSE: | \$121,352.70 |

OTHER INCOME/REIMBURSEMENTS JAN - DEC 2024

| | |
|--|-------------------|
| Other Income - Interest Income | \$362.11 |
| Other Income - Other | \$1,500.00 |
| Other Income - Tax Reimbursement | \$4,700.00 |
| Other Income - Insurance Reimbursement | \$431.00 |
| TOTAL OTHER INCOME: | \$6,993.11 |

Expenses Less Other Income/Reimbursement: **\$114,359.59**

INCOME / CURRENT RENT ROLL

| | |
|---|------------------|
| Current Effective Gross Income | \$271,379 |
| Plus Vacancy 1/1/2025 | \$120,000 |
| 2025 Fully Leased Gross Rent Potential | \$391,379 |

OPERATING EXPENSE 1/1/2024 – 12/31/2024

| | |
|-------------------------------------|--------------------|
| Total Operating Expenses | (\$114,360) |
| Current Net Operating Income | \$142,397 |
| Fully Leased Potential NOI | \$277,019 |

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