

DOWNTOWN BETHESDA MIXED-USE BUILDING EXCLUSIVE OFFERING FOR SALE

7809 Woodmont Avenue | Bethesda, Maryland 20814



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

Marketing Team:

William K. Montrose
301-961-9696 ext. 203
wmontrose@amrcommercial.com

Sam Farnum
301-961-9696 ext. 216
sfarnum@amrcommercial.com



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 *Years*
1994-2025



4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551 ♦ www.amrcommercial.com

TABLE OF CONTENTS

Executive Summary.....	3
Aerial Views	4
Property Overview	5
Bethesda Overview	6
Washington, DC Area Overview	8
Property Details	9
Plat	10
Floor Plans	11
Stacking Plan, Rent Roll	16
Income and Expenses	17

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.

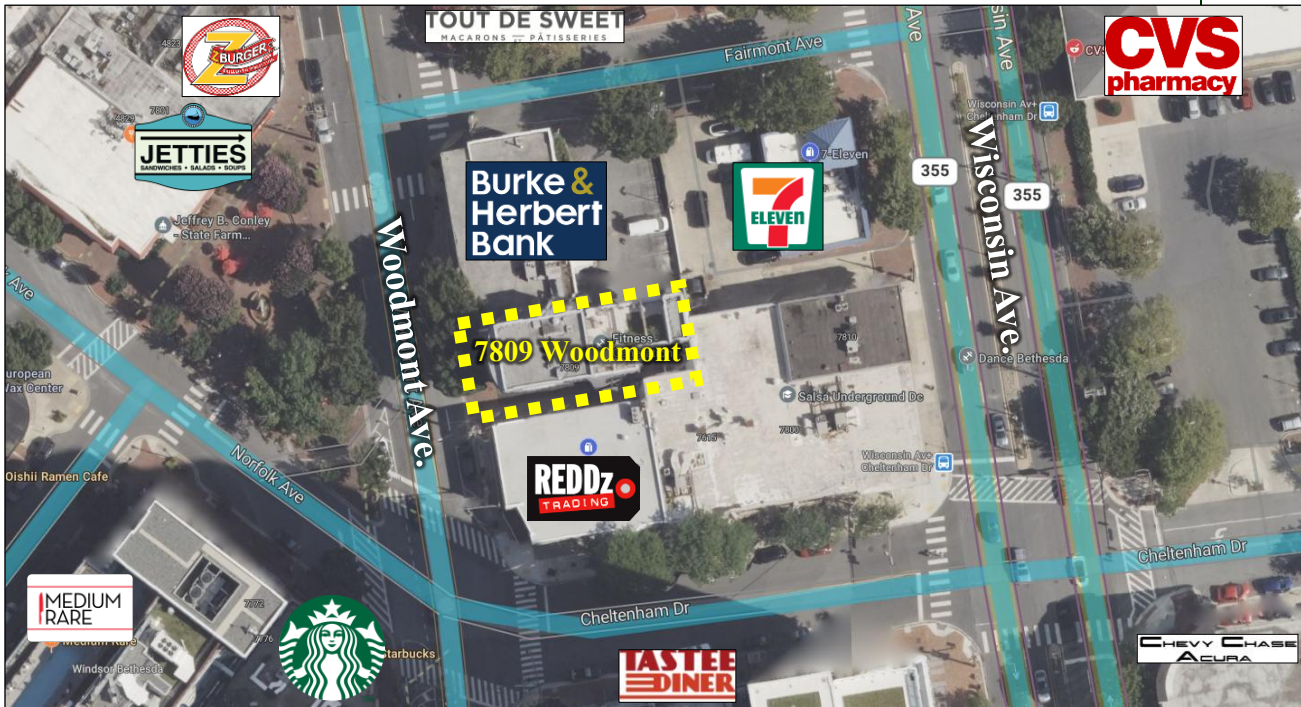
Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025





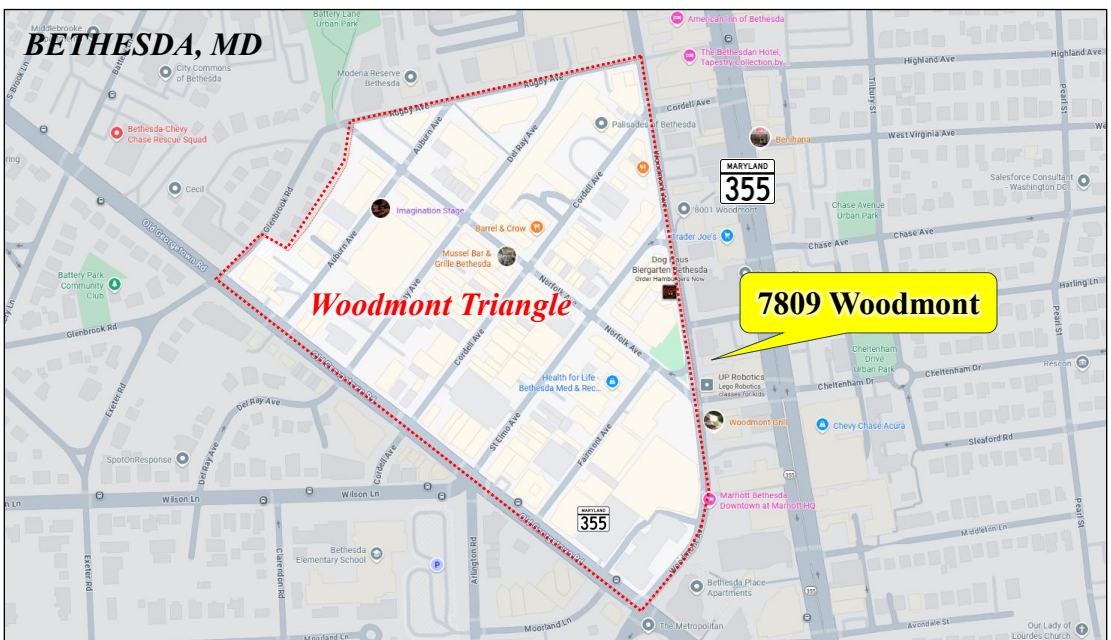
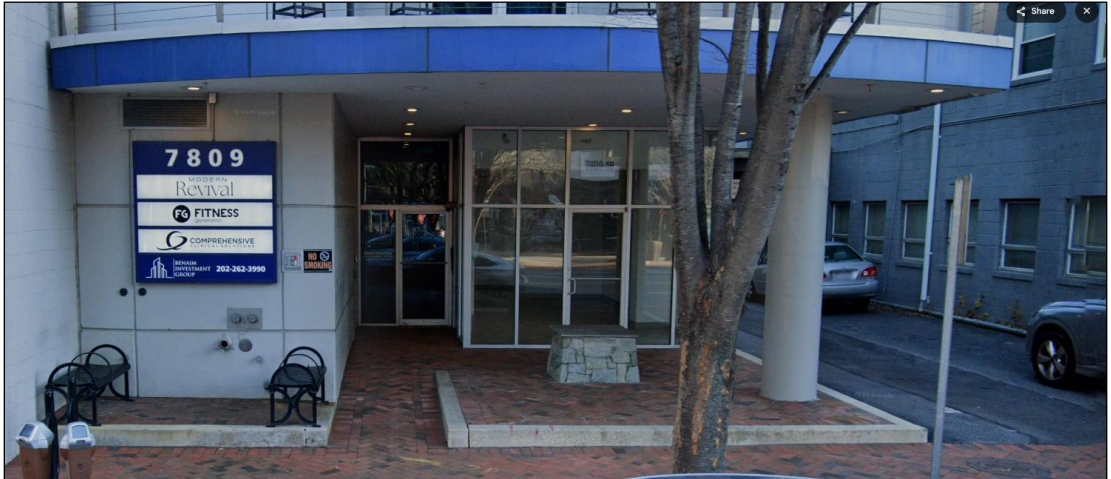
With proximity to Woodmont Triangle's best amenities, Bethesda Metro, and Marriott Headquarters, 7809 Woodmont is surrounded by 5.3 million square feet of office, over 5,000 residential units, and almost 600 hotel rooms within walking distance.



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



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



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.

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

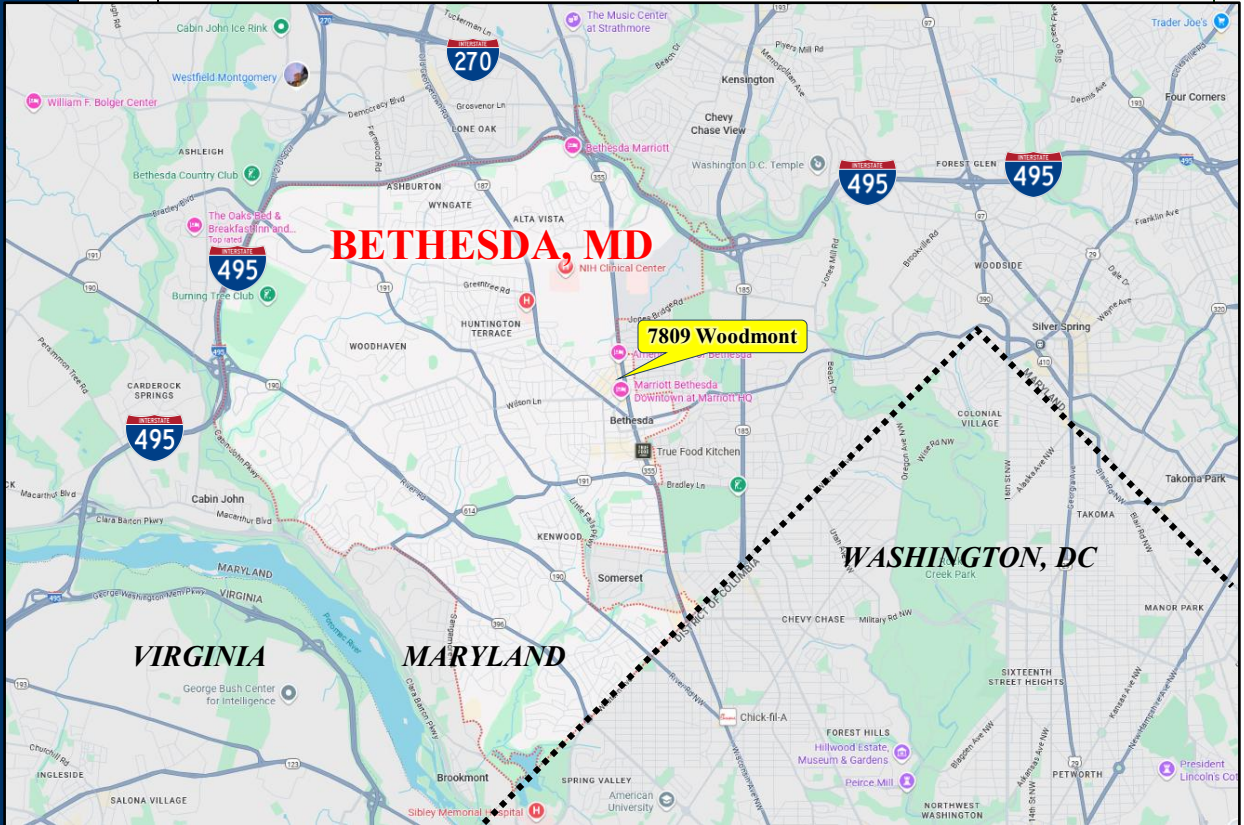


ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31
Years
1994-2025



Bethesda Overview



Round House Theatre



Bethesda Row



The Music Center at Strathmore



Glen Echo Park



Bowlero Bethesda



Cabin John Regional Park



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



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.



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
28 *Years*
1994-2022

A Member of **CORE**
NETWORK

8

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)

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

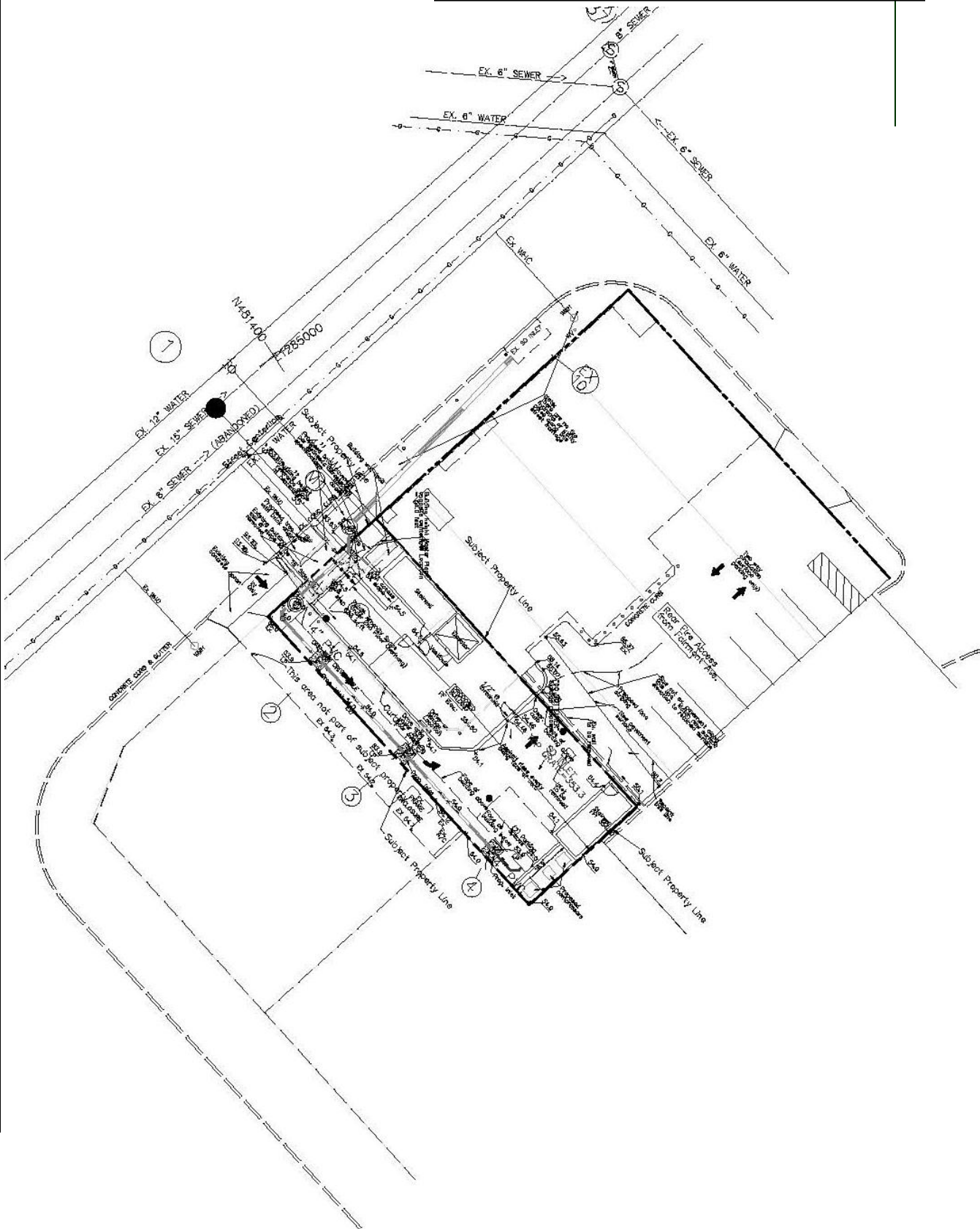


ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31
Years
1994-2025

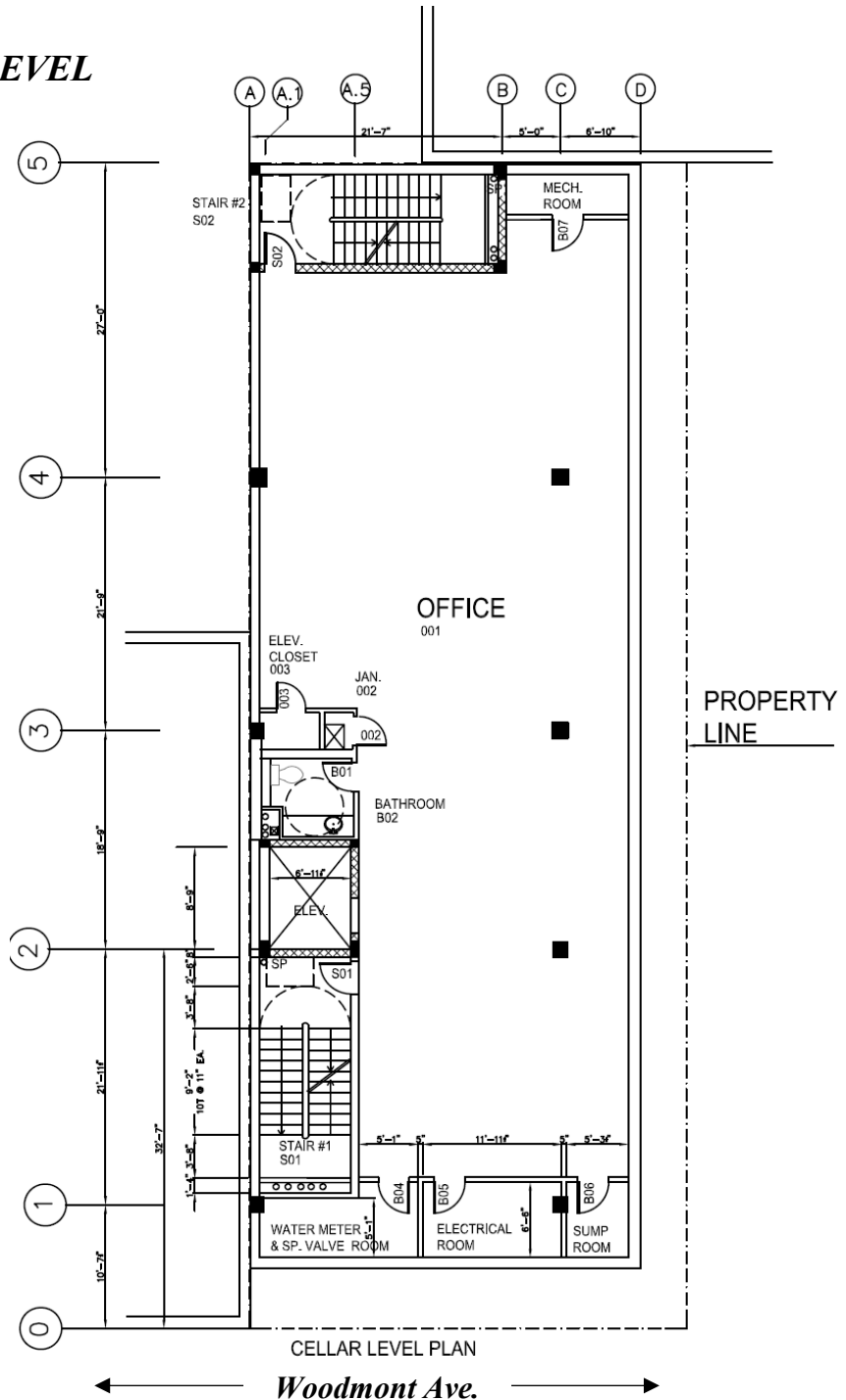


PLAT



Floor Plans

LOWER LEVEL



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



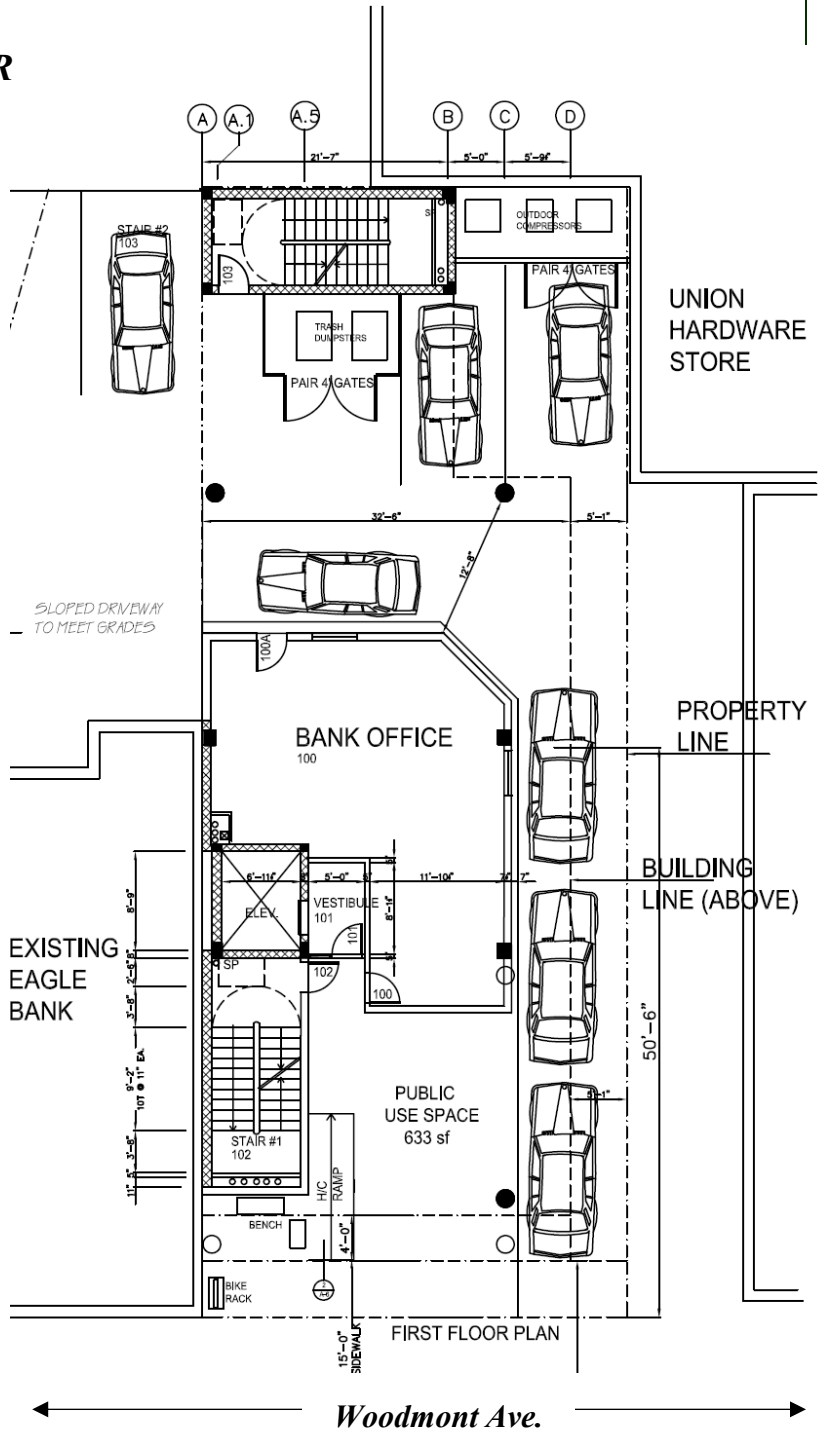
ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



Floor Plans

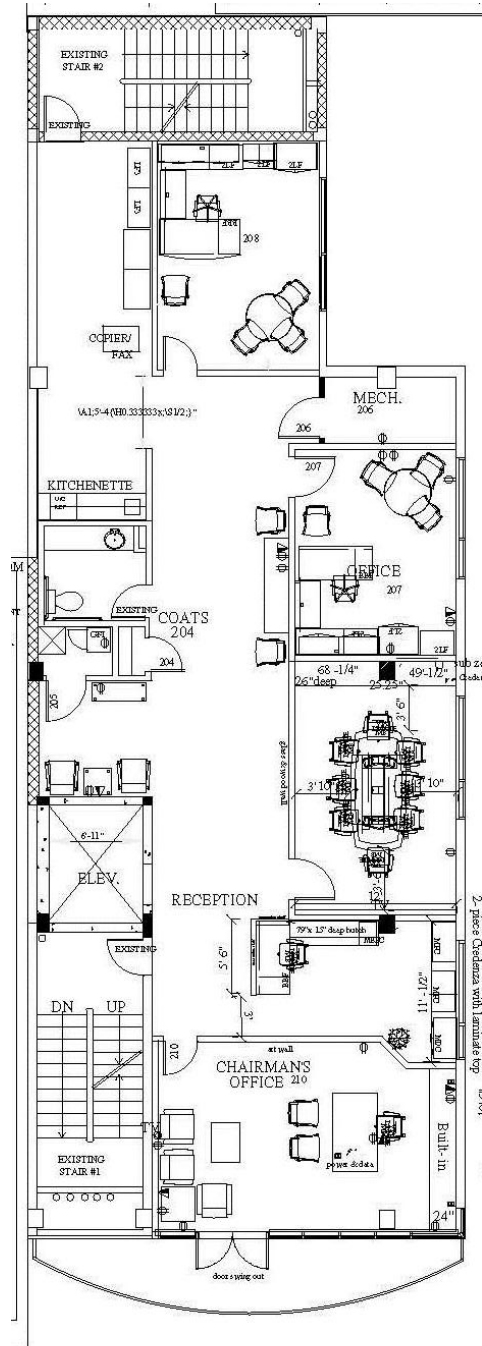
FIRST FLOOR



Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

Floor Plans

SECOND FLOOR



SECOND FLOOR PLAN

← Woodmont Ave. →

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



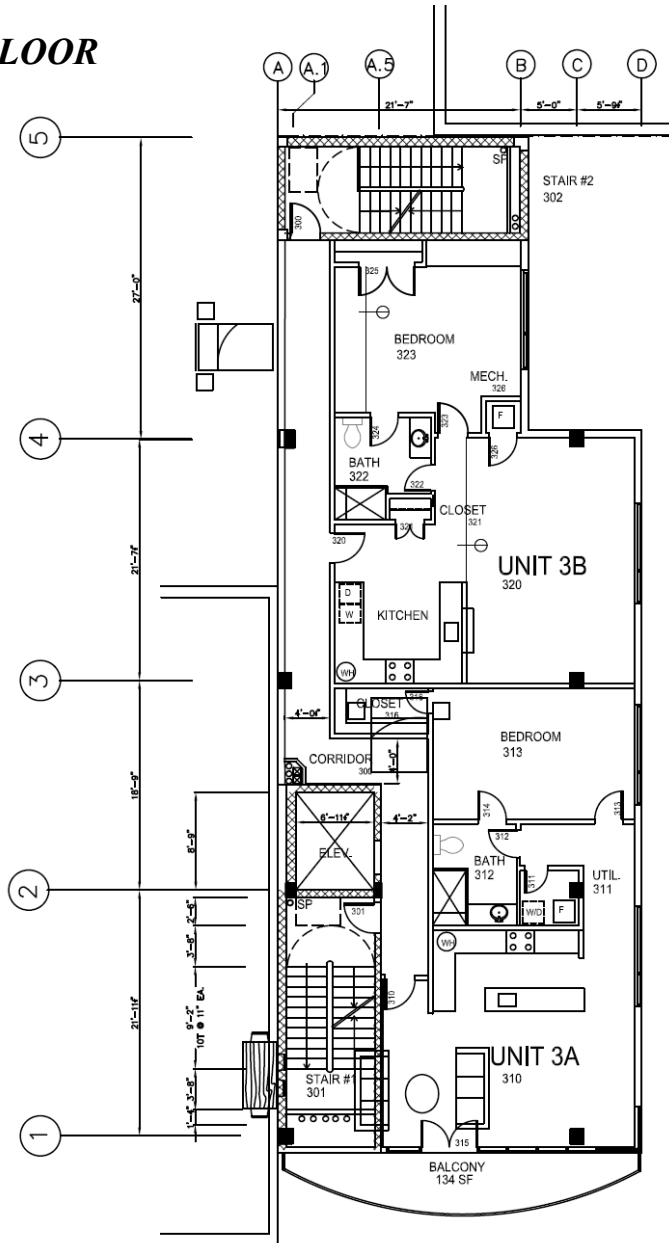
ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



Floor Plans

THIRD FLOOR



THIRD FLOOR PLAN

← Woodmont Ave. →

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



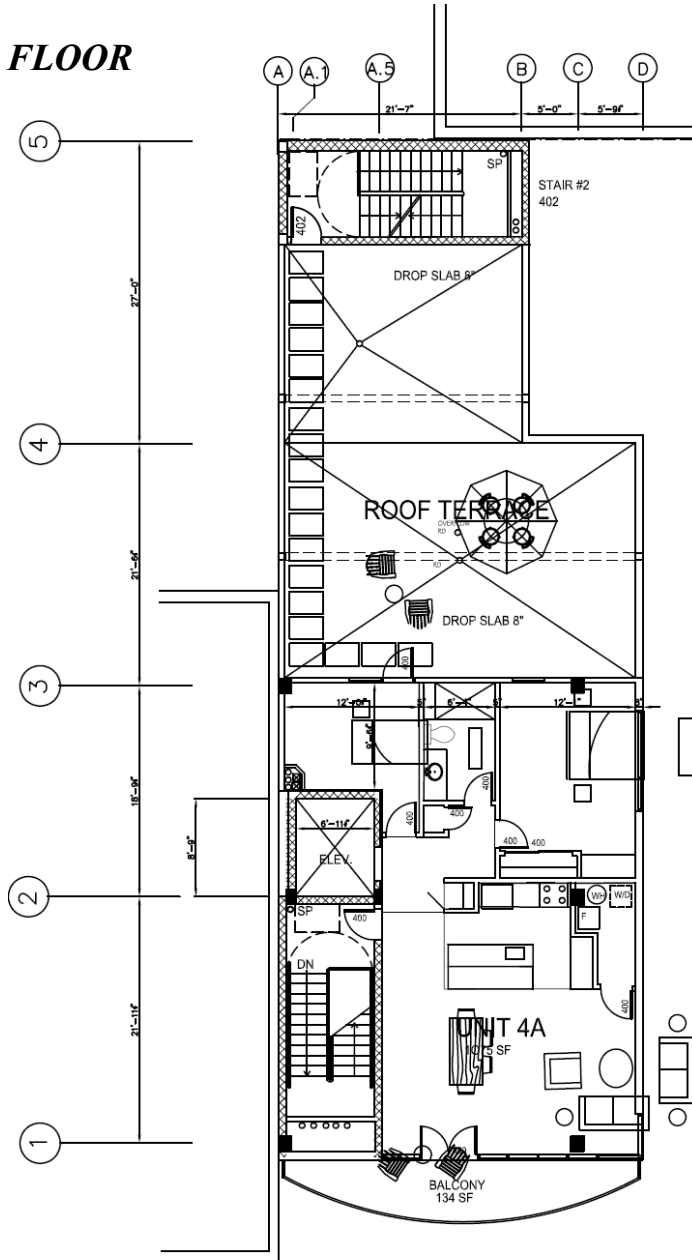
ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



Floor Plans

FOURTH FLOOR



FOURTH FLOOR PLAN

← Woodmont Ave. →

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage
Est. 1994

Celebrating
31 Years
1994-2025



**TOTAL
LEASABLE S.F.
PER FLOOR**

4 th	Roof Terrace	Badlands LLC Exp. 10/31/2025	1,700 S.F.
3 rd	Reza Sabaii – 3A Exp. 10/31/2026	Daniel Legum – 3B Exp. 3/31/2026	2,500 S.F.
2 nd	VACANT		3,000 S.F.
1 st	Parking/Driveway & Public Use Space	Le Bustiere Boutique Exp. 12/14/2031	900 S.F.
LL	Body Force Fitness Exp. 12/31/2030		3,081 S.F.

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							

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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
----------------------------	-----------