

**Investment Opportunity Arlington, VA 22205** 



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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 Verity Commercial in compliance with all applicable fair housing and equal opportunity laws.

Verity Commercial | 1821 Michael Faraday Drive, Suite 208 | Reston, VA 20190 703.435.4007 | veritycommercial.com



## SITE OVERVIEW



## **Investment Highlights**

- Recently renovated residential property in the heart of Arlington
- Affluent Neighborhood: Highincome area with rising home values and scarce multifamily investment opportunities.
- Property consists of 8 Units:
   4 furnished and 4 unfurnished
- Airbnb opportunities
- On site laundry room
- Keyless Entry
- Street parking
- High-end living experience tailored for business travelers, professionals, and long-term guests.
- Short & Long-Term Rentals
   Tailored to Corporate Needs.



## OFFERING SUMMARY



#### **OFFERING**

Pricing	Contact Broker
NOI After Expenses* (Corporate Rental)	Contact Broker
NOI After Expenses* (Corporate Rental + Long Term Rental)	Contact Broker
Cap Rate	Contact Broker

#### **PROPERTY SPECIFICATIONS**

	Property Address	1217 N Kensington Street, Arlington, VA 22205	
	Land Area	0.34 AC/ 14,780 SF Lot	
	Totally Remodeled	2025	
	Gross Building Area	7,350 SF	
	Franchisor	1217 Kensington LLC	
	Corporate Rental Occupancy Rate	90%	
	Corporate Rental + Long Term Rental Occupancy Rate	95%	
	Typical Floor	3,233 SF	
	Zoning	RA14-26	
	Submarket	Westover Village	

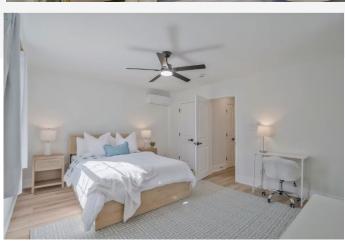


# EFFICIENCY, CONVENIENCE, AND COMFORT

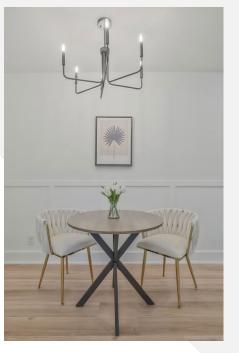




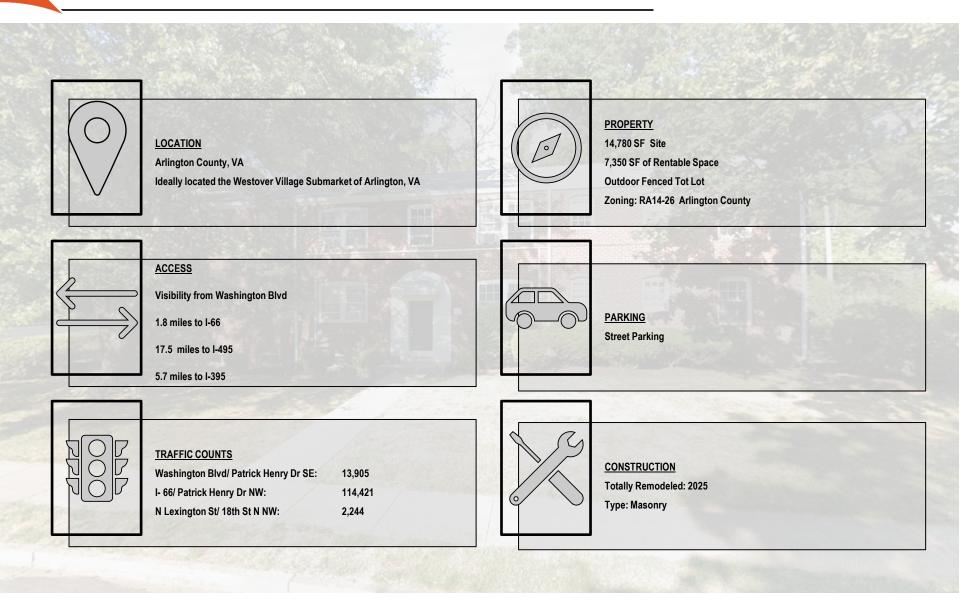
Prime Location
Close to Business
Hubs, Transport,
and Entertainment







## PROPERTY OVERVIEW





## PRIME ARLINGTON LOCATION











Discover the vibrant energy of Arlington, Virginia, a prime location for multi-family and office building investors. Surrounding the area, you'll find a wealth of amenities, including a variety of restaurants, cafes, and shops, perfect for business meetings and after-work activities. With its proximity to the heart of the nation's capital, the area offers easy access to major business and government centers, making it an ideal choice for investors seeking a strategic location. Nearby points of interest include the iconic Arlington National Cemetery, the Pentagon, and the bustling Ballston Quarter, providing endless opportunities for networking and entertainment. Explore the potential that this dynamic location has to offer for your next commercial investment.





## **ELEGANTLY APPOINTED UNITS**

Sleek, functional kitchens tailored for seamless meal preparation and bathrooms that offer a sanctuary for relaxation are thoughtfully designed to blend modern aesthetics with everyday convenience, ensuring each space caters to both style and practicality.





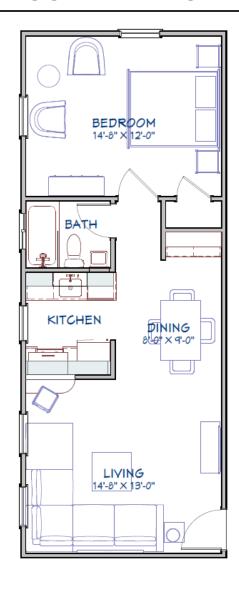




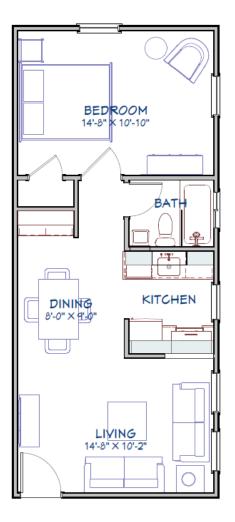




## FLOOR PLAN - ONE BEDROOM A&B



1217 KENSINGTON ONE BEDROOM - A



1217 KENSINGTON ONE BEDROOM - B



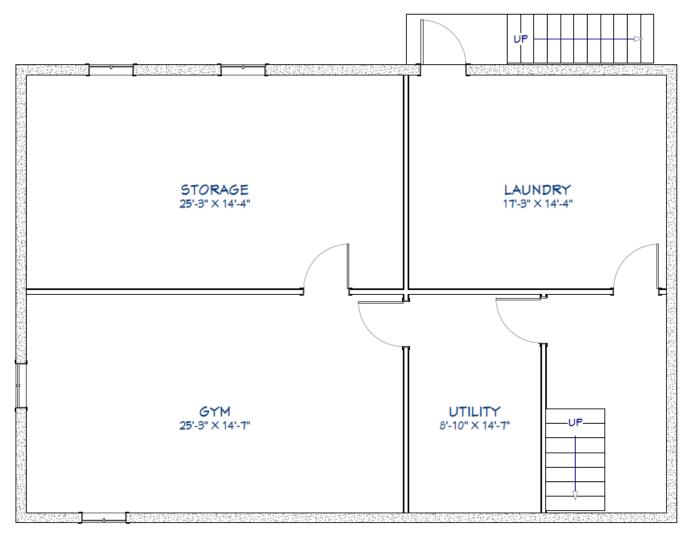






TYPICAL RESIDENTIAL FLOOR PLAN





BASEMENT FLOOR PLAN



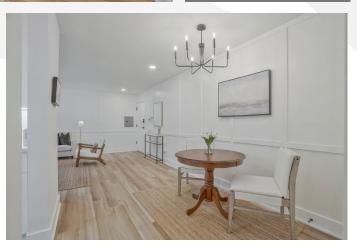
## SHORT TERM AND LONG-TERM RENTALS





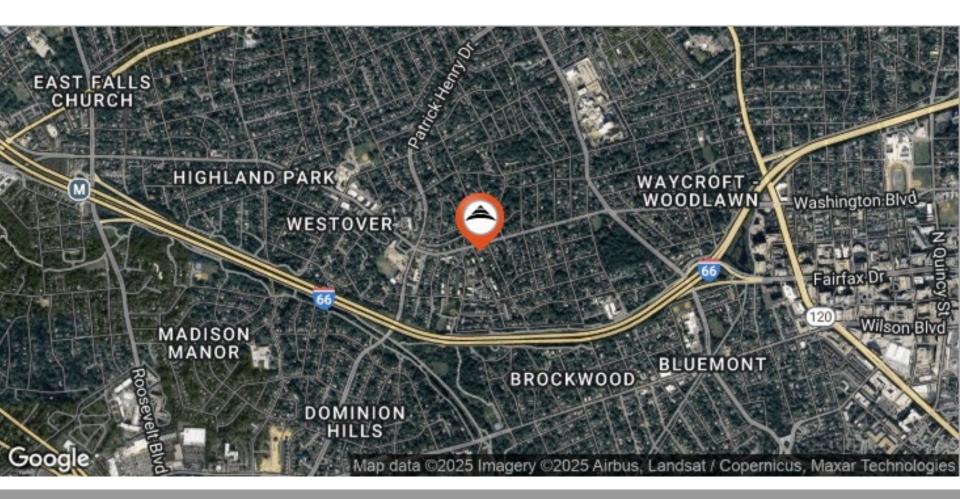
Fully Furnished
High-end
Furniture, Kitchen,
and Workspaces.











1217 N Kensington Street is conveniently located near top-rated schools, including Cardinal Elementary, Swanson Middle School, and Yorktown High School. With its proximity to Ballston and East Falls Church Metro stations, the neighborhood provides easy access to the rest of Arlington and Washington, D.C., making it a perfect blend of suburban tranquility and urban convenience.

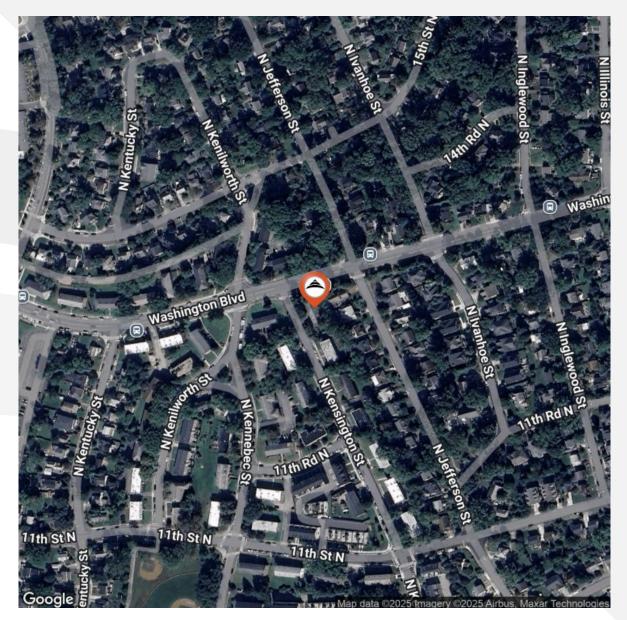


### **ARIAL MAP**

1217 N Kensington Street in Arlington, VA, is well-connected to various transit options, making it convenient for residents and visitors. The property is located near the Ballston-MU and East Falls Church Metro stations, both part of the Orange and Silver Lines of the Washington Metro system. These lines provide easy access to key destinations in Arlington, Washington, D.C., and beyond.

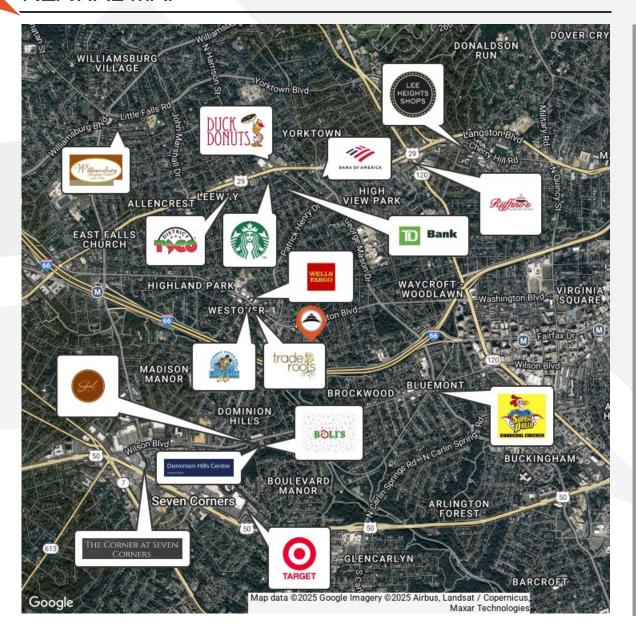
Additionally, Arlington is served by an extensive Metrobus network, offering routes that connect neighborhoods and provide access to nearby amenities. The area also benefits from Arlington Transit (ART) buses, which offer local routes tailored to the community's needs.

For those who prefer cycling or walking, the nearby W&OD Trail provides a scenic and practical route for commuting or recreation. With these options, the area offers a blend of accessibility and convenience for daily travel.





### REATIAL MAP



Westover Village in Arlington,
Virginia, is a charming and vibrant
submarket that blends a small-town
feel with urban convenience. Known
for its walkable streets and
community-oriented atmosphere, it
features a variety of local businesses,
including the beloved Italian Store,
offering gourmet Italian specialties,
and the Westover Market Beer
Garden, a popular spot for fresh,
locally sourced meats and an
impressive beer selection.

The area also hosts the Westover Farmers Market, where residents can find fresh produce and artisanal goods. With its mix of unique shops, cozy cafes, and essential services, Westover Village provides a welcoming and convenient neighborhood experience for its residents.

The surrounding area is home to bustling shopping centers like the Pentagon City Mall, featuring a mix of high-end retailers and popular brands, as well as charming local boutiques scattered throughout neighborhoods like Clarendon and Ballston.



## The Kensington

### ARLINGTON COUNTY CRE MARKET



Arlington is an urban county located across the Potomac River from Washington, DC

Land area: 25.8 square miles



Population Density: 9,058 persons per square mile

Arlington's population reached 240,900 people in 2024.

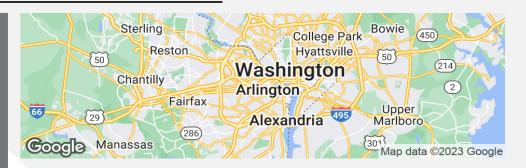


11 of the 86 stations in the Washington Metropolitan Area Transit Authority's (WMATA) Metrorail system are in Arlington



Arlington is one of the most highly educated localities in the Nation, with 78% holding a bachelor's degree or higher.

Data from arlingtonva.us/Government/Projects/Data-Research/Fast-Facts
© 2025 Arlington County Virginia



Arlington County, VA has a thriving commercial real estate market due to its proximity to Washington, DC, and its strategic location within the broader Northern Virginia region.

Arlington features vibrant retail and entertainment areas, such as Virginia Square, Clarendon, Ballston, Crystal City, and Rosslyn. These neighborhoods attract a mix of residents and tourists, supporting a diverse range of shops, restaurants, and entertainment venues.

The demand for housing, both rental and ownership, remained strong in Arlington County. Developers continued to invest in residential projects, including apartment buildings and condominiums, to accommodate the growing population and workforce.

The county has been committed to transit-oriented development, with several areas well-connected by public transportation, including the Metrorail system. This approach encourages mixed-use developments near transit hubs, making the area attractive to businesses and residents alike.

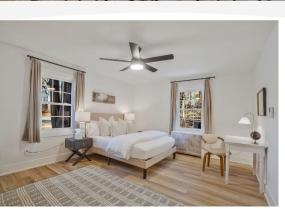
Arlington is known for its extensive office space market, with numerous high-rise buildings and mixed-use developments. Many government agencies, technology companies, and defense contractors have their headquarters or regional offices in the county.



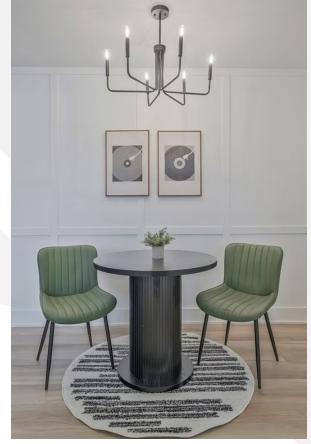
## **BUSINESS-READY AMENITIES**



Elegantly designed living rooms and bedrooms inspire relaxation and warmth, featuring cozy furniture and carefully curated details to create a serene and welcoming environment in every space.



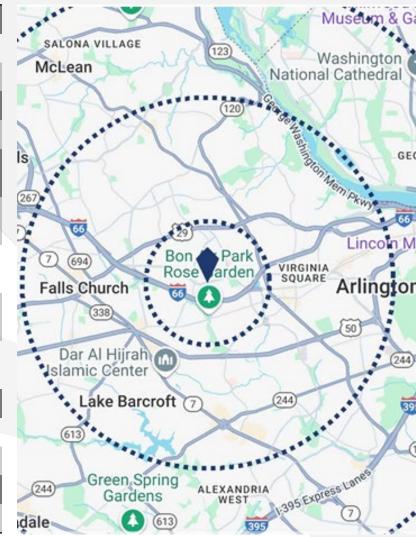






## AREA DEMOGRAPHICS

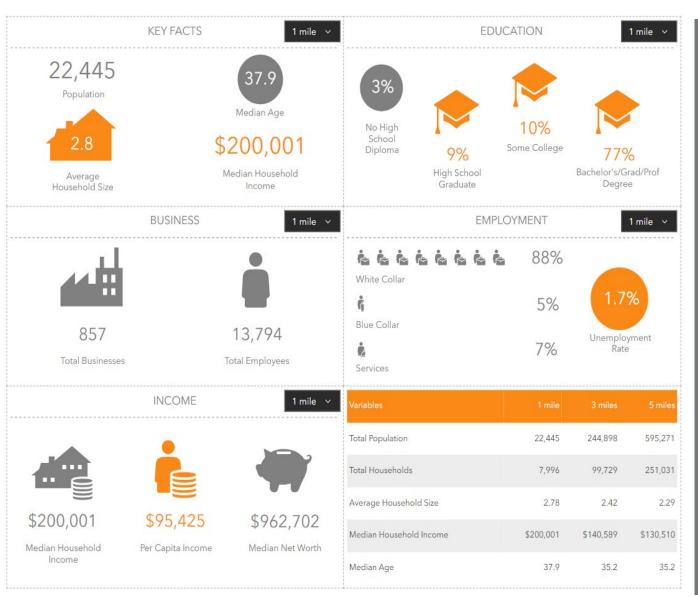
Population (2024)	1 Mile	3 Miles	5 Miles
Est. Population	21,176	234,422	569,372
Median Age	39.4	37.2	37.2
Household & Growth (2024)			
Est. Households	7,507	95,472	242,029
Population by Occupation Classification (2024)			
Civilian Employed	235 1.40%	135,678 71.33%	331,354 71.09%
Civilian Unemployed	565 1.36%	3,223 1.69%	8,314 1.78%
Civilian Non-Labor Force	4,107 24.52%	49,117 25.82%	121,662 26.10%
Armed Forces	124 0.74%	2,207 1.16%	4,807 1.03%
Income (2024)			
Avg Household Income	\$193,637	\$158,106	\$150,115
Median Household Income	\$178,480	\$125,810	\$119,273
Consumer Spending (2024)			
Total Spending	\$352,640,237	\$3,750,996,717	\$9,116,418,086



This table contains data provided by CoStar. ©2023 | ©2024 CoStar



### **KEY DEMOGRAPHICS**



#### <u>Top Private Employers</u> (<u>Listed in Alphabetical Order</u>)

Accenture

Amazon

**Bloomberg Industry** 

**Booz Allen Hamilton Services** 

Deloitte

Gartner

Guidehouse

Lidl

**Lockheed Martin** 

Nestle

Marriott International

Virginia Hospital



## **VERITY ADVISOR**

## Oyku Hanna

Principal ohanna@veritycommercial.com 202.257.2456 1821 Michael Faraday Drive #208 Licensed Real Estate Broker (VA, MD, DC)







