

SINGLE TENANT NNN

Retail Condo Investment Opportunity



Dark Occupancy with 5+ Years Remaining | Dense Downtown Corridor - High Foot Traffic



3707-3711 14th Street NW

WASHINGTON DISTRICT OF COLUMBIA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Real Estate Broker: Andrew Fallon, SRS National Net Lease Group, LP | DC License No. BR4000436



OFFERING

Pricing	\$2,124,000
Net Operating Income	\$120,000
Cap Rate	5.65%

PROPERTY SPECIFICATIONS

Property Address	3707-3711 14th Street NW Washington, District of Columbia 20010
Rentable Area	3,000 SF
Land Area	0.03 AC
Year Built	2017
Tenant	7-Eleven (Dark)
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	None
Lease Term	5+ Years
Increases	10% Increases at Beg. of Each Option
Options	2 (5-Year)
Rent Commencement	12/15/2015
Lease Expiration	3/30/2031
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7-Eleven	3,000	12/15/2015	3/31/2031	Current	-	\$10,000	\$120,000	2 (5-Year)
(Corporate Guaranty)				Option 1	10%	\$11,000	\$132,000	
				Option 2	10%	\$12,100	\$145,200	

5+ Years Remaining | Recent Extension | Scheduled Rental Increases | Established Brand

- The tenant recently extended their lease and now has 5+ years remaining with 2 (5-year) options to extend, demonstrating their commitment to the site
- The tenant is currently dark, creating a compelling value-add opportunity through future retenanting or redevelopment
- Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada

NNN Lease | Fee Simple | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains all aspects of the premises
- Tenant pays (reimburses) for all condo fees
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Ground Floor Retail Condo | Easy Ownership | Dense In-Fill Corridor

- Quincy at 14th is a 5-story condo building with 20 units above the 7-Eleven ground floor retail condo
- The NNN lease and condo ownership allows for easy management of a passive investment property
- This location is just 3 blocks from the Georgia Ave Petworth Metro Station and within walking distance of the shopping dining and entertainment venues in th 14th Street Corridor

Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Schools & Medical Center

- The site is ideally located in a dense retail corridor, with numerous nearby national/credit tenants including Home Depot, Target, McDonald's, Ross, Old Navy, Burlington, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Catholic University of America (3,177 students), MedStar Washington Hospital Center (912 beds), and Washington VA Medical Center (164 beds), further increasing consumer traffic to the site

Strong Demographics in 5-mile Trade Area | Direct Consumer Base

- More than 837,000 residents and 823,000 employees support the trade area, providing a direct consumer base from which to draw
- Affluent average household income 187,339

Signalized, Hard Corner Intersection | Excellent Visibility

- The asset is located at the signalized, hard corner intersection of Quincy St NW and 14th St NW, which combined average 9,600 VPD
- The asset has excellent visibility via significant street frontage

PROPERTY PHOTOS



PROPERTY OVERVIEW



LOCATION



Washington, District of Columbia
Washington-Arlington-Alexandria MSA

PARKING



There are approximately 5 parking spaces on the owned parcel.
The parking ratio is approximately 1.83 stalls per 1,000 SF of leasable area.

ACCESS



Quincy Street NW: 1 Access Point

PARCEL



Condo Interest

TRAFFIC COUNTS



14th Street NW: 9,600 VPD
Rhode Island Avenue NW/U.S. Highway 1: 31,100 VPD

CONSTRUCTION



Year Built: 2017

IMPROVEMENTS

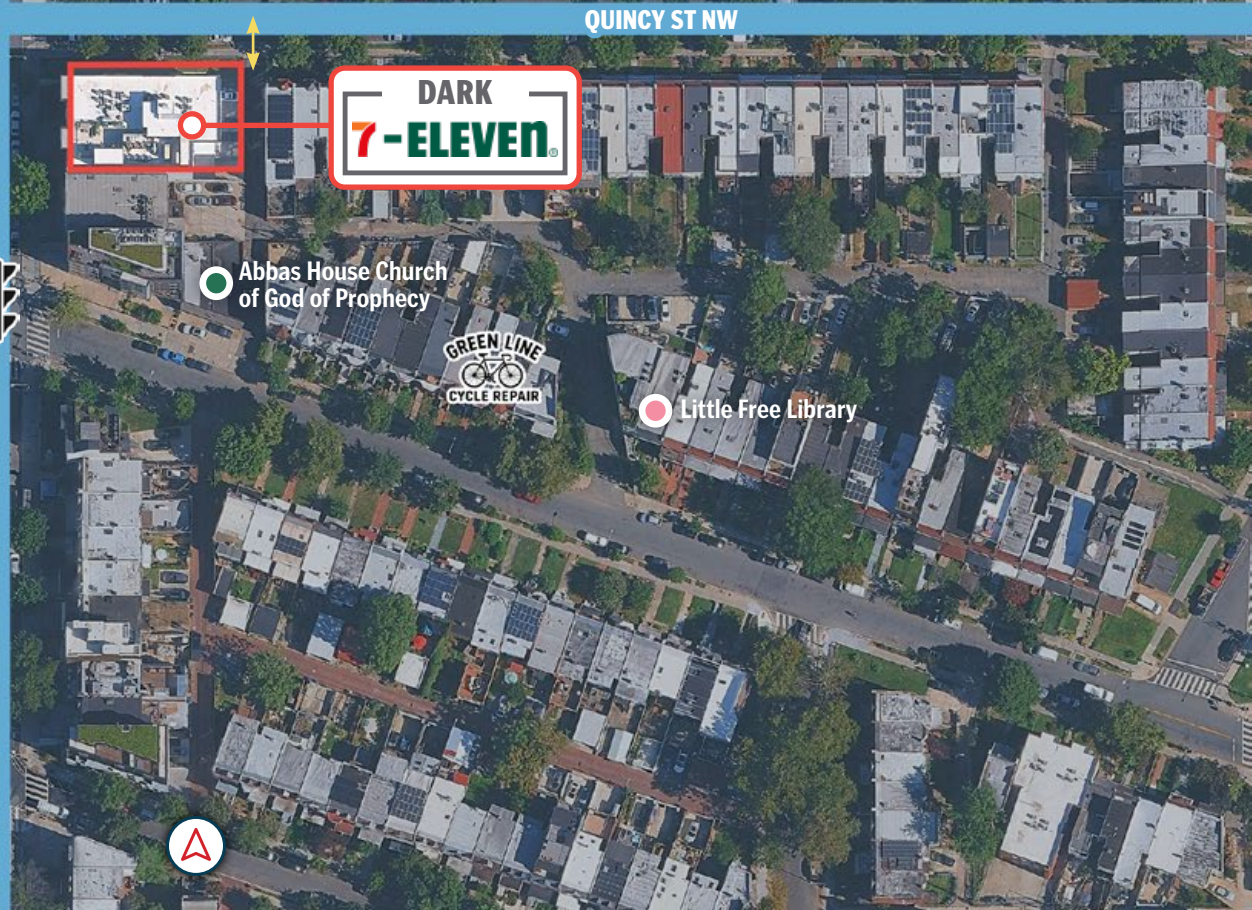
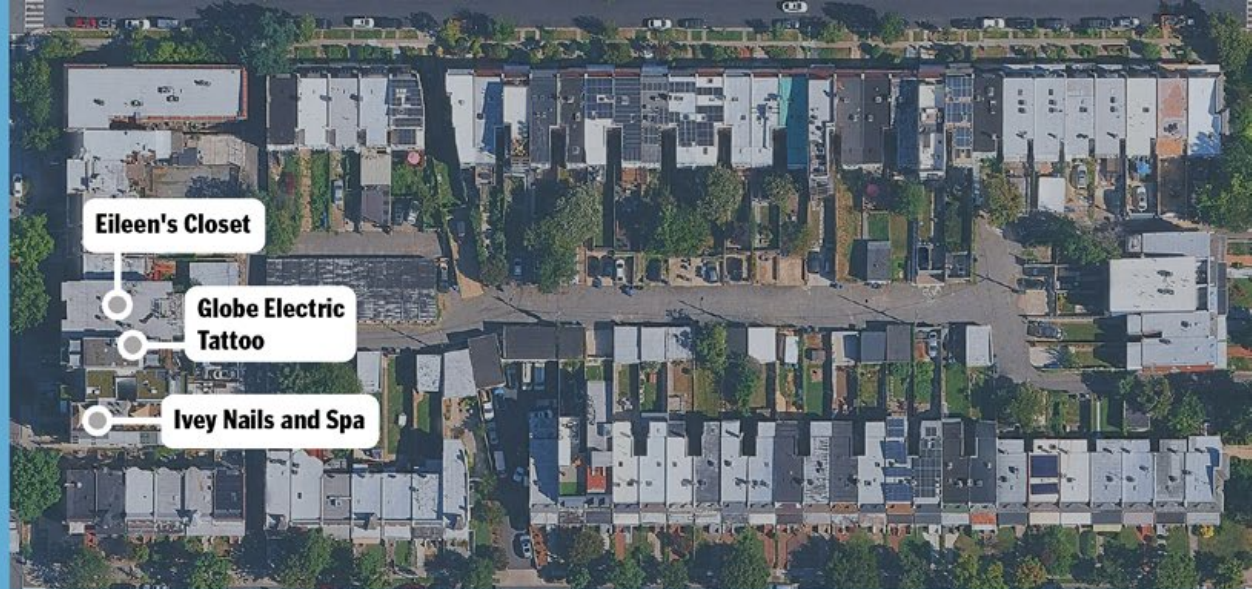
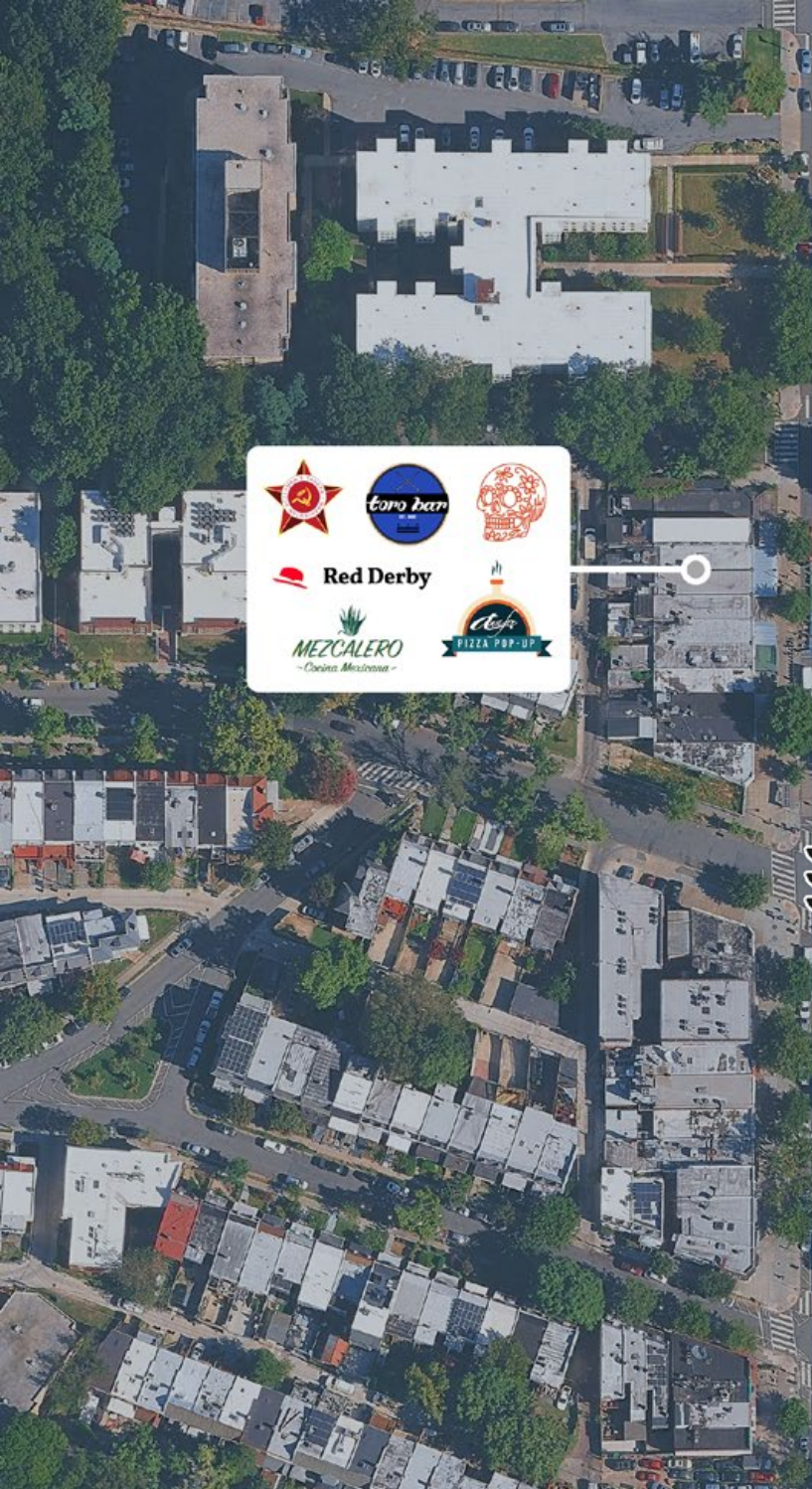


There is approximately 3,000 SF of existing building area

ZONING



MU-4



QUINCY ST NW

14TH ST NW 9,600 VPD



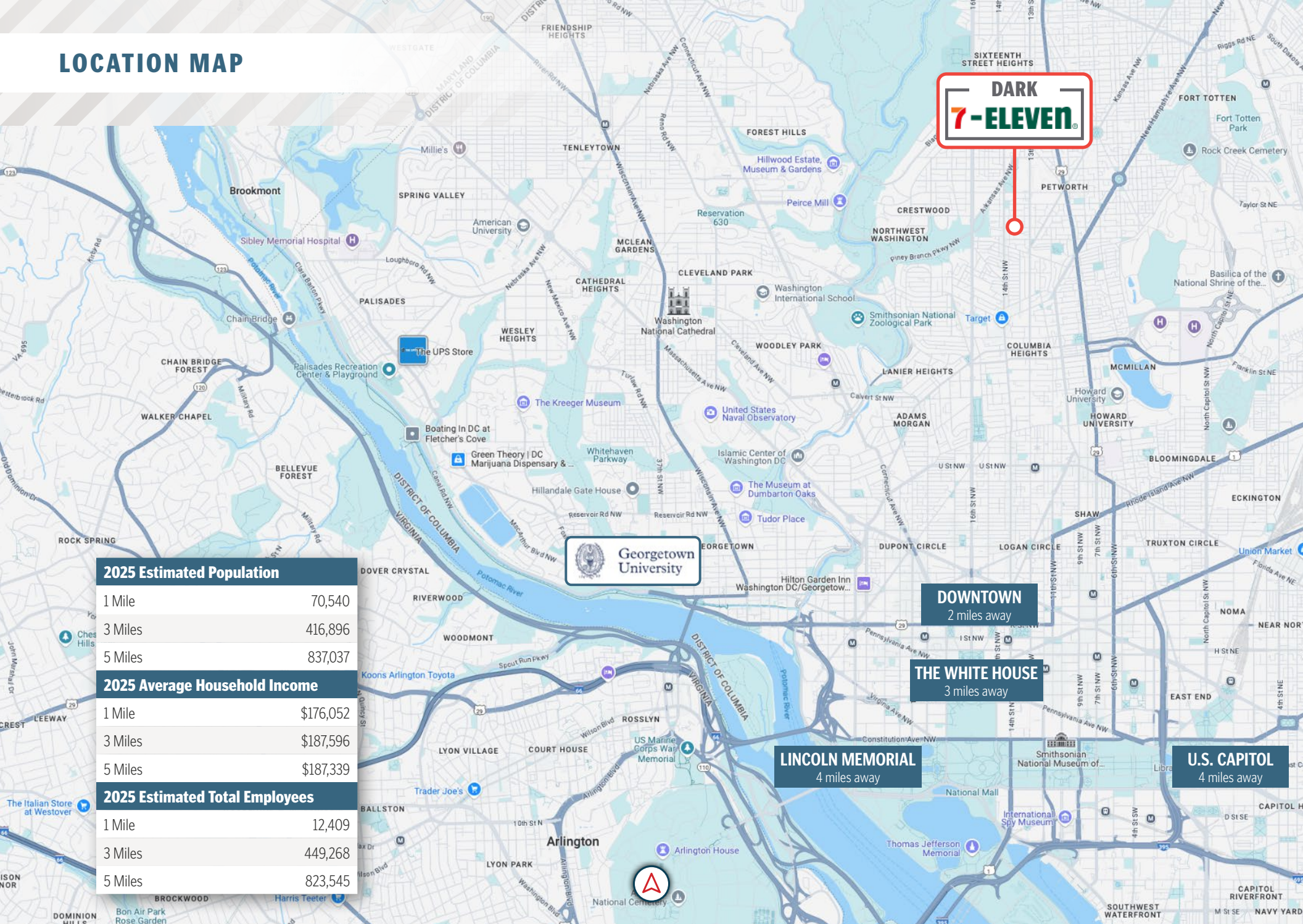
DARK
7-ELEVEN®

Melissa's
Hair Salon

BRAZILIAN FLOORS, LLC
FINE FLOOR COVERINGS



LOCATION MAP



DARK
7-ELEVEN

DOWNTOWN
2 miles away

THE WHITE HOUSE
3 miles away

LINCOLN MEMORIAL
4 miles away

U.S. CAPITOL
4 miles away

2025 Estimated Population

1 Mile	70,540
3 Miles	416,896
5 Miles	837,037

2025 Average Household Income

1 Mile	\$176,052
3 Miles	\$187,596
5 Miles	\$187,339

2025 Estimated Total Employees

1 Mile	12,409
3 Miles	449,268
5 Miles	823,545



PETWORTH / PARK VIEW

Porch-lined row houses and unique local shops front Georgia Avenue, the longest commercial corridor in the District, as it runs through Petworth and Park View. Offering all the advantages of city living, this area continues to welcome families and young professionals with its array of restaurants and recreational amenities.



RETAIL + RESTAURANT OPENINGS (2023+)

- Blend Bar (cafe)
- Chicatana’s (Mexican restaurant)
- Fedwell (farm-to-table restaurant)
- Little Vietnam (restaurant)
- The Neighborgoods Studio (home goods)
- Omari’s Music Bar & Agave Lounge
- Reunion Hot Yoga
- San Matteo (Italian restaurant)
- Seta Oasis (Caribbean cuisine)
- Smitty’s Bar

FOOD & DRINK ON GEORGIA AVE

- Old favorites and new line the Avenue with The Midlands Beer Garden, St. Vincent, Tabla, Mr Braxton Bar & Kitchen, Little Food Studio café, Mister Rotisserie, Sangria Bar and Grill, and Halal Wrist.
- Destination restaurants that have received the Michelin Guide’s Bib Gourmand designation include the Hitching Post, Honeymoon Chicken, Menya Hosaki, and Timber Pizza Co.



GREAT STREETS + MAIN STREETS

- Georgia Avenue and adjacent streets are designated Great Streets corridors whose small businesses may apply for grants to cover capital improvements and certain soft costs.
- The corridor receives support from Lower Georgia Avenue Main Street and Petworth Main Street (Upshur St. from 8th to 13th Sts. and Georgia Ave. from Upshur St. to Missouri Ave.).

BOUTIQUE RETAIL + DINING ON UPSHUR STREET

Neighborhood-serving small businesses nestled among residential blocks include award-winning restaurants and specialty retailers such as Slash Run, Loyalty Bookstore, Flowers by Alexes, Cinder BBQ, Willow, Fia’s Fabulous Finds, and Lulabelle’s Sweet Shop.

RESIDENTIAL POPULATION
> 60,000
 within one mile





COLUMBIA HEIGHTS

Anything is possible in Columbia Heights. From its dense residential communities to its lauded urban farm at Columbia Heights Green, this neighborhood also provides a wide spectrum of retail options. Large-format tenants combine along its dominant 11th and 14th Street corridors with local culinary powerhouses representing an almost countless number of cuisines. With Metrorail access and a buzzing arts scene ramping up, Columbia Heights continues to be one of the District’s most compelling and commercially diverse neighborhoods.



RETAIL + RESTAURANT OPENINGS (2023+)

- Burlington (department store)
- Cafe Cielo Bakery
- Canino (pet store)
- Dave’s Hot Chicken (restaurant)
- Ledo’s Pizza (restaurant)
- Lidl (grocery)
- Kookoo Restaurant and Lounge (Persia restaurant)
- Tivoli’s Astounding Magic Supply Co.
- Tropical Smoothie Café
- Snipes (apparel)
- Spicebird (restaurant)
- Soca Cafe & Wine Bar
- Tamashaa Indian Restro Bar

GREAT STREETS + MAIN STREETS

- The commercial corridors in the area are designated Great Streets corridors. As funds become available, small businesses may apply for grants for capital improvements and certain soft costs. In fiscal year 2024, there was \$2.55 million available with individual awards up to \$85,000.
- The corridor receives support from the Columbia Heights/Mount Pleasant Main Street through community-based economic development programs.



TOP RESTAURANTS

- Makan (Bib Gourmand)
- Queen’s English (Bib Gourmand)
- Thip Khao (Bib Gourmand in 2022)

PLACEMAKING

- The annual Columbia Heights Day community festival celebrates the area’s artisans, businesses, and diversity.
- The Columbia Heights Civic Plaza hosts regular neighborhood events including the Columbia Heights Farmers Market and Salsa on the Plaza.


RESIDENTIAL POPULATION
> 90,000
 within one mile





MAJOR EMPLOYERS:


Georgetown University	Georgetown University Hospital
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Universal Protection Service LLC
George Washington University	Insperty Peo Services LLC
American University	Howard University
Arby's	Krystal
Hooters	Mercedes-Benz







Cultural Center of the U.S.
 Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.




\$175M GDP
 0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana



HOME TO **6.37M** APPROX 1% ANNUAL POPULATION GROWTH

2024 TYPICAL HOME VALUE \$610,742 	2024 TOTAL D.C. HOUSEHOLDS 315,785 	AVERAGE HOUSEHOLD INCOME \$150,292 	AVERAGE TRAVEL TIME TO WORK 28.85 Mins. 
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1ST IN ENTREPRENEURSHIP 	#1 BEST U.S. PARK SYSTEM 	20+ COLLEGES & UNIVERSITIES 
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RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION



RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**



WASHINGTON, DISTRICT OF COLUMBIA

Washington, D.C., the capital of the United States, is a vibrant city with a rich historical tapestry. It boasts a diverse population of approximately 700,000 residents, a dynamic mix of cultures, and a strong sense of civic pride. The city's layout, designed by Pierre L'Enfant, features wide avenues, monumental buildings, and green spaces, giving it a unique and stately appearance. The Washington Metropolitan Area, often referred to as the D.C. Metro Area, extends beyond the city itself, encompassing parts of Maryland and Virginia, and brings the total population to over 6 million, highlighting its importance as a regional hub.

D.C. is renowned for its iconic landmarks and institutions, including the White House, the U.S. Capitol, and the Washington Monument. It's a city steeped in history and politics, home to numerous museums and cultural institutions, such as the Smithsonian Institution, which offers free admission to many of its world-class museums. The city also hosts an array of memorials honoring influential figures and pivotal events in American history. Whether you're interested in politics, history, or culture, Washington, D.C. provides unparalleled access to the nation's heritage and governance.

Washington, D.C. is a hub for job opportunities, especially in government, international organizations, and nonprofit sectors, making it an attractive location for professionals in these fields. Additionally, D.C. is known for its diverse neighborhoods, each with its own character and charm, from the historic streets of Georgetown to the vibrant cultural scene in Adams Morgan. The city also offers excellent public transportation options, including the Metro system, making it convenient to navigate and explore the area.

Moreover, Washington, D.C. provides an exceptional quality of life with its abundant green spaces, including the National Mall and numerous parks. The city's dining scene is diverse and sophisticated, with a growing number of restaurants offering cuisine from around the world. The active cultural calendar, with events ranging from political rallies to music festivals, ensures there's always something to do. For those who value a blend of historical grandeur, professional opportunities, and a lively urban environment, Washington, D.C. presents a compelling place to live.

1.1 M

DAYTIME POPULATION
IN 2023



1.2 M

RETAIL SQUARE FEET
UNDER CONSTRUCTION
IN 2023



63,000

DC METRO AREA
JOB GROWTH IN 2023



20M

PEOPLE ANNUALLY
VISIT WASHINGTON D.C.

WASHINGTON D.C. DEVELOPMENT & VISITATION

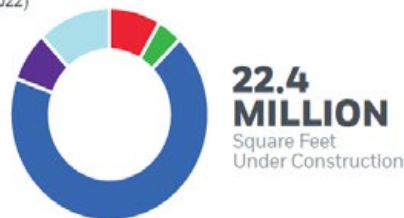
Over the past two decades, nearly \$81B has been invested in new developments in Washington D.C., leading to very visible growth within the District's many vibrant neighborhoods and along its waterfront. The new retail, restaurants, and entertainment options spurred by these investments have resulted in the reemergence of several historic commercial neighborhoods and a boom in young professionals moving to the region. More than 100,000 young professionals moved to Washington D.C. over the past eight years and the city experienced 88% job growth over that same period. The average household income for the District in 2023 was an impressive \$156,367 per year. With retail at the forefront of urban development, the continued growth in population, employment, and wages has considerably boosted consumer spending. In June 2023, WTOP reported that retail sales in D.C. have recovered faster than the nation average, with monthly sales up 7% from a year ago, compared to a 5% gain nationally.

Job growth in the Washington, D.C. metro area was positive in 2022, with 52,900 net additions over the previous year. The unemployment rate in the Washington, D.C. metro area stood at 2.8% as of December 2022, an 80 basis-point decrease from 3.6% in December 2021, and 70 basis-point decrease from the national unemployment rate of 3.50%.

PROJECTS UNDER CONSTRUCTION (AS OF DECEMBER 2022)

	# OF PROJECTS	SF	UNITS	ROOMS
Office	15	1,801,116	--	--
Retail	50	875,357	--	--
Residential	86	14,515,406	15,856	--
Hospitality	13	1,611,403	--	1,703
Quality of Life	14	2,550,988	--	--

Total Estimated Value of Projects: \$9.2 billion



In 2023, Washington, D.C. will host 16 citywide conventions that are expected to generate an estimated 322,000 total hotel room nights and a \$245 million economic impact. Visitors spent \$8.1 billion and supported a record 84,111 jobs in 2022.

Washington, D.C. 2022 Visitation Data by the Numbers

- Visitation is up nearly 10% over 2021 and over 45% since 2020
- Visitor spending and its economic impact is up 66% over 2021 and over 70% since 2020

- Domestic visitation: 20.7 million
- Overseas visitation 1.3 million
- Visitor spending: \$8.1 billion
- Visitors supported a record 84,111 jobs





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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