OFFERING MEMORANDUM

klnb Capital Markets | URBAN

4929 BETHESDA AVE

The Premier Bethesda Location

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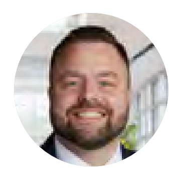

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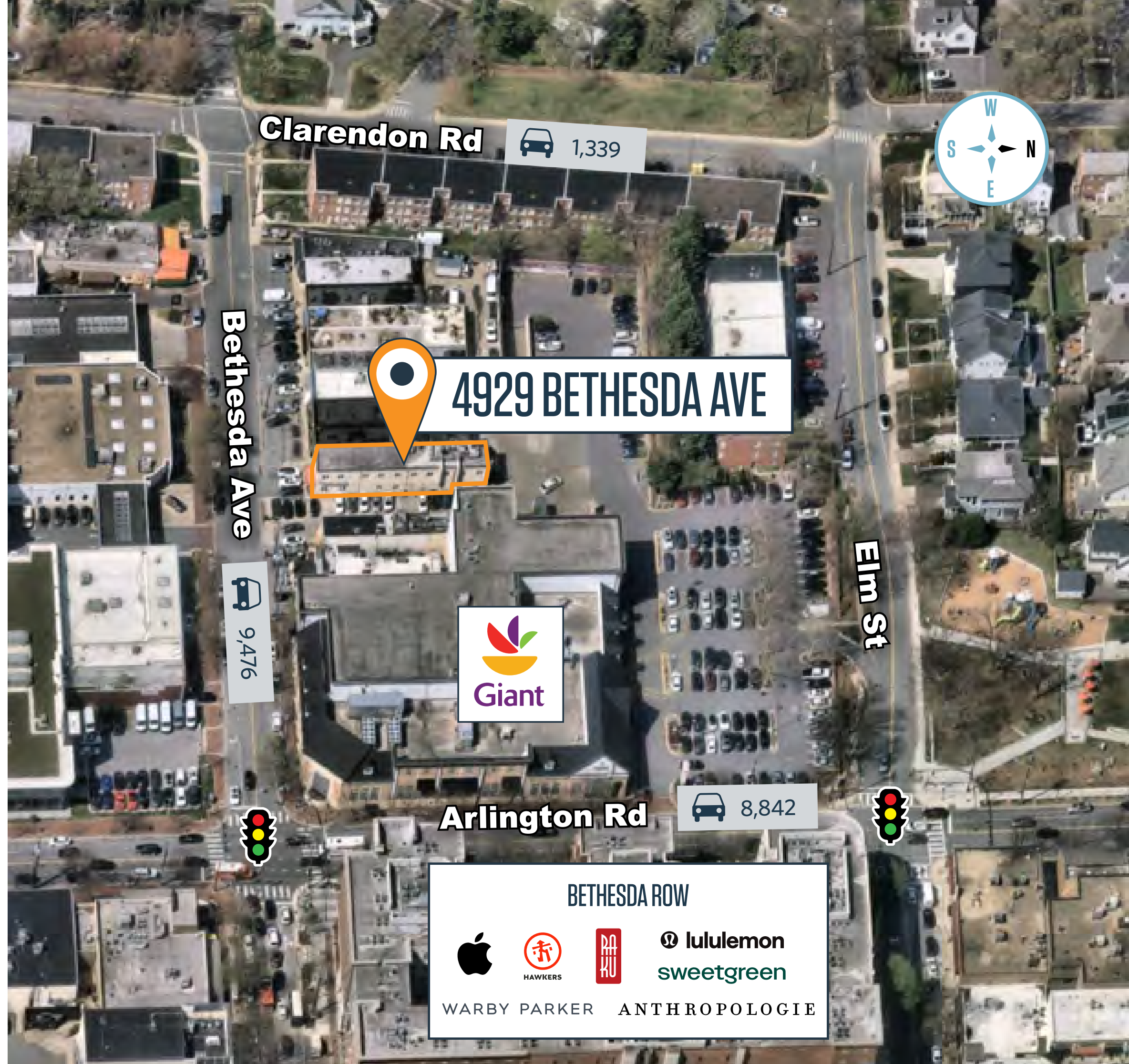
Executive Summary

The Offering

KLNB is pleased to present the exclusive opportunity to acquire 4929 Bethesda Ave, in the most desirable location in the submarket. The property sits adjacent to Bethesda Row which has a top performing Giant and a slate of national retailers such as Apple, Anthropolgie, Maman, and Warby Parker which drive rents in the immediate area.

The two-story building features a 2,850 SF ground-floor retail space occupied by Takumi Sushi, which is showing strong and growing sales, under a NNN lease running through September 30, 2035 with 3% annual increases. The second-floor office space, totaling 2,933 SF, will be delivered vacant—creating an ideal opportunity for an owner/user to occupy the upper level while collecting stable, long-term cash flow from the retail tenant below. This combination of in-place income and immediate occupancy offers a rare chance to establish a business in one of the region's most desirable commercial corridors while building equity and offsetting ownership costs through dependable rental income.



OFFERING SUMMARY

PRICE	RENTABLE AREA	PRICE/SF	YEAR BUILT/RENOV.
$4,000,000	5,783 SF	$691 / SF	1955/2005
AVAILABLE PARKING	**LAND AREA**	**PARCEL**	**OCCUPANCY**
±12 SPACES	3,746 SF	07-00419682	49%

Investment Highlights

Stable, Long-Term Retail Cash Flow

The first-floor retail space spans 2,850 SF and is occupied by Takumi Sushi, a multi-unit operator showing strong and growing sales at this location, under a NNN lease running through September 30, 2035 with 3% annual increases. Takumi Sushi is a beloved restaurant with 4.9 stars across 280 Google reviews, and the tenant has indicated very strong sales at this location.This long-term, escalating lease structure delivers a dependable income stream that anchors the property's cash flow and minimizes near-term re-leasing risk. The arrangement positions the asset as a low-management, income-producing investment from day one.

Ideal Owner/User Opportunity

The second-floor office space comprises 2,933 SF and will be delivered vacant, presenting an exceptional opportunity for an owner/user to occupy the upper level while collecting stable cash flow from the retail tenant below. The upper level is currently used as real estate offices, and the current layout includes 8 offices and a conference room along the exterior walls, with reception area, two bathrooms, a shower, and a kitchen/copy room. An owner/user can build long-term equity in one of the most irreplaceable locations in the DC MSA, and may benefit from favorable SBA financing available for owner-occupied commercial real estate. The combination of immediate occupancy and offsetting income makes this a rare and compelling opportunity.

Rare On-Site Parking

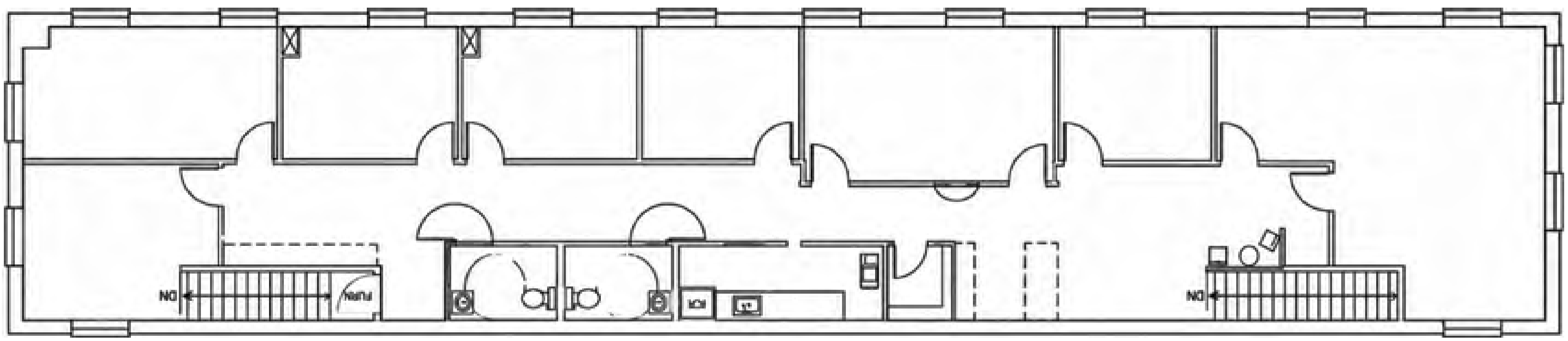
4929 Bethesda transfers with 3 parking spaces at the front of the property, which are leased to Takumi Sushi who uses two of the spaces as outdoor seating. Ownership also has the right to 6 spaces along the side of the building and several at the rear. This parking provides a rare, and valuable, amenity in a submarket that typically relies on public paid structured parking.

Premier Bethesda Location - 3 Blocks from Metro

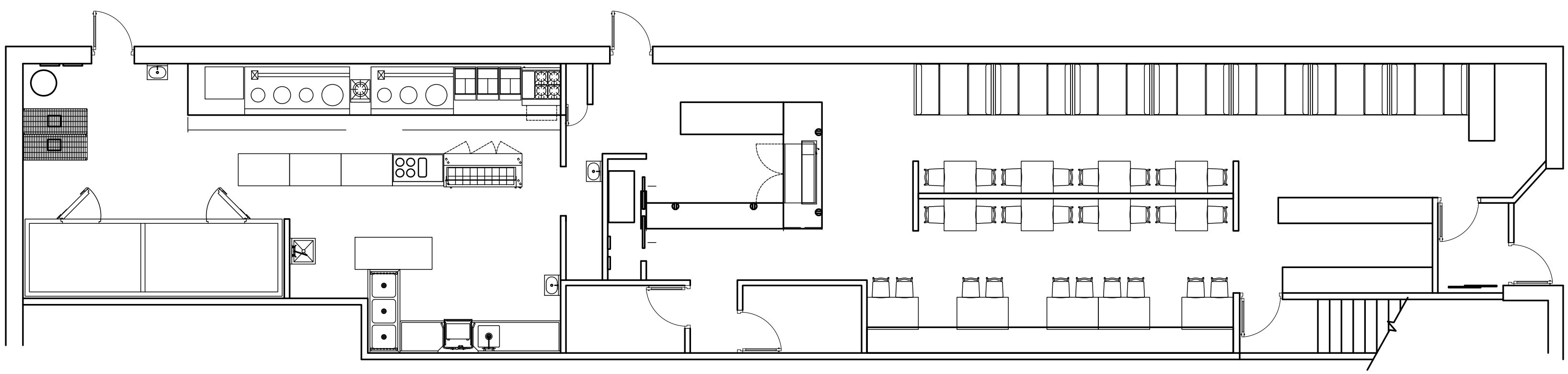
The property is exceptionally well located in the heart of Downtown Bethesda. The building sits on the best street directly beside a 62,000 SF Giant Food and Pharmacy which has been open since 2003 and is one of the top stores for the chain in the region. It is also located adjacent to Bethesda Row, the premier mixed-use destination in Bethesda which combines upscale shopping, dining, and residential living and includes national tenants such as Apple, Anthropolgie, Warby Parker, Sephora, Raku, and Maman. The immediate area benefits from strong daytime activity, with more than 55,800 people within a one-mile radius and over 44,000 daytime workers driving demand, and pushing rents, for both retail and office space. Bethesda Metro Station sits just steps away, reinforcing the location's walkability and connectivity. This irreplaceable positioning supports sustained tenant demand and long-term value appreciation.

Exceptional Demographics and Affluent Trade Area

The surrounding trade area ranks among the most affluent in the Washington, DC region, with an average household income of $255,781 within one mile—more than double the national average. The population within a one-mile radius is projected to grow 2.47% annually through 2030, reflecting sustained demand in one of the area's most sought-after submarkets. Median home values exceed $1.3 million locally, underscoring the wealth and stability of the consumer base supporting nearby retail and commercial uses. These demographic fundamentals position the property for durable performance and long-term success.

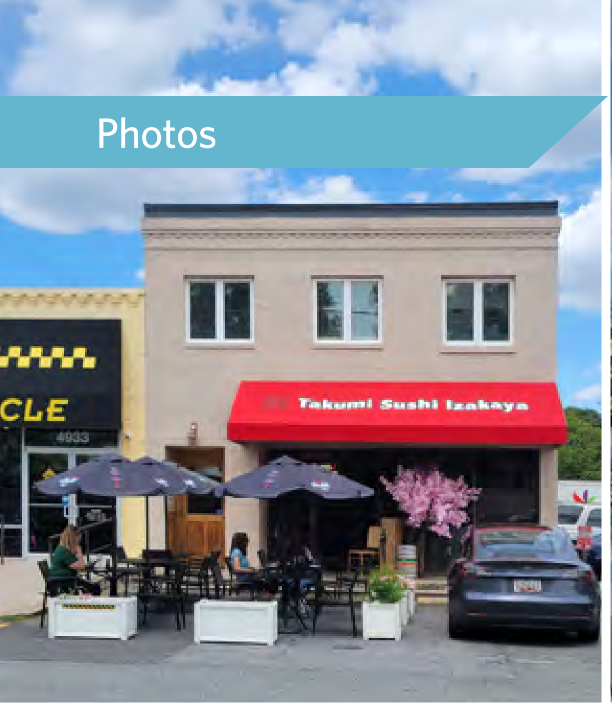


UPPER LEVEL – OFFICE

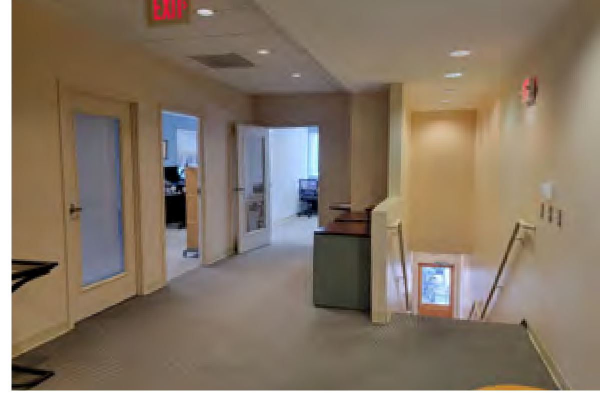


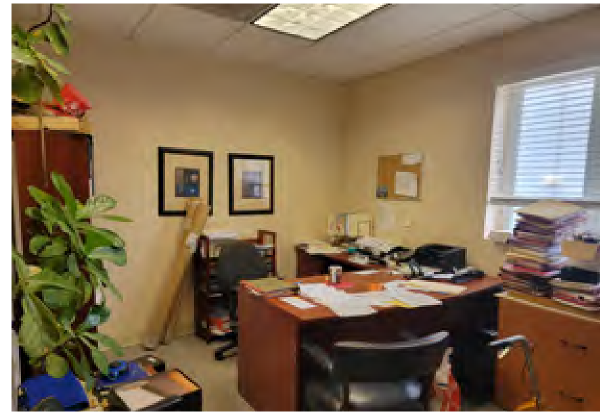
GROUND LEVEL – RETAIL

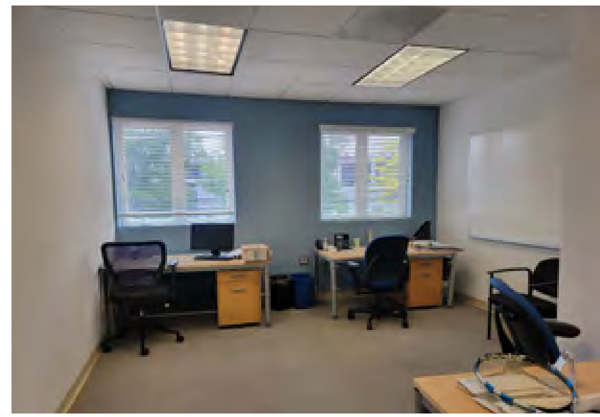
Photos

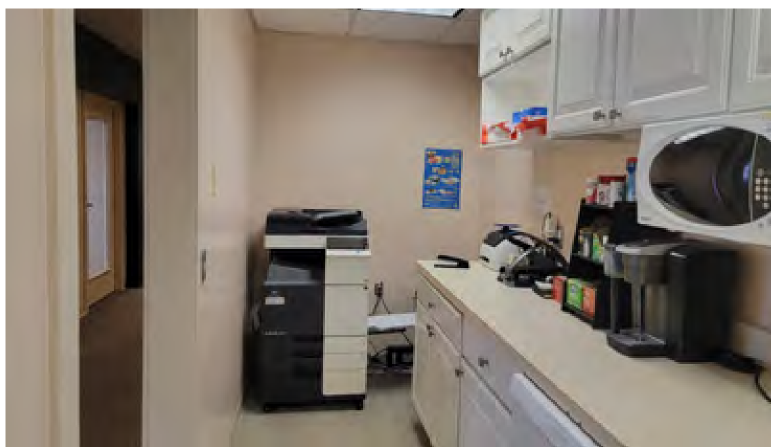

Takumi Sushi Izakaya
CLE
4933

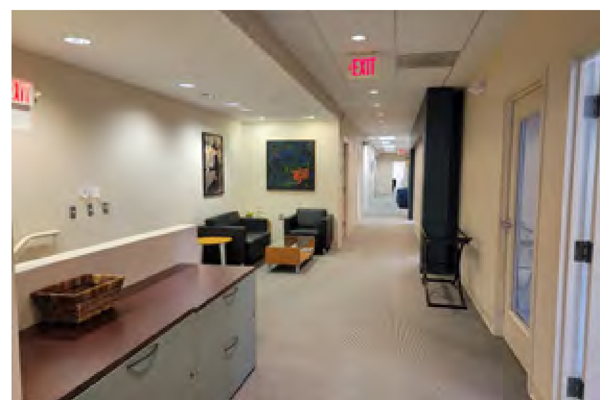

Takumi Sushi
GRIFFIN CYCLE









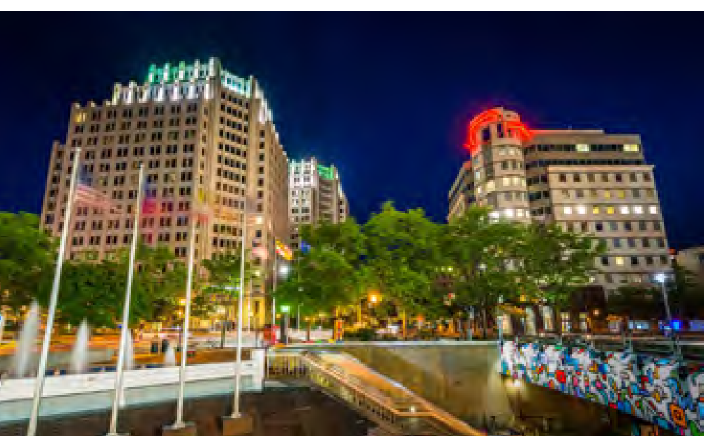

EXIT


Site Aerial
Elm St
N
W
E
S
1,339
Clarendon Rd
8,842
Arlington Rd
SMOKE ISLAND
CHEVY CHASE GLASS CO.
BETHESDA DOG HOUSE
CITY LIGHTS OF CHINA
GRIFFIN CYCLE
BUTCHERS ALLEY
4929 BETHESDA AVE
Giant
DELHI SPICE
WOODMONT PROPERTIES
FRESH BAGUETTE
Bethesda Ave
9,476
CHER CHER ETHIOPIAN CUISINE
BETHESDA ROW
HAWKERS
lululemon
sweetgreen
WARBY PARKER
ANTHROPOLOGIE

Submarket Map

4929, located West of Wisconsin Avenue and south of Old Georgetown Road, is located in Downtown Bethesda which is the most desirable location and commands the highest rents in the submarket. High growth market with 1,895 residential units delivered within a mile over last five years, and 2,701 more in the pipeline.

Bethesda, Maryland



Bethesda is one of the most affluent and dynamic submarkets in the Washington, DC metropolitan area, situated in Montgomery County just northwest of the District line. Known for its sophisticated blend of upscale retail, fine dining, Class A office space, and luxury residential development, Bethesda has established itself as a premier live-work-play destination. The community combines the walkability and energy of an urban core with the affluence and stability of an established suburban market, making it one of the region's most sought-after addresses for both businesses and residents.

At the center of Bethesda's appeal is Bethesda Row, a nationally recognized mixed-use district featuring a curated mix of national retailers, chef-driven restaurants, and boutique shops that draw visitors from across the region and anchor a vibrant street-level retail environment few suburban markets can match. Grocery anchors such as Giant, Harris Teeter, and Trader Joes serve as consistent traffic generators and reinforce the area's strength as both a daily-needs and destination retail hub. The streetscape benefits from steady pedestrian activity, ample area parking, and a concentration of complementary uses that support sustained tenant demand.

The trade area surrounding the property ranks among the wealthiest in the entire Washington region. Within a one-mile radius, the average household income exceeds $255,000—more than double the national average—while median home values surpass $1.3 million, underscoring the depth of the local consumer base. The population within one mile is projected to grow nearly 2.5% annually through 2030, and the area supports more than 44,000 daytime workers and over 55,800 total daytime population, providing a substantial and reliable customer base for ground-floor retail and a strong tenant pool for office space.

Bethesda also offers outstanding regional connectivity. Bethesda Avenue sees over 9,400 VPD at the subject property and the Bethesda Metro Station provides direct access to downtown Washington, DC, and the broader regional transit network, while major thoroughfares including Wisconsin Avenue, Old Georgetown Road, and East-West Highway feed into the area and the Capital Crescent Trail offers pedestrian and cyclist connectivity. This combination of transit access, walkability, and vehicular convenience makes Bethesda highly accessible to employees, customers, and residents alike.

The market's enduring appeal is further reinforced by its supply-constrained nature. Limited developable land, strong zoning controls, and high barriers to entry have preserved property values and supported long-term appreciation across asset classes. For an owner/user or investor, this dynamic translates into durable demand, pricing stability, and the security of owning real estate in one of the Washington region's most established and desirable markets.

Washington, DC MSA

With a population of over six million, the Washington, D.C. MSA includes the District of Columbia, the seat of the United States Government, as well as 22 counties and jurisdictions within Maryland and Virginia. The region has remained one of the best performing economies in the US, with a median household income over $125,000. This is largely helped by being one of the most dynamic economies in the US, driven by a highly educated workforce, with more than 50% possessing a bachelor's degree or higher. Within city lines are major educational institutions, such as Georgetown University, George Washington University, and Catholic University. The D.C. area is also a bustling business metropolis, playing host to numerous Fortune 500 companies spanning a wide array of industries, including Amazon, Lockheed Martin, General Dynamics, and Capital One. The Greater Washington region is also one of two metropolitan regions in the U.S. with three world-class airports: Washington Dulles International Airport (IAD), Baltimore/Washington International Thurgood Marshall Airport (BWI), and Ronald ReaganWashington National Airport (DCA).

Washington D.C.'s retail market remains historically strong, supported by high household incomes and steady population growth. As of 2026Q1, the region's availability rate is 4.7%, among the lowest since 2008. The Greater Washington region has gained more than 500,000 jobs since 2000, underscoring sustained long-term employment expansion among the nation's leading metropolitan economies. This large increase in employment is supported by the highly educated workforce employed in several prevalent industries, including government, biotechnology, science & engineering, defense contracting, and tourism.

The City of Washington D.C. has largely been characterized by its presence and influence on the national and international political sphere. Backed by one of the most resilient and stable economies globally, Washington D.C. has seen steady population growth of over 120,000 since 2010, totaling over 680,000 residents. Of this population, there has been a notable increase of young professionals calling the city home, as the number of residents ages 25-44 has increased from 55.4% to 61.5 % over the last 10 years.

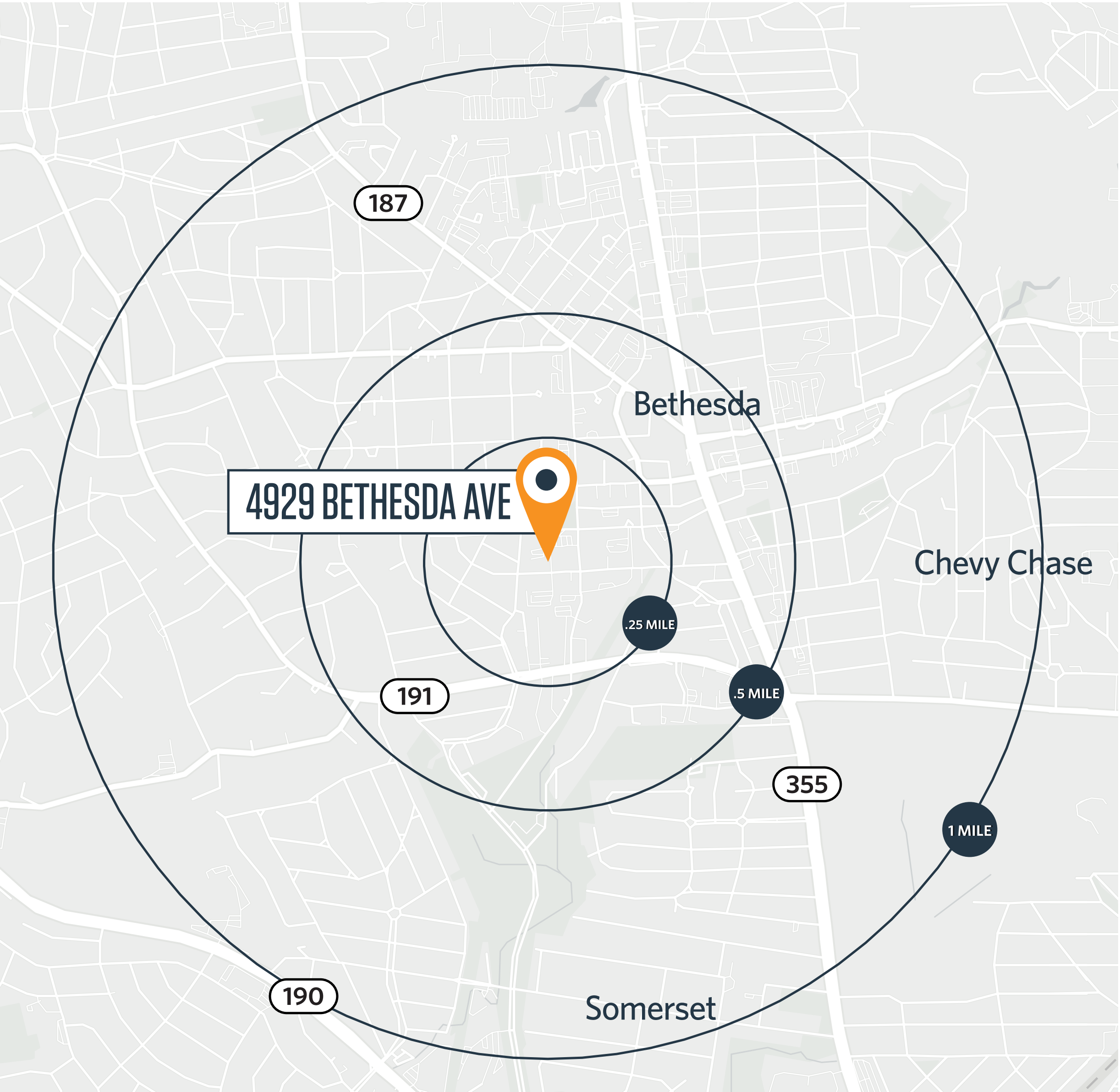
#1 *Largest Metropolitan Area in South Atlantic Division*

#6 *Largest Metropolitan Statistical Area in the Nation*

20 *Fortune 500 Company HQs within 25 Miles of DC*

3 *World Class Airports (BWI, DCA & IAD)*

705,000 *New Residents Since 2010*



2025 Demographic Summary

	0.25 MILE	0.5 MILE	1 MILE
Total Population	3,001	11,229	28,369
Average Household Income	$216,896	$210,006	$255,781
Businesses/Employees	380/4,143	2,037/23,846	3,596/39,549
Daytime Population	5,574	30,305	55,805

2025 - 2030 Projected Annual Growth Summary

	0.25 MILE	0.5 MILE	1 MILE
Population	2.81%	2.42%	1.72%
Average Household Income	1.45%	1.36%	0.31%

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This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through KLNB. The sellers and KLNB expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.

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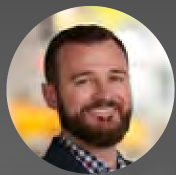

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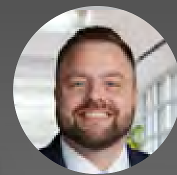

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