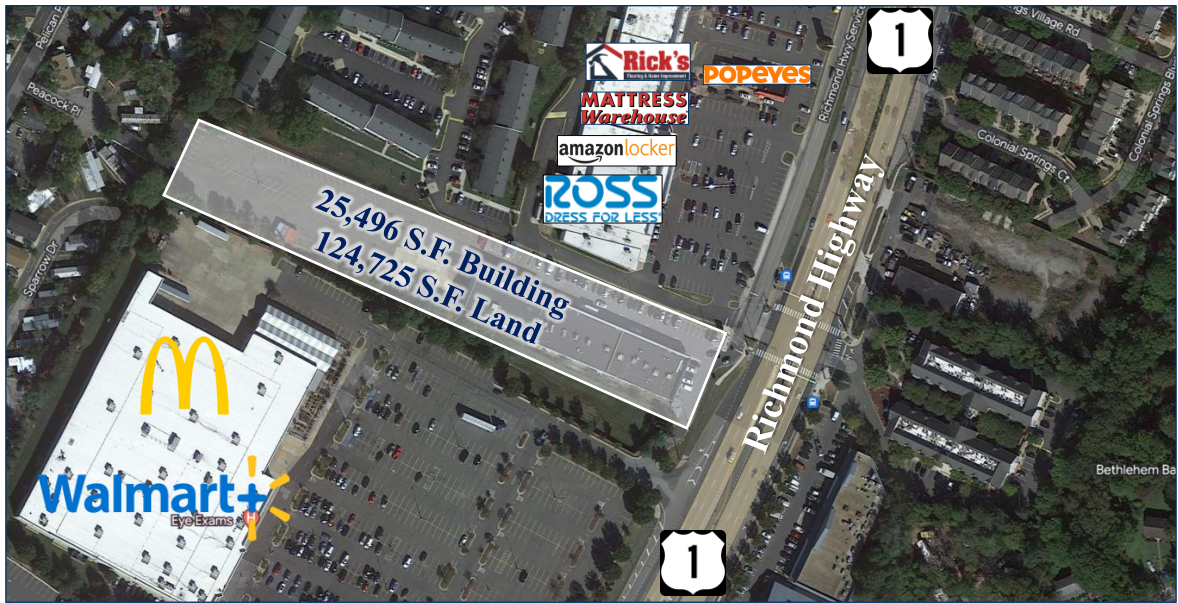


# RETAIL CENTER FOR SALE



**HYBLA PLAZA**  
7846-7868 RICHMOND HIGHWAY  
**ALEXANDRIA, VA | 22306**



Marketing by:

AMR Commercial, LLC.

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**32** Years  
1994-2026



## Executive Summary

Sale Price	:	\$5,500,000
Address	:	7846-7868 Richmond Hwy Alexandria, VA 22306
Legal Description	:	Lot 513 Evergreen Farm
Zoning	:	C-8 Highway Commercial
Year Built	:	1973
Lot Size	:	124,725 Square Feet 2.8633 Acres
Building Size	:	25,496 Square Feet
Parking	:	192 spaces 7.53 per 1,000
Annual Taxes 2026	:	\$55,802
Ground Lease Rent	:	\$58,150
Ground Lease Term	:	Through March 31, 2064
Water & Sewer	:	Public
Utilities	:	Electric and Gas service
Roof	:	New in 2022
HVAC	:	Multiple units replaced 2022

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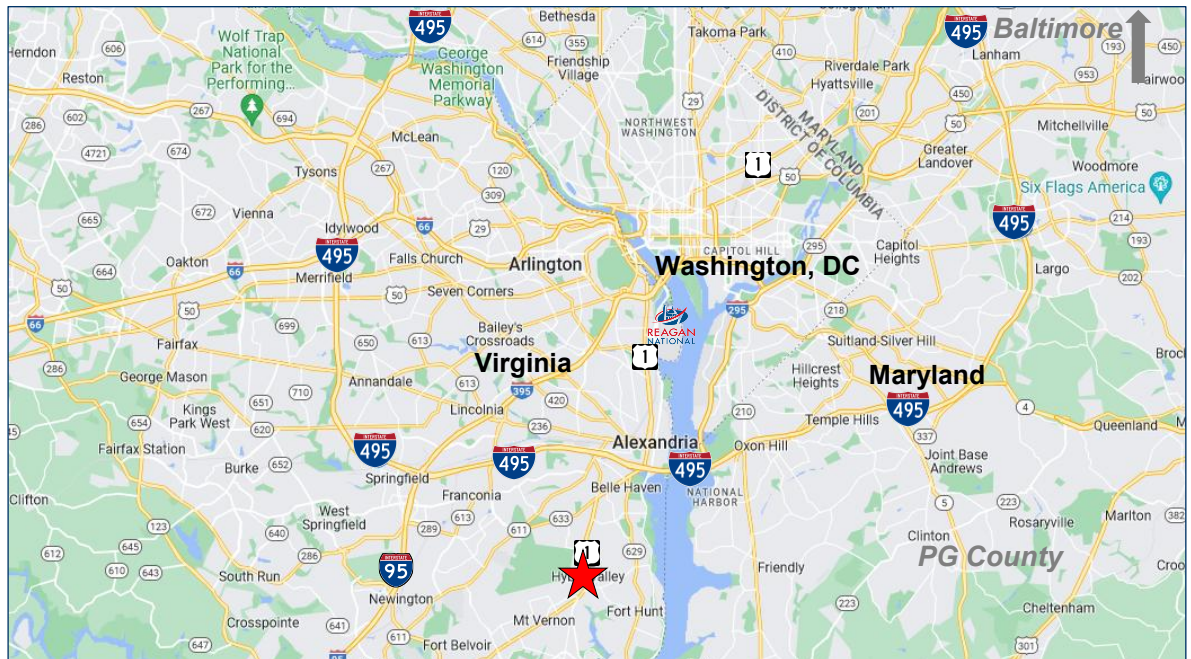
## Property Overview

### THE BUILDING

The Property is comprised of a one-story building comprising 25,496 square feet and a mix of mostly local tenants. They include a Subway sub shop on the street side of the building and some small food establishments, retail tenants, a hair salon, and our biggest new tenant, Sunset Banquet Hall opened mid 2024 and occupies 34% of the center. Sitting on almost three acres, there is parking for close to 200 vehicles on site. The large parking lot allows the potential for additional revenue by way of pop-up businesses or potentially another small building in the rear of the property.

### THE LOCATION

The Property is located in Alexandria, Virginia, in an up-and-coming stretch of Route 1. With some new car dealerships and North Hill Development (216 Apartments, 63 Senior apartments, 175 townhomes) just north of this property, the area is improving. It is a nice stretch of retail with numerous big box stores are within a half mile, including Walmart right next door, Costco, Home Depot, Ross, TJ Maxx, PetSmart, Staples, and Five Below, just to name a few. The Property is convenient to major highways including I-95 and the Capital Beltway (Maryland Route 495) and is therefore convenient to most of Northern Virginia's suburbs and PG County, Maryland. These roads offer easy access to downtown Washington, DC, and short 8.8-mile, 25-minute drive to Reagan National Airport.



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Alexandria, VA 22306



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**Pro-Forma Income and Expense Statement**

\* **Representative of full occupancy and updated NNN's**

Income		<u>\$\$\$'s</u>	<u>PSF</u>
	CAM Reimbursements	\$ 180,512	\$ 7.08
	Base Rental Payments	\$ 545,483	\$ 21.39
<b>Total Income</b>		<b>\$ 725,994</b>	<b>\$ 28.47</b>
<b>Expenses</b>			
	Accounting/Professional fees	\$ 5,000	\$ 0.20
	Electric for Common Areas	\$ 3,500	\$ 0.14
	Insurance	\$ 16,133	\$ 0.63
	<b>Ground Rent</b>	\$ 58,150	\$ 2.28
	Management Fees @ 5%	\$ 36,300	\$ 1.42
	Legal Fees	\$ 2,500	\$ 0.10
	Janitorial	\$ 17,880	\$ 0.70
	Property Taxes	\$ 56,000	\$ 2.20
	Trash Removal	\$ 25,000	\$ 0.98
	General Repairs-Common Area	\$ 6,000	\$ 0.24
	Snow Removal	\$ 12,250	\$ 0.48
<b>Total Expenses</b>		<b>\$ 238,713</b>	<b>\$ 9.36</b>
<b>Net Operating Income</b>		<b><u>\$ 487,281</u></b>	
<i>NNN pass through costs do not include the ground rent</i>			\$ 7.08
<i>blue highlights are the NNN pass through costs</i>			

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**Current Rent Roll**

*As of March 2026*

<u>Unit</u>	<u>Tenant</u>	<u>Lease</u> <u>Start</u>	<u>Lease</u> <u>End</u>	<u>S.F.</u>	<u>Base Rent</u> <u>Month</u>	<u>Base Rent</u> <u>PSF</u>
7846	Sunset Banquet Hall	3/1/2023	2/28/2039	8,696	\$ 7,971	\$ 11.00
7848	LA Taza Bakery	10/29/2013	12/31/2030	2,400	\$ 4,700	\$ 23.50
7852	Elite Metro Corp	5/7/2015	8/31/2028	1,400	\$ 3,163	\$ 27.11
7854-7856	Makola Market	9/1/2020	12/31/2035	2,800	\$ 6,183	\$ 26.50
7858	Dollar Depot	12/1/2021	11/30/2026	2,500	\$ 4,512	\$ 21.66
7860	Walker's House of Hair	3/31/2007	12/31/2030	1,400	\$ 2,742	\$ 23.50
7862	Tacos El Costalilla	9/1/2018	12/31/2030	1,400	\$ 2,858	\$ 24.50
7864	Asia Bazaar	4/1/2021	3/31/2026	1,400	\$ 3,048	\$ 26.13
7866	El Compadre	3/1/2022	2/28/2032	1,925	\$ 4,559	\$ 28.42
7868	Subway	1/1/2020	12/31/2030	1,575	\$ 5,720	\$ 43.58

**Total S.F. 25,496**

**Monthly Base Rent**

**\$ 45,457**

**Annual Base Rent**

**\$ 545,483**

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## Site / Building Data

Zoning:	<u>C-8 Highway Commercial</u>
Site Land Area:	<u>124,725 SF (2.8633 Acres)</u>
Gross Floor Area:	<u>25,496 SF</u>
# Stories:	<u>1 story with 1 space that has mezzanine level</u>
Ownership:	<u>Ground lease that runs through March 31, 2064</u>

### C-8 Highway Commercial District

**Link to Zoning Ordinance:** <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx?tocid=001.003.004.008#secid-2505>

- A. Purpose.** The C-8 District provides locations on heavily traveled collector and arterial highways for auto-oriented commercial and service uses. The C-8 District is intended to accommodate uses in a manner that minimizes interference with through traffic movements and to ensure a high standard in site design, layout, and landscaping. Allowed uses in the C-8 District are encouraged in concentrations.

### **B. C-8 Lot and Building Dimensional Standards.**

Table 2103.8: C-8 Lot and Building Standards [1]	
Lot area, minimum [2]	40,000 sq. ft.
<b>A</b> Lot width, minimum [2]	200 feet
Landscaped open space, minimum [3]	15 percent of the gross area
<b>B</b> Front setback, minimum [4]	40 feet
<b>C</b> Side setback, minimum	No requirement
<b>D</b> Rear setback, minimum	20 feet
<b>E</b> Building height, maximum	40 feet
Floor area ratio, maximum	0.50 [5]

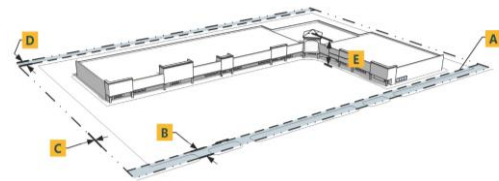
#### Notes:

- [1] Refer to subsection 5108.6 for provisions that may qualify the setback requirements.  
 [2] Lot area and lot width may be modified in accordance with subsection 5100.2.K.  
 [3] Open space is calculated in accordance with subsection 5100.3.A(3).  
 [4] Refer to subsection 3102.3.C(2)(a) for front setback provisions in Commercial Revitalization Districts.  
 [5] An increase to 0.70 FAR may be permitted by the Board in accordance with subsection 5100.2.E(4).  
 [6] Freestanding accessory structures are regulated by subsection 4102.7.A.

### **C. Reference to Other Standards.**

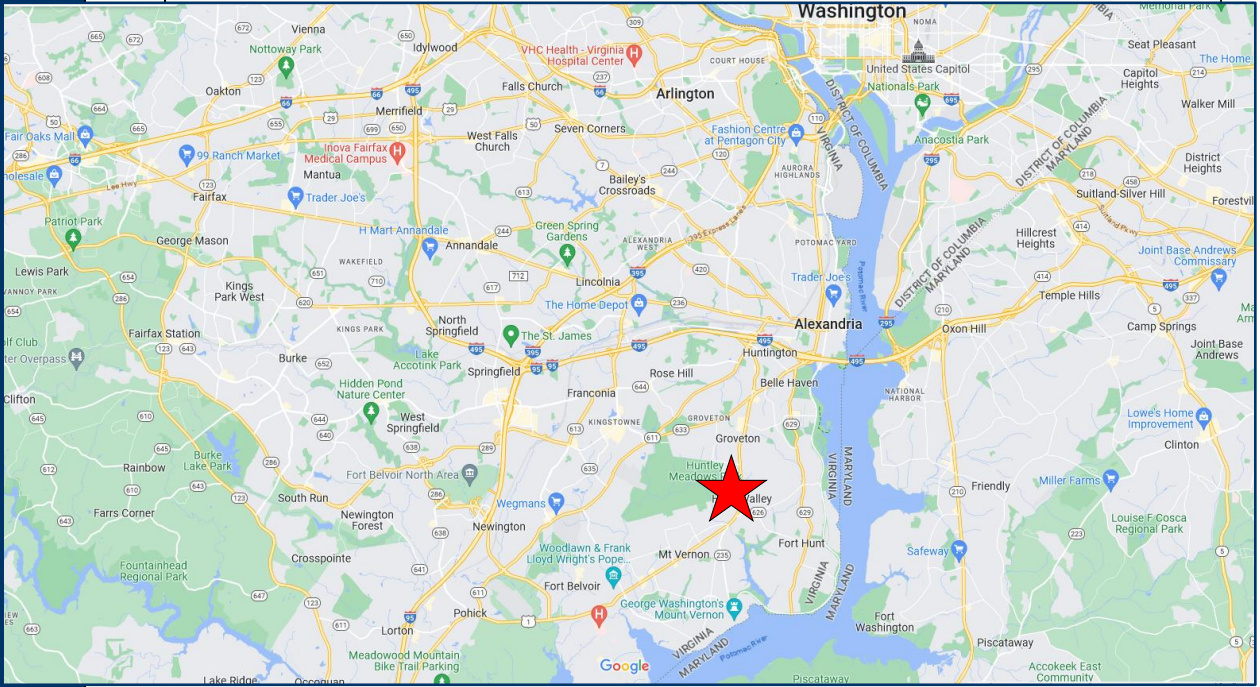
- General regulations that may supplement the regulations above:  
 Use Regulations – Article 4  
 Lot, bulk, and open space regulations - Article 5, Section 5100  
 Landscaping and screening requirements - Article 5, subsection 5108  
 Off-street parking, loading and private street requirements – Article 6  
 Signs – Article 7  
 Site plan provisions - Article 8, subsection 8100.7

Figure 2103.16: C-8 District Lot and Building Dimensional Standards



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Market / Location Overview



*George Washington's Mount Vernon*



*African American Heritage Trails*



*King Street Trolley*



*Around the World Food Festival*



*Old Town Waterfront*



*Del Ray Mural Tour*



*Portside in Old Town Summer Festival*



*BARCA Pier & Wine Bar*



*Dining, Boutique Shopping & More!*



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## Neighborhood Amenities



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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 6.2 million residents. The region's population:

- Added almost 66,000 new residents last year
- Has a growth rate of 1.1%
- District of Columbia has the highest GDP per capita (\$160,472) among all U.S. 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 37.1 years.



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