Marcus & Millichap

OFFERING MEMORANDUM

BLUE PEARL BUFFET

SPRINGFIELD, VA

WASHINGTON, DC MSA

The Offering

BLUE PEARL BUFFET

6820 COMMERCE ST
SPRINGFIELD, VA 22150

$3,975,000 PURCHASE PRICE | **6.43%** CAP RATE

0.93 ACRES

4 YEARS REMAIN

8,631 SF GLA

INFILL LOCATION

PROPERTY DETAILS	
GLA	8,631
Lot Size	0.93 Acres
Year Built	1980
Lease Type	NN
Rent Commencement	1/1/2025
Lease Expiration	12/31/2029
Increases	3% Annual Increases
Options	1 x 5 Option with FMV and 3%/Annual

ANNUALIZED DATA	ANNUAL RENT
Year 2	$255,561
Year 3	$263,228
Year 4	$271,125
Year 5	$279,258
Option Year 1	FMV
Option Year 2	TBD
Option Year 3	TBD
Option Year 4	TBD
Option Year 5	TBD

Investment Overview

IRREPLACEABLE ±0.93-ACRE PAD IN A SUPPLY-CONSTRAINED CORRIDOR

The Property offers a rare opportunity to acquire approximately 0.93 acres with an 8,631-square-foot freestanding building situated directly in front of an ALDI-anchored shopping center and across the street from a LIDL-anchored center in one of Springfield, Virginia's premier retail corridors.

IN-PLACE INCOME WITH REDEVELOPMENT POTENTIAL

The Property is currently occupied by Blue Pearl Buffet, a proven restaurant that has operated at the site since 2003. Prior to that, it was also a successful restaurant, Dragon Sea Buffet. The existing tenant is subject to a five-year lease running through December 31, 2029 with 3% annual escalations, with one five-year renewal option. The lease has a personal guaranty. Should the tenant renew its option, the owner can reset the below-market rent to prevailing market rate via Fair Market Value (FMV) language with continued 3% annual increases, creating meaningful upside.

FLEXIBLE C-8 ZONING

With favorable C-8 commercial zoning and a large, well-configured lot offering 59 parking spaces (6.71 per 1,000 SF), the site could accommodate a wide range of higher-and-better uses. C-8 zoning allows various uses, including but not limited to general retail, restaurant, quick-service/drive-thru, bank, day care facility, hotel/motel, public service, religious facility, educational/school, recreation, funeral home, or other retail redevelopment. It is ideal for an owner-user or developer that can capture near-term income from the in-place restaurant while securing entitlements and permits.

DOMINANT RETAIL SYNERGY & NATIONAL CO-TENANCY

The immediate trade area is anchored by an exceptional concentration of national credit retailers, including Whole Foods, ALDI, Lidl, Giant, Trader Joe's, Starbucks, Paris Baguette, Truist, Capital One, Wells Fargo and more, all within one-mile. The corridor is further reinforced by strong hospitality demand within the immediate area from TownePlace Suites, Homewood Suites, Best Western, Motel 6, and Courtyard by Marriott, driving consistent daytime and overnight traffic past the site.

STRONG, AFFLUENT WASHINGTON, D.C. METRO

The Property benefits from a dense, high-income base with 116,117 residents and an average household income of $170,370 within three-miles, and 336,966 residents earning an average of $165,981 within five-miles. These fundamentals support both continued restaurant operations and a broad spectrum of redevelopment uses, appealing to owner-users, investors, and developers alike.

Highlights

±0.93-ACRE INFILL PAD
IN HIGHLY DESIRED SPRINGFIELD MARKET

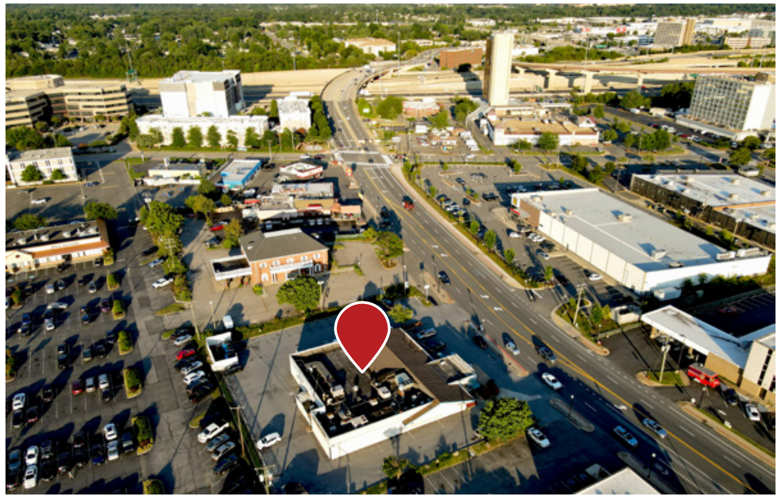
NEAR TERM
COVERED LAND OPPORTUNITY

C-8 ZONING PROVIDES REDEVELOPMENT FLEXIBILITY

ALDI · WHOLE FOODS MARKET · LIDL · TRADER JOE'S · STARBUCKS

SURROUNDED BY NATIONAL RETAILERS
WHOLE FOODS, ALDI, LIDL, TRADER JOE'S & STARBUCKS WITHIN ONE-MILE

AFFLUENT WASHINGTON, D.C. METRO DEMOGRAPHICS –
$170,370 AVERAGE HOUSEHOLD INCOME WITHIN THREE-MILES


395
I-395 - 224,000 VPD
COMMERCE ST - 23,000 VPD
BACKLICK RD - 16,000 VPD

TOWER SHOPPING CENTER
LIDL
TALBOTS
Total Wine SPIRITS · BEER & MORE
Residence Inn Marriott
MIDAS
HOMEWOOD SUITES Hilton
noodles & company
FedEx Office
Popeyes
SPRINGFIELD PLAZA
Giant
TRADER JOE'S
WHOLE FOODS MARKET
tropical SMOOTHIE CAFE
AutoZone
sweetFrog
WELLS FARGO
POTBELLY
TRUIST
Pollo CAMPERO
verizon
PANDA EXPRESS
DUNKIN' DONUTS
AMHERST RD
Capital One Bank
McDonald's
BANK OF AMERICA
BACKLICK RD - 16,000 VPD
COMMERCE ST - 23,000 VPD
BLUE PEARL BUFFET


INTERSTATE
395
I-395 - 224,000 VPD
INTERSTATE
395
SOLA SALONS
BLUE PEARL BUFFET
COMMERCE ST - 23,000 VPD


ALDI
PAISANO'S
planet fitness
I-395 - 224,000 VPD
INTERSTATE
395
BLUE PEARL BUFFET
ALDI
FOOD MARKET
COMMERCE ST - 23,000 VPD

Location Overview

WASHINGTON, DC

As the capital city of the United States, Washington, D.C., is located along the Potomac River, just inland from the Chesapeake Bay. In addition to the District of Columbia, the metro encompasses 22 counties and jurisdictions in portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are densely populated. Washington, D.C., is the largest city in the metro, with a population of over 700,000 residents. Amazon is growing its presence in Northern Virginia with its HQ2 headquarters and has more than 2 million square feet of office space under construction. The buildings are expected to house at least 25,000 workers upon completion in 2023, boosting the demand for additional housing options.

ECONOMY

The economy of the Washington, D.C., metro is one of the largest in the nation and is home to a wide variety of Fortune 500 companies, including Capital One Financial, Leidos Holdings, DXC Technology, AES, Danaher, Fannie Mae and Freddie Mac.

Employment is primarily focused on government, lobbying, defense contracting, data processing and news reporting.

The metro has a sizable hospitality sector that, while still recovering from the health crisis, typically employs more than 325,000 workers and supports the roughly 20 million annual visitors to the region's vast array of attractions.

MAJOR AREA EMPLOYERS

Georgetown University
Capital One Bank
GW
Fannie Mae
Inova
Booz | Allen | Hamilton
LOCKHEED MARTIN

Regional Map

$166K

Within a 5-mile radius, the average household income is $165,981.

23K

An average of 23,000 vehicles per day drive by Commerce Street.

336K

Within a 5-mile radius, the population density is 336,429

Lease Abstract

Legal Tenant Name	Blue Pearl Virginia Inc.
Guaranty	Personal
Notification Period to Exercise Options	Option is Automatic
Landlord Obligations	Landlord shall keep the foundations, exterior walls and roof in good repair, except that Tenant shall be required to make any such repairs which become necessary or desirable as a result of the negligence of any installation by Tenant, its agents, servants, or employees. Landlord will be responsible for the replacement of the roof at the Landlord's discretion, expect that tenant shall be required to make any/all repairs as a result of negligence of any installation by tenant its agents, servants, or employees.
Tenant Obligations	Tenant, at its own cost and expense, shall perform such maintenance, repairs and replacements as are required in order to keep the Premises in a first-class condition (except only for those items that are the responsibility of Landlord under Section 6) and shall repair or replace any damage or injury to all or any part of the Premises and/or the Property, caused by any act or omission of Tenant or Tenant's agents, employees, invitees, licensees or visitors. Tenant agrees to pay Landlord each month, as additional rent, water, gas, electricity and other utilities related to the building. Tenant shall also pay directly to other services including HVAC maintenance contracts, Roof maintenance and repair, Parking Lot maintenance, Fire life and Safety maintenance, Building Insurance including the structure, content and liability, trash service, snow removal, landscaping services and pest control. Tenant shall also pay directly to other services including HVAC maintenance contracts, Roof maintenance, Parking Lot maintenance, Building Insurance including the structure, content and liability, trash service, snow removal, landscaping services and pest control.
Assignment & Subletting	Tenant shall not sell, assign, sublet, mortgage, pledge or in any way or manner transfer this lease or any estate or interest there under or any part or parts thereof, nor shall it permit any licensee or concessionaire therein without the previous written consent of Landlord in each instance. Consent by Landlord to one assignment of this lease or to one subletting of the Premises shall not be a waiver of the Landlord's rights under this paragraph as to any subsequent assignment or subletting. Provided that Tenant is not default of its lease, such tenant's request for assignment or subletting shall not be unreasonably withheld by Landlord. Tenant shall pay a non-refundable costs of Landlord's attorney's fees and administrative expenses involved with the review, processing or preparation of any documentation in connection with a Transfer, whether or not Landlord's consent to such Transfer is required or obtained.
Prohibited Uses	Tenants should not to display any items on the sidewalk. Tenants should not use any trucks and vans directly from the vehicle nor block the parking area. Tenants should clean the window professional in regular basis. In the event it's not satisfactory of the landlord, landlord should have rights to hire professional service to perform the job to charge the tenants of the work

Demographic Summary

POPULATION	1-MILE	3-MILES	5-MILES
2030 Projection	14,362	116,117	336,966
2025 Estimate	14,183	115,829	336,429
2020 Census	14,615	120,033	348,755
2010 Census	14,388	114,800	331,993

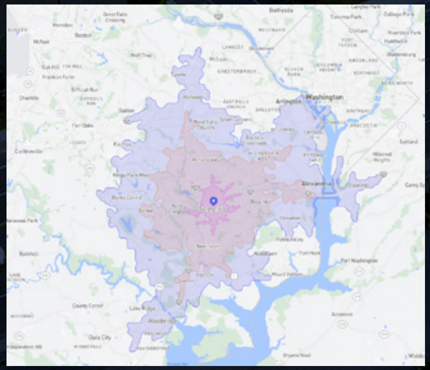
HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average	$156,574	$170,370	$165,981
Median	$134,608	$148,273	$143,914
Per Capita	$46,811	$62,713	$60,857

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2030 Projection	4,228	43,126	125,879
2025 Estimate	4,191	43,175	125,973
2020 Census	4,124	43,296	126,197
2010 Census	4,154	43,033	124,094

HOUSING	1-MILE	3-MILES	5-MILES
Median Home Value	$613,640	$603,261	$628,055

EMPLOYMENT	1-MILE	3-MILES	5-MILES
2025 Daytime Population	14,855	169,252	345,924
2025 Unemployment	2.78%	1.91%	2.34%
Average Time Traveled (Minutes)	34	34	34

EDUCATIONAL ATTAINMENT	1-MILE	3-MILES	5-MILES
High School Graduate (12)	2.15%	1.93%	1.82%
Some College (13-15)	26.41%	20.34%	19.25%
Associate Degree Only	8.57%	9.07%	9.39%
Bachelor's Degree Only	7.41%	6.70%	6.63%
Graduate Degree	42.63%	53.67%	54.41%



5-MINUTE 10-MINUTE 15-MINUTE

DRIVE TIMES	5-MIN	10-MIN	15-MIN
Population	14,729	323,546	894,810
Population Density (Per Sq Mile)	5,183	5,466	5,309
Area (Square Miles)	2.8	59.2	168.6

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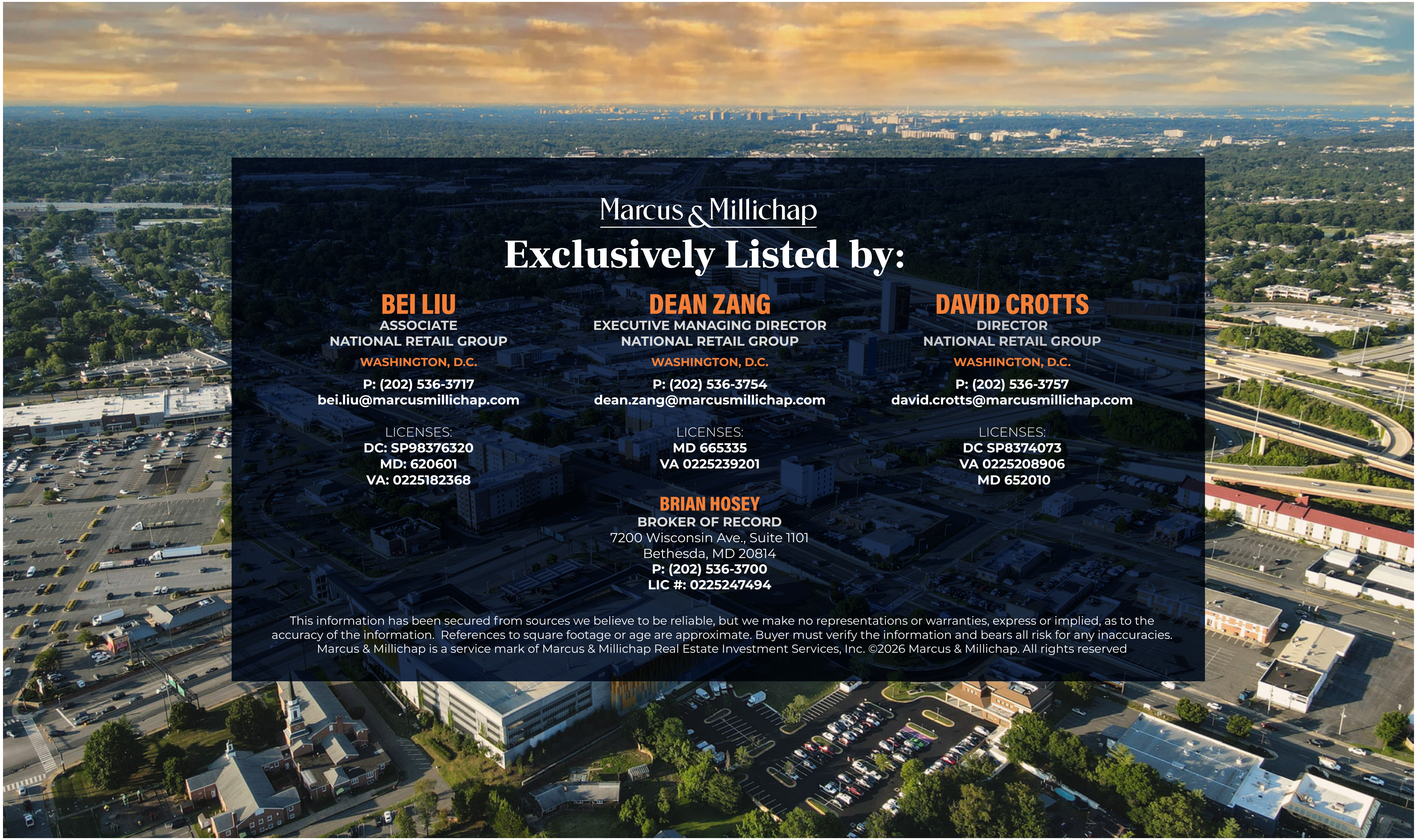

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