



Offering Memorandum
5441 MacArthur Blvd
Washington, DC 20016



Confidentiality and Disclaimer

Confidentiality Agreement

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in **5441 MacArthur Blvd, NW** located in Washington, DC, as more particularly described herein ("Property"). This confidential memorandum contains brief, selected information pertaining to the Property and has been prepared by Jackson Prentice Real Estate Services, LLC ("JPRES"), the exclusive agent for the Property owner ("Owner"), primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor or user may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor JPRES make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Each of the Owner and JPRES disclaims any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property.

By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of JPRES and the Owner.

Upon request recipient will promptly return this confidential memorandum and any other material received from the owner or JPRES without retaining any copies thereof.

This confidential memorandum shall not be deemed to be an indication of the state of affairs of the Owner or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. Neither the Owner nor JPRES undertakes any obligation to provide additional information or to correct or update any of the information contained in this confidential memorandum.



For more information regarding the proposed transaction:

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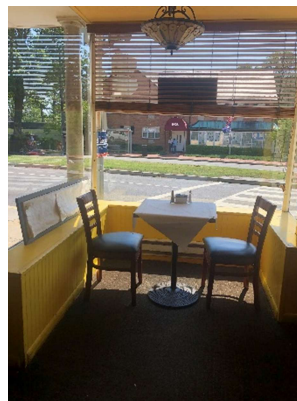
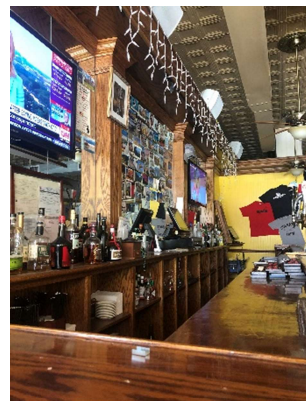
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Executive Summary

Offering Highlights

On behalf of 5441 MacArthur, LLC, Jackson Prentice Real Estate Services, LLC is pleased to offer this unique sale of the former “Boat House Restaurant” located at 5441 MacArthur Blvd, NW. It is a fully equipped restaurant that consists of 2,407 SF of building plus basement and outside commercial refrigerators located on 2,744 SF of land in highly sought-after Palisades, DC. The site is situated near the intersection of MacArthur Blvd and Arizona Avenue and is in close proximity to Sibley Hospital, Bethesda, MD, Arlington, and downtown DC.



5441 MacArthur Blvd is a unique opportunity to own and create a neighborhood restaurant in the affluent neighborhood of Palisades, DC. The previous restaurant had very high gross sales reports over the years.

Executive Summary

Property Summary



Property Address
5441 MacArthur Blvd

Year Built
1933

Zoning
MU-3

Site Area
2,744 SF of land (+/-)

Electrical Power
200 Amp System/ 3 phase/120-208

Floor Plate Size
1st Floor – 2,407 GSF +/-
Lower Level – 130 GSF (+/-)
Outside Walk In Refrigerator - 80" x 80"
Outside Walk In Freezer- 48" x 48"
Total Area – 2537 GSF (+/-)

Exterior Walls
Brick and CMU

Roof
Flat Roof with rubber membrane replaced approximately 2013

Street Frontage
41' on MacArthur Blvd, NW

HVAC
Two (2)-Zone HVAC

Hot Water Heater
Two (2) hot water heaters, 40 gallon and 60 gallon replaced in 2016

Equipment
All conveys, see attached list.

Project Overview

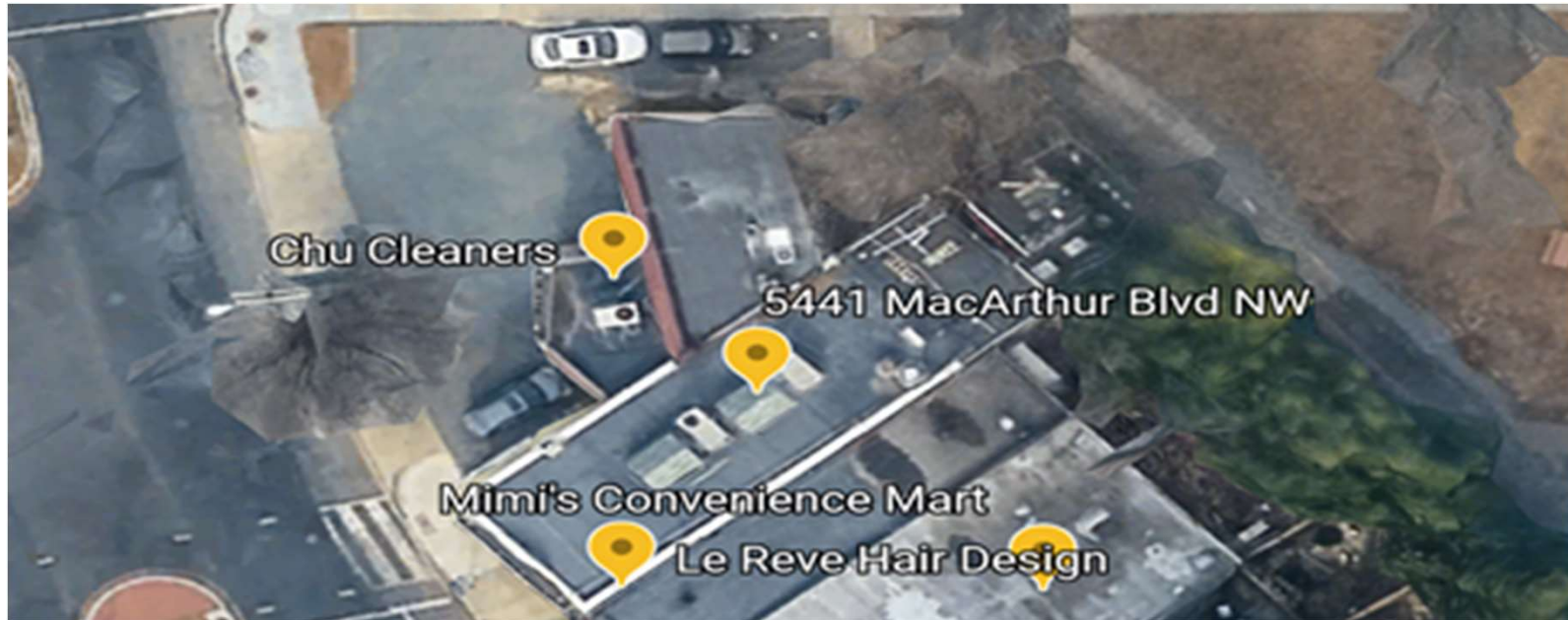
Investment Considerations

- Rare single tenant building opportunity inside Washington, DC city limits
- Multiple attractive commuting options for employees given close proximity to Virginia, Maryland, and Capital Crescent Trail
- Easy street parking
- Remarkable surrounding demographics – the 9,162 residents within a one-mile radius boast a median household income of \$232,115 and the 184,540 residents in a three-mile radius have a median HH income of \$150,534. Average age of 38 within 1- and 3-mile radius.
- Tight neighborhood retail market.
- 2018 daily traffic count of 17,121 on MacArthur Blvd.
- 2018 daily traffic count of 37,922 on Canal Road, located within .25 miles.
- The fast-casual restaurants have been doing extremely well during the pandemic. As quoted by Danny Klein in his article, “Why Coronavirus will spark a Fast-Food Takeover” - QSR Magazine
 - “...comp sales in quick service since the beginning of May have actually been *better* than the sales growth reported by the sector for years...”



Location Overview

Palisades Highlights

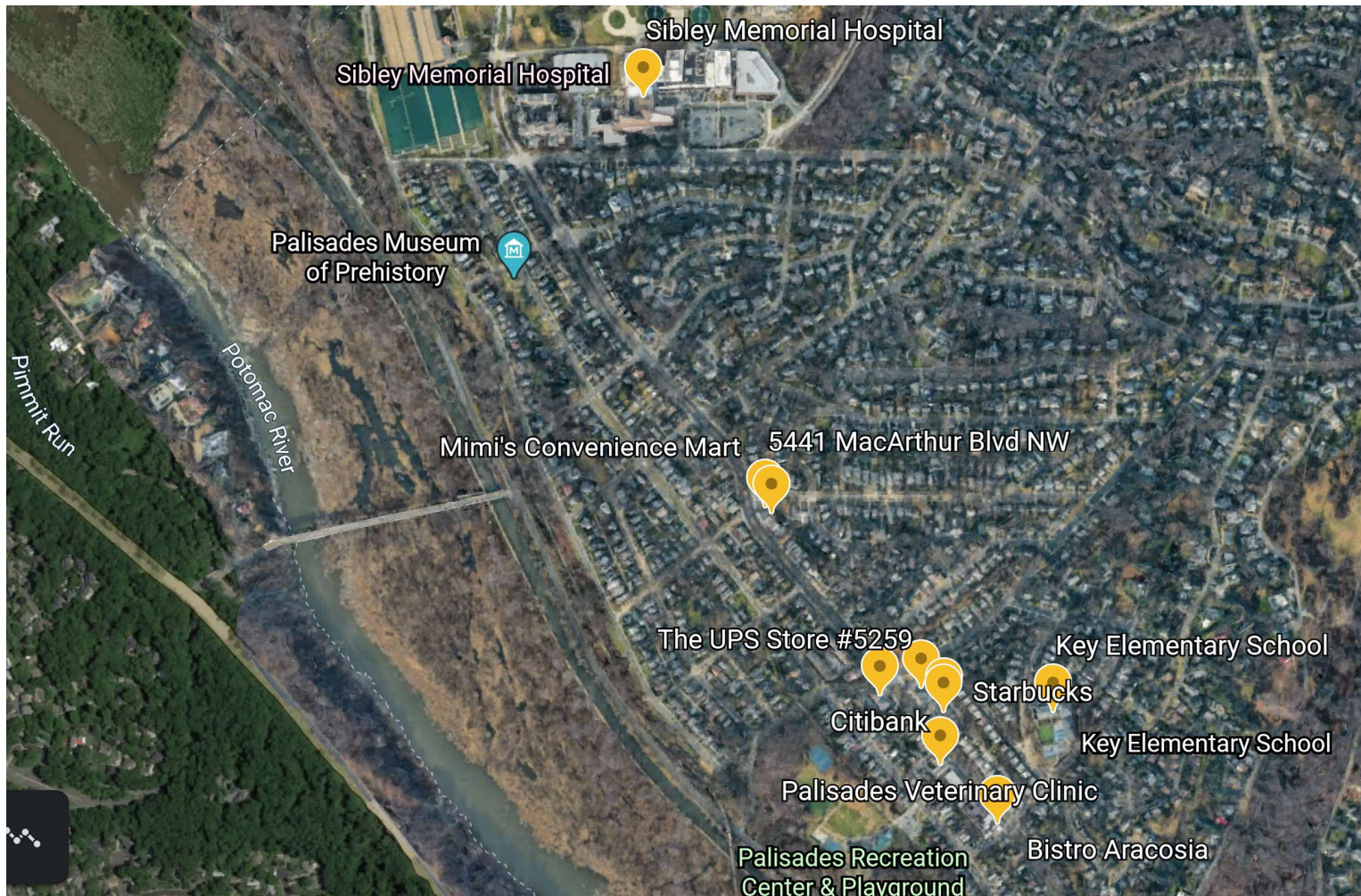


Palisades, DC is located on the Potomac River in Washington, DC between Maryland and Virginia. Home to the Annual 4th of July Parade and numerous upscale eateries such as Black Salt, Bistro Aracosia, Et Voila!, and Kotobuki.



Location Overview

Surrounding Attractions



Market Overview

Sales Comparable Report

Sales Comparable Report							
Buyer	Building Address	Type	Year Built	Demised Premise	Price PSF	Zoning	Close Date
Roxanna, LLC	901 N. Quincy	Retail/Development	1900	1,910	\$1,570 PSF	C-2	June 2020
Wagshalls	6124 MacArthur Blvd; Bethesda, MD	Retail/Development	1917	4,315	\$533.02 PSF	CRT	October 2019
GD, LLC	2310 Columbia Pike	Retail	1959	1,459	\$1,542 PSF	C-2	August 2019
Amrish Gupta	6854 Old Dominion Dr; McLean,VA	Retail	1968	2,000	\$937.50 PSF	CRT	June 2019
Taja Construction	3700 14th Street, NW	Retail	1920	1,141	\$1,270 PSF	MU-4	July 2018
AVERAGE					\$	1,170.40	

Equipment List

Equipment that conveys

Front of the House:

- Assorted Tables and Chairs
- 6 Line Draft Beer Head
- "Pearlick" Cooler (Behind bar)
- "Pearlick" Display Cooler (Behind bar)
- Glassware, plates, bowls and utensils
- All t-shirts, fans and boats
- TVs (Two- behind bar)
- Attached fixtures
- 4 mounted wall mirrors
- 4 speakers and stereo equipment
- 4 security cameras and system
- Hostess station rowboat
- 2 side tables
- Server table

Back of the house (Kitchen):

- "Bunn" Coffee Maker & Grinder
- "True" Display Refrigerator
- "Bev Air" Two door Sandwich unit
- "True Air" Two door Freezer Unit
- "Savory" Belted Toaster
- 2 "ATOSA" fryers
- "Quality" Grill

- "Beverage Air" Two door Chef's Table
- "Magic Kitchen" charcoal grill
- "U.S. Range" Salamander
- "Volcan" Six Burner Stove
- 2 compartment steam table
- 2 "Hamilton Beach" Microwave
- "Ansul" Fire suppression system
- "Mitsubishi" 3 ton AC Unit
- "Turbo Air" single door stand up freezer
- "Turbo Air" single door stand up refrigerator
- "Turbo Air" M3 4 door refrigerator
- "Turbo Air" stand up two door refrigerator
- "Hozshizaki" Ice machine
- "Hobart" slicer
- "Nemco" radial slicer (table attachment)
- Non working "US Refrigerator" sandwich unit with chef
- "Win Holt" Can Rack
- Assorted Shelving
- Pots, pans, utensils and containers
- "ECOLAB" dishwasher* Is leased
- 6 stainless steel prep tables

- Stainless steel shelving
- 3 Compartment Sink w/ garbage disposal
- Hand washing sink

Upstairs Storage Room:

- "Perlick" Draft Cooler
- "Tafco" Walk in Refrigerator (80 inches X 80 inches)
- "Tafco" Walk in Freezer (48 inches x 80 inches)
- Assorted shelving and pots and pans



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Explore the Possibilities

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