



COMMERCIAL REAL ESTATE

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LOFLIN
BUILDING

Azure
Dream Day Spa

RETAIL PROPERTY FOR LEASE

Storefront Retail On Wilson Bld

2420 WILSON BLVD, ARLINGTON, VA 22201

AVAILABLE SPACES

Storefront Retail On Wilson Blvd 2420 Wilson Blvd, Arlington, VA 22201



LEASE TYPE - | TOTAL SPACE - | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 101	-	1,625 SF	Full Service	\$50.00 SF/yr	Includes 4 parking spaces
Suite 208 and 210	-	364 SF	Full Service	\$60.00 SF/yr	-
Suite 202 and 204	-	264 SF	Full Service	\$60.00 SF/yr	-
Two Bay Garage	-	576 SF	Full Service	\$1,500 per month	Two bay garage close to the courthouse in Arlington
206	-	114 - 1,600 SF	Full Service	\$60.00 SF/yr	One Room
214	-	177 - 1,600 SF	Full Service	\$60.00 SF/yr	One Room
100	-	1,700 SF	Full Service	\$50.00 SF/yr	-



KAYVAN MEHRBAKSH, CCIM, MBA

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K&M Commercial Real Estate 703.734.2822

459 Herndon Pkwy #21 Herndon, VA 20170

EXECUTIVE SUMMARY

Storefront Retail On Wilson Blvd 2420 Wilson Blvd, Arlington, VA 22201



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.16 Acres

Building Size: 9,250

Zoning: C-2

Market: Washington DC

Submarket: Arlington

PROPERTY OVERVIEW

K & M Commercial as the Listing Agent is happy to present this first-floor storefront retail space on Wilson Blvd. for LEASE. 1,625 sq/ft space with signage and parking opportunity. Reception area with en-suite bath and ability to convert to multiple retail and/or personal services uses. 2nd Floor Personal Service/Retail Space Available for \$1,350+ per month.

PROPERTY HIGHLIGHTS

- First Floor Storefront Retail Space
- Building Signage and Parking Opportunity
- 1,625 sq/ft space with Reception and En-Suite Bath
- Small Retail/Personal Service Offices starting at \$1,350 per month
- Minutes from the Clarendon and Court House Metro

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LEASE INFORMATION

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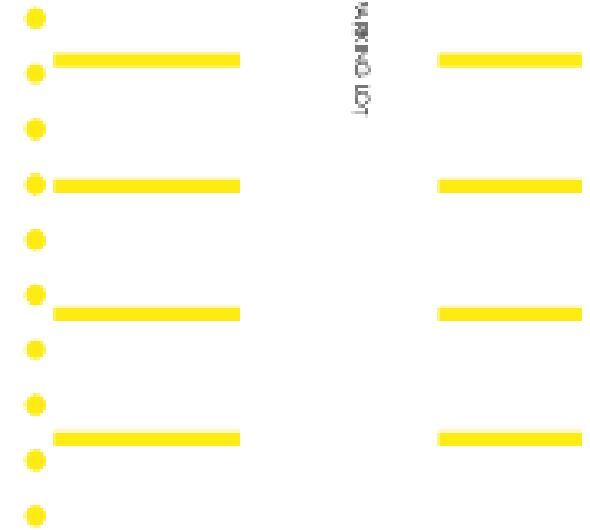
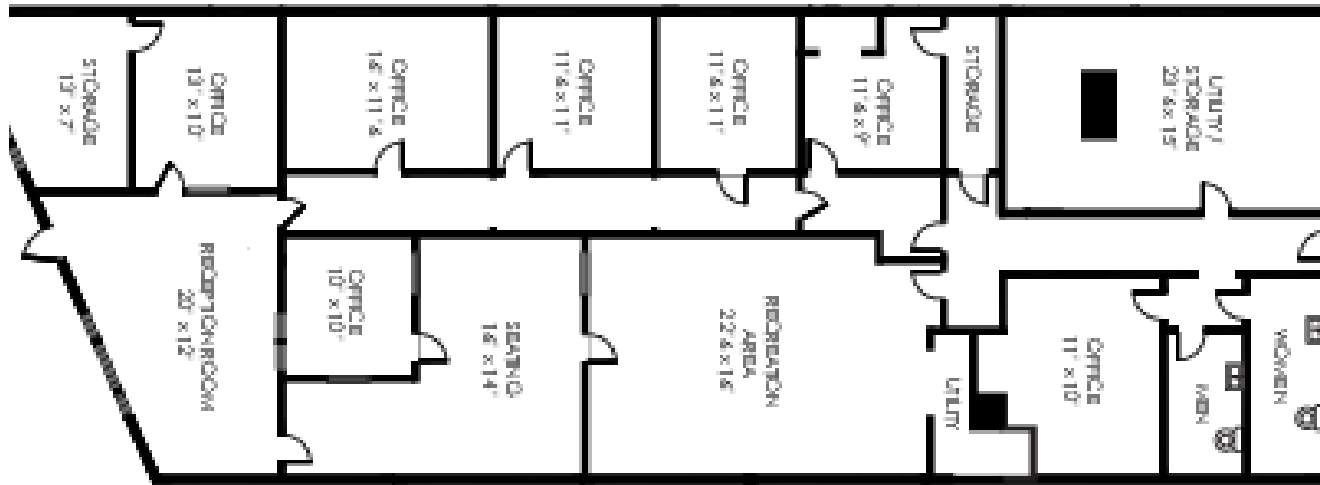
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ADDITIONAL PHOTOS

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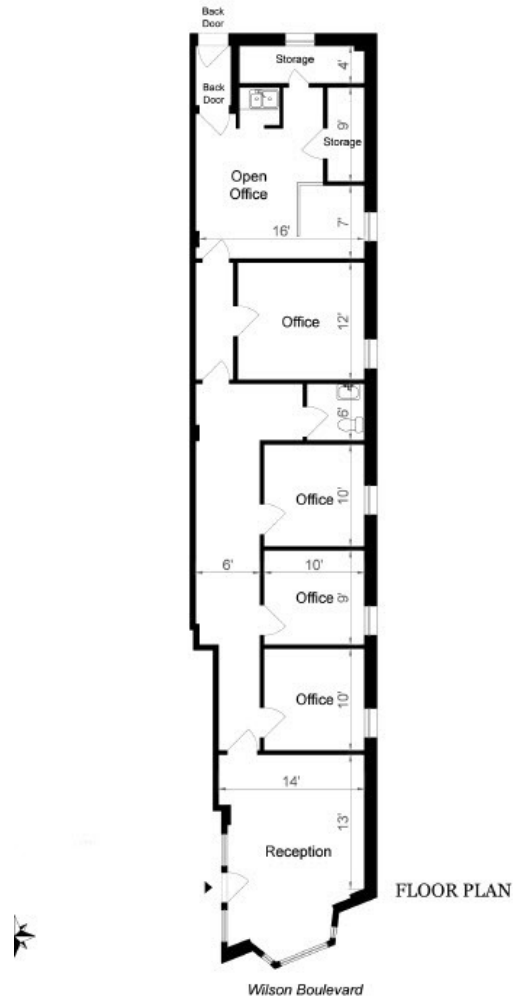
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FLOOR PLANS

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2420 WILSON BOULEVARD

ARLINGTON, VA 22201



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2420 WILSON BOULEVARD
ARLINGTON, VA 22201

ALL ILLUSTRATIONS, DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND MAY VARY FROM ACTUAL STRUCTURE DIMENSIONS HAVE BEEN ROUNDED

LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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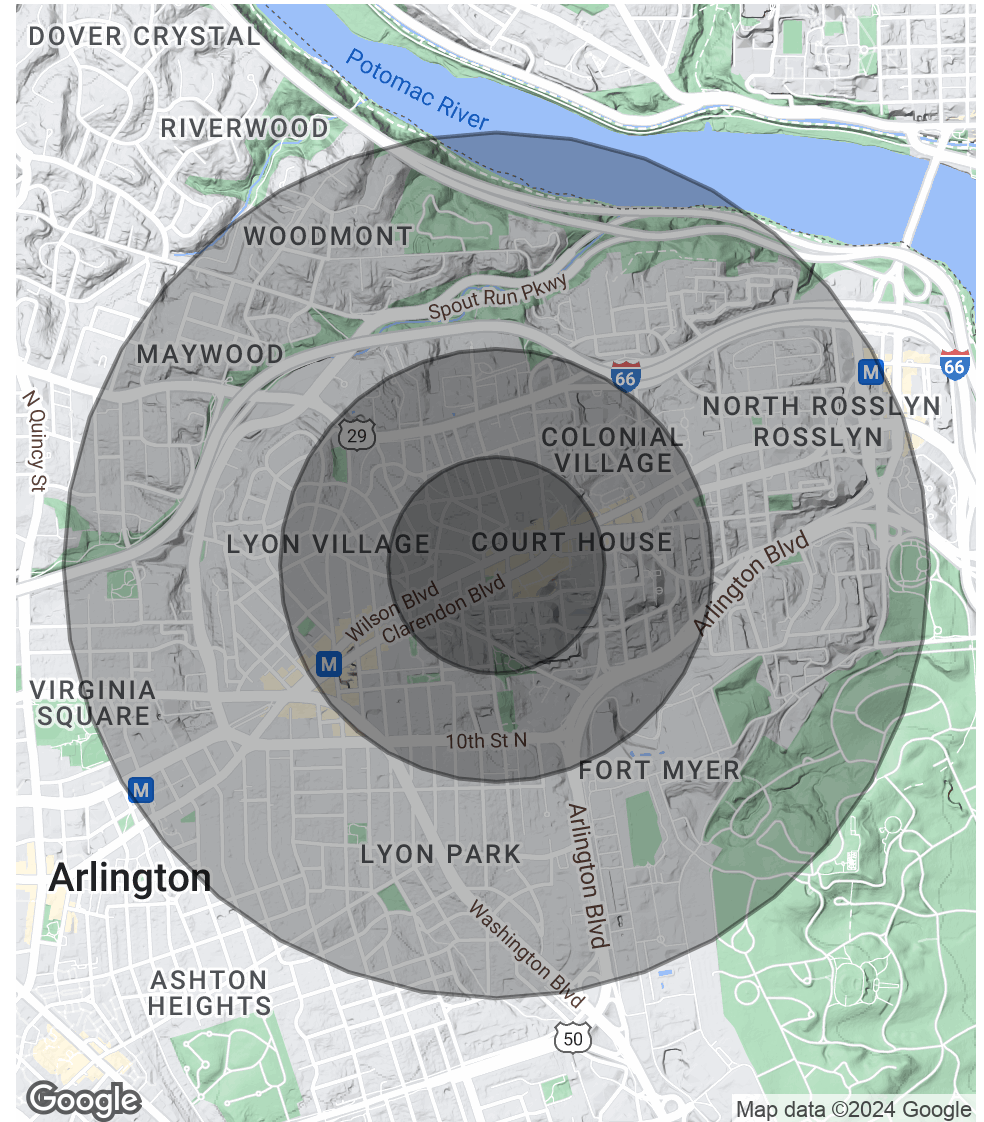


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,667	16,224	39,529
Average age	30.2	30.1	31.0
Average age (Male)	30.6	31.2	31.9
Average age (Female)	29.7	29.4	30.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,611	8,952	20,486
# of persons per HH	1.8	1.8	1.9
Average HH income	\$124,146	\$120,210	\$121,391
Average house value	\$590,736	\$545,663	\$618,961

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1

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KAYVAN MEHRBAKHSH, CCIM, MBA

Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

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