



WASHINGTON DC'S
PREMIER MIXED-USE ASSET
124,000 SF GROCERY
ANCHORED RETAIL CENTER
& 145 UNIT CLASS-A
MULTIFAMILY UNITS

CATHEDRAL *Commons*

3336 WISCONSIN AVENUE NW & 3401 IDAHO AVENUE NW
WASHINGTON, DC 20016

EXECUTIVE SUMMARY



THE OFFERING



Jones Lang LaSalle, as exclusive advisor, is pleased to present the opportunity to acquire Cathedral Commons (the “Property”), Washington DC’s premier mixed-use asset. Delivered in 2015, the Property features 124,308 square feet of retail and 145 Class-A multifamily units. Anchored by Giant Food (the DMV’s most popular grocer by market share) and CVS Pharmacy, the retail at Cathedral Commons is well poised to serve the affluent surrounding population. With 12.3 years of WALT and 92% leased, the retail at Cathedral Commons is an opportunity to acquire a premier DC asset with potential cash flow growth opportunities through the lease up of some recent vacancies. The multifamily offers large average unit sizes (974 SF), luxury finishes, and an unparalleled amenity package while catering to the area-leading demographics of Northwest DC. The multifamily continues to outperform with 97% occupancy and 3.07% lease trade-outs YTD with 3.7% average annual rent growth projected in 2025.

The Property’s infill, high barrier to entry location is uniquely positioned to benefit from the supply-demand imbalance and capitalize on the future growth potential in a submarket that is starved for Class-A product. The asset is located at the confluence of DC’s most prestigious neighborhoods and features the area’s strongest demographics - \$200K average household income, 22% rent to income ratio, and 53% discount to owning a home - further supporting the growth potential. Cathedral Commons is strategically located at the crossroads of Wisconsin Avenue and Idaho Avenue with direct access to MedStar Health, US Department of Homeland Security, and downtown Washington DC.

Cathedral Commons provides a rare opportunity to acquire a trophy-quality mixed-use asset well below today’s replacement cost in the heart of Northwest DC’s premier live-work-play environment. The Property’s diverse offerings, strong performance, and longterm submarket growth potential make Cathedral Commons the most compelling investment opportunity in the market.

PROPERTY OVERVIEW

2015
Year Built

265,527
Total SF

124,308
Rentable
Retail SF

56,000 SF
Grocery Anchored

Giant

12,000 SF
Pharmacy

CVS

\$800/SF
Average Retail
Sales PSF

145
Units

97%
Multifamily
Occupancy

974 SF
Average Unit
Size



INVESTMENT HIGHLIGHTS



Washington DC's Iconic Mixed-Use Asset: 124K SF of Premier Retail Anchored by Giant & 145 Class-A Apartment Units



Strong In-Place Cash Flow with Compelling Blended Yield Offered Well Below Today's Replacement Cost



Retail Anchored by DC Region's #1 Grocer- Giant- on a New 20-Year Lease



Rare Northwest DC Acquisition Opportunity with Extremely High Barriers to Entry and Limited to No Future Supply



Prestigious Wisconsin Avenue Address Central to the Area's Most Established Neighborhoods



Best in Class Renter Demographics: \$200K Average Household Income, \$1.2M Average Home Value, 3.1% Unemployment Rate



Transit Oriented Destination Adjacent to Major Thoroughfares and Walkable to Cleveland Park Metro Station (Red Line)



Vibrant Cathedral Heights Neighborhood with Convenient Accessibility to Major Employment Hubs and Surrounding Lifestyle Amenities Transit



Strong Property Fundamentals: 97% Multifamily Occupancy and 3.07% YTD Lease Trade-out Combined with 3.7% Average Annual Rent Growth Projected in 2025. 92% Retail Occupancy, 12.3 years of WALT, and \$800+ Average Sales PSF





NORTHWEST DC'S
PREMIER GROCERY ANCHORED
MIXED-USE ENVIRONMENT



CATHEDRAL
Commons

FIRST FLOOR



LaserAway
bluemercury[®]
barcelona

SECOND FLOOR

[solidcore]  pure barre[®]
thewashingtonballet



TRUIST



myeyeDr.



BondVet



STARBUCKS



**CONTE'S
BIKE SHOP**

ALLURE SPA
NAILS & HAIR SALON

Wisconsin Avenue NW (32,000 VPD)



DCA
800+ Daily Flights

NATIONAL MALL



WOODLEY PARK
Median Home Value: \$1.9M

NAVAL OBSERVATORY



St. Albans School

\$55,468 Annual Tuition



Cleveland Park
Station



CLEVELAND PARK
Median Home Value: \$1.2M



National Cathedral School

\$55,075 Annual Tuition



MedStar Health



UNIVERSITY OF THE
DISTRICT OF
COLUMBIA
1851



Sidwell Friends

\$57,620 Annual Tuition

BLUE CHIP NORTHWEST DC LOCATION

AMAZON HQ2

ROSSLYN
9.9MM SF of Office Inventory

NOTABLE ROSSLYN EMPLOYERS



POTOMAC RIVER

GEORGETOWN
2.3MM SF of Retail Inventory



GEORGETOWN
UNIVERSITY

14,318 Students
\$61,812 Annual Tuition



GEORGETOWN
Median Home Value: \$1.5M

WASHINGTON NATIONAL CATHEDRAL

CATHEDRAL
Commons



88

VERY
WALKABLE



AMERICAN UNIVERSITY
WASHINGTON, DC

14,318 Students
\$61,812 Annual Tuition

CITY RIDGE
Built 2022



US Department of
Homeland Security

UPTON PLACE
Built 2024



Wisconsin Avenue NW (32,000 VPD)

PREMIER, HIGH PERFORMING RETAIL IN FORTRESS DC LOCATION

	0.5-MILE	1-MILE	2-MILE
	POPULATION		
Resident Population	8,788	38,136	66,516
Daytime Population	8,377	39,050	67,540
	HOUSEHOLDS		
2024			
Households	4,858	19,275	32,660
Average Household Income	\$195,702	\$191,723	\$199,838
Buying Power (\$B)	\$0.95	\$3.70	\$6.53
2029			
Households	5,702	19,753	33,737
Average Household Income	\$218,817	\$216,782	\$224,222
Buying Power (\$B)	\$1.25	\$4.28	\$7.56
	EDUCATION & EMPLOYMENT		
White Collar Workforce %	95.2%	93.7%	93.8%
Bachelor's Degree	88.3%	90.3%	90.7%
Unemployment Rate	2.6%	2.9%	3.1%





95th
Percentile
of National
Category Visits
(Per Placer.ai)

\$800
Average Sales
PSF

9.5 Yr
Average Tenure

12.3
Years WALT



~18
Year Anchor WALT

♥CVS 10 Year
Remaining Term

Giant 20 Year
Remaining Term

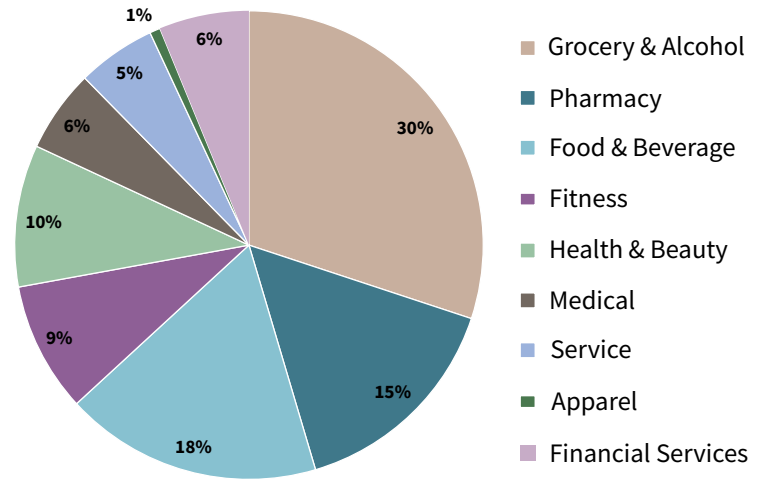
92%
Leased



NEIGHBORHOOD GROCERY CENTER FOR DC'S MOST AFFLUENT COMMUNITY



MERCHANDISE MIX BY % OF REVENUE



Tenant	SF
Giant	56,000
CVS	12,440
Washington Ballet School	7,218
Silver	5,230
Truist	3,609
Raku	3,342
Barcelona (Ground)	3,331
Barcelona (2nd Floor)	994
Allure Spa	3,182
Bondvet	2,804
Conte's Bike Shop	2,423
[solidcore]	2,100
Starbucks	1,900
Bluemercury	1,890
MyEyeDr	1,805
Parks Fabricare	1,658
Laseraway	1,530
Pure Barre	1,413
Burka's Wine and Spirits	1,200
Proper Topper	850
Fitness LOI	2,254
Vacant Suite N-12	4,169
Vacant Suite S-03	2,004
Vacant Suite S-04	962

BOUTIQUE CLASS-A MULTIFAMILY INTERIORS AND AMENITIES

UNIT FEATURES

FLATS

- Open concept floor plans
- White quartz countertops and white beveled tile backsplashes
- Stainless steel GE Energy Star appliances
- Slide-in ranges and bottom-mount refrigerators
- Custom vanities with espresso finish
- Chrome hardware and fixtures throughout
- Designer lighting
- High efficiency front-loading in-unit washer/dryer
- Dark plank flooring
- Stunning Cathedral views
- Balconies and patios in select units

TOWNHOMES

- Classic townhouse architecture
- Graciously sized decks
- Private, in-home, two-car garages
- GE Profile appliance package
- White Shaker cabinetry
- Caesarstone quartz countertops & kitchen island
- Venatino marble herringbone backsplashes
- Gas fireplaces with marble and caesarstone finishing
- Optimum™ Legacy Oak flooring
- Spacious storage, pantries & linen closets
- Linen tiled bathroom floors and Carrara marble vanities

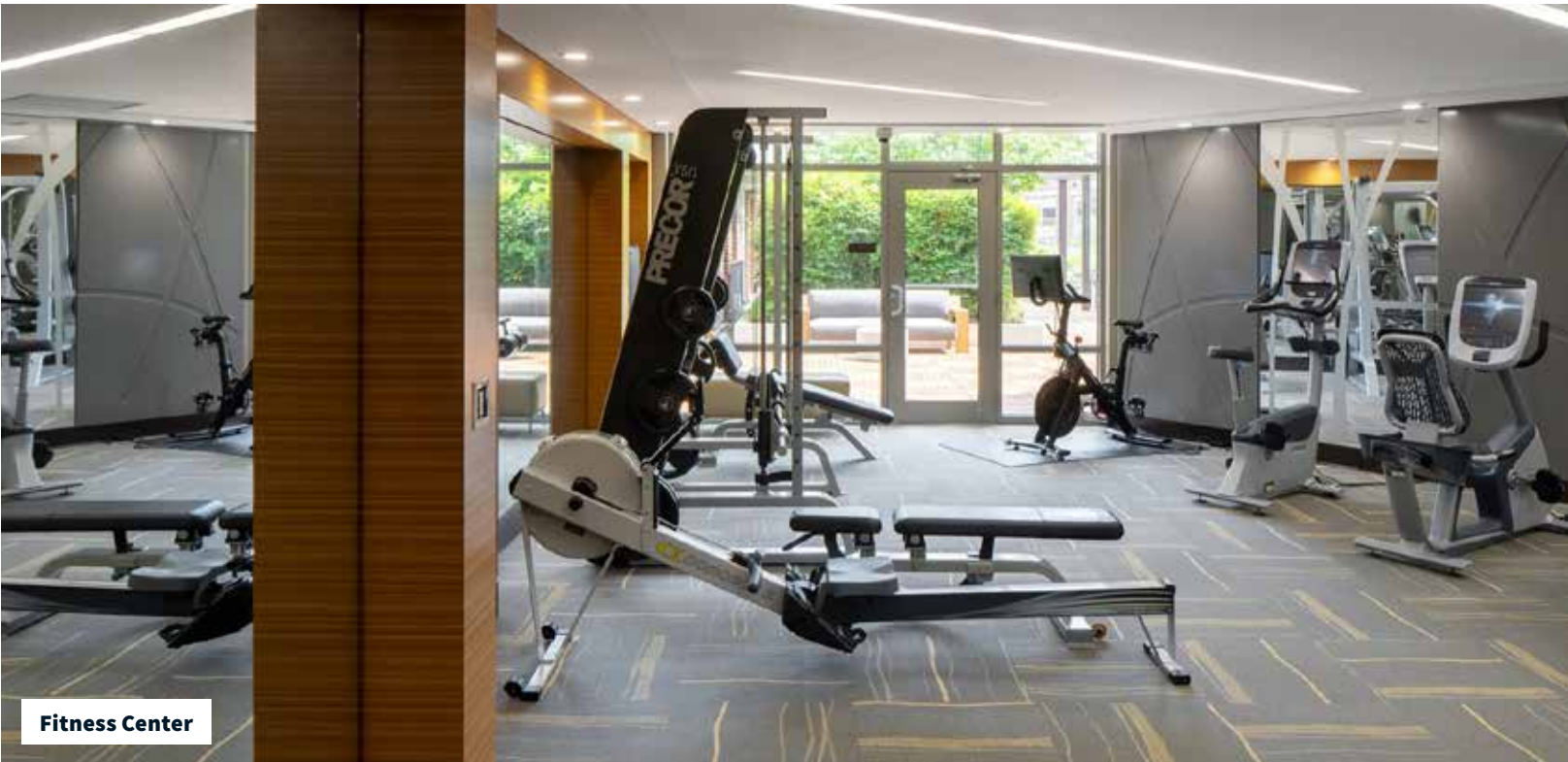
LOFTS

- Soaring two-story windows (in select units)
- Outdoor terraces
- Cambria quartz countertops and white beveled tile backsplashes
- Stainless steel GE Energy Star appliances
- Slide-in ranges and bottom-mount refrigerators
- Custom vanities with espresso finish
- Chrome hardware and fixtures throughout
- Boutique-hotel-inspired designer tile flooring
- Designer lighting
- High efficiency front-loading in-unit washer/dryer
- Kaindl Heritage flooring



EXCEPTIONAL AMENITIES

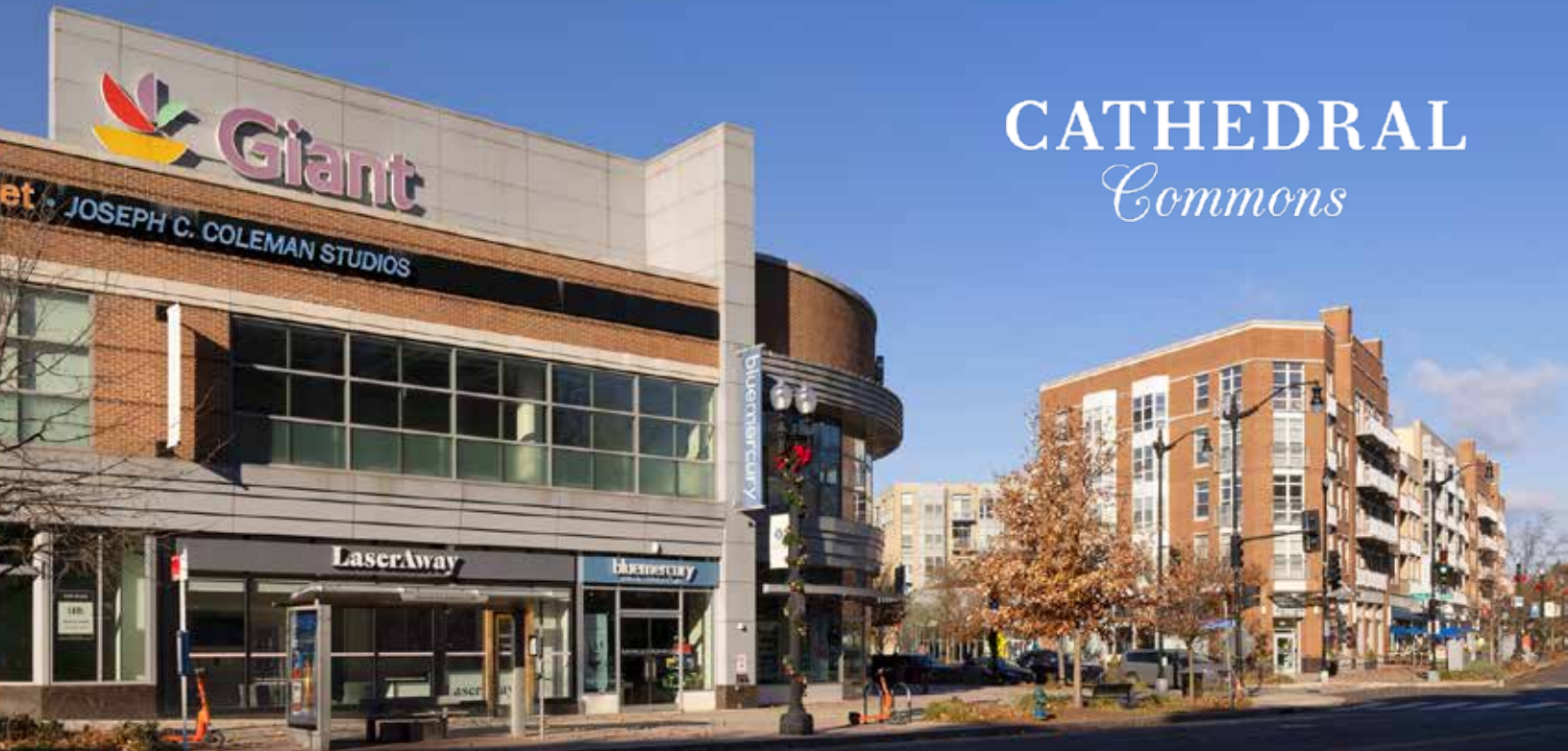
- Rooftop terraces offer sweeping views and a community garden
- Two common residential courtyards provide access to outdoor green space
- Resident lounge area and club room
- Exquisite lobby spaces fuse modern and classic design
- Fully-equipped fitness center
- 24/7 concierge and valet dry cleaning
- Secured access entry and 24-hour maintenance
- Reserved garage parking and vehicle detailing station
- EV charging stations
- Pet-friendly community
- Built to LEED Silver standards & ENERGY STAR® Certified



Fitness Center



Rooftop Terrace



CATHEDRAL Commons

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