

## Retail Buy in Takoma Park

MCB Real Estate now owns the Takoma Park Shopping Center.

The Baltimore developer paid \$14.57 million in a June settlement for the 51,205 square foot retail center on Arliss Street, off Piney Branch Road. In 45,435 square feet, a Giant grocery store anchors the center, which also counts Montgomery Beauty School among its tenants. The School must be succeeding in teaching beauty, because it is slated to double in size to over 5,000 square feet. It traded fully leased.

MCB said in a release that the DC area retail vacancy rate is just 5.2 percent. The seller was a partnership headed by Florida-based Diego Rico. MCB last showed on the radar screen in Montgomery County when it announced it would acquire the 280-acre Viva White Oak mixed-use project.

JLL brokered the Takoma Park deal.

**Matan’s Plan.** The Takoma Park center is veteran retail. Coming in Gaithersburg is brand new retail. Matan Companies brings to the City Council this week its Schematic Development plan for 14,750 square feet of commercial along N. Frederick Avenue at Progress Way.

The new retail will fill in the gap between the present Chick-fil-A and a Sheetz convenience store. It’s on the former IBM and then Leidos property where Matan has also built two flex/industrial buildings. No tenant names for the retail have yet been released.

## Prasad Buys G’burg Small Bay

Prasad Properties availed itself of an increasingly rare commodity in Montgomery County – a small industrial building.

The group paid \$1.9 million for 431 E. Diamond Avenue in Gaithersburg in late May. It got a 10,600 square foot warehouse with 14-foot clear heights and six exterior dock/drive-ins. The building traded fully leased, with the opportunity for the new owner to mark the rents to market.

In a market where the local industrial vacancy rate is in the single-digit range, rents have grown dramatically since the beginning of the pandemic, and, say the marketing materials, supply has grown even more constrained as some buildings have been converted to life science users.



431 E. Diamond Avenue.

Prasad Properties had been an industrial buyer as well in 2022, when it acquired 8020 Queenair Drive in the Airpark for \$3.55 million. That 16,800 square foot warehouse traded 50 percent leased.

Cushman & Wakefield brokered the E. Diamond sale.

## Builders Eye Two Redevelopment Plays

As expected, builders are taking a run at two commercial properties marketed recently, both offering the prospect of townhouse redevelopment.

The two properties are the headquarters of the National Capital Area Council of the Boy Scouts, in Bethesda, and the Regal Theater property in Germantown, next to the Town Center. Though both are used commercially today, the owners of the two properties acknowledged the tenor of the times and in their marketing, suggested residential would be a capital idea.

In Germantown, Realty Income Corporation is looking to live up to its name by selling the seven acres at 20000 Century Boulevard, occupied today by a 58,000 square foot theater. Realty suggested that the site could accommodate about 115 to 130 towns in a couple of different layouts.

Farther south in Bethesda, the Boy Scouts are freeing up their 34,207 square foot headquarters for either a buyer that wants commercial space, or, for builders that want a high profile site at the corner of Rockville Pike and W. Cedar Lane, a small enclave of either singles or, by conditional use, towns.

CBRE is managing the Germantown disposition, while CPG Realty has the Boy Scouts property.