

Wag N' Wash opens in California to keep pets clean

In-store bakery offers fresh biscuits, cakes and treats

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St. Mary's County dog owners can stop drenching their bathrooms or chasing their unwilling pets with a hose when they need a cleaning. The new Wag N' Wash Natural Food & Bakery in California has eight dog-washing stations to get Fido clean with minimum fuss.

Veterinarian Dr. Kirk Forrest and his wife, Anne, opened the first East Coast store of the Denver-based franchise June 4, and said they were surprised by the good turnout.

"It was extremely busy Saturday and Sunday," Kirk said. "They told us halfway through the day on Saturday that we were already higher than their largest soft opening of a store that they've had. We did really well."

The Hollywood couple isn't new to taking care of pets — the two owned St. Mary's Veterinary Hospital in Lexington Park for 21 years before selling it to a large hospital chain in 2009. Kirk continues his veterinary practice at the hospital but plans on expanding his consultation time at the new store.

"What I see in my day-to-day practice — nutrition is so important — but you've got a 20-, 30-minute appointment and you've got an animal that's sick or other things and you don't have a whole lot of time to address" nutrition, Kirk said. "You don't have time to discuss diet changes and needs. I'll do consultations here. You really need an hour for those things."

Kirk is also expanding his veterinary skills and is getting certification in acupuncture and Chinese herbal medicine to offer a holistic approach to pet care.

"Once we really get going, we're going to do monthly seminars on health issues like diet, arthritis, fleas and ticks," he said. "We'll probably do it on a reservation basis just because we only have so much room."

Wag N' Wash is also a pet store with leashes, toys, collars, flea and tick medicines and the like for both dogs and cats. The store also



Bailey, a basset hound/Labrador mix, gets a wash from her owner, Sarah Cubillos of Lexington Park, Monday at Wag N' Wash in California. The pet shop opened Saturday, June 4.

STAFF PHOTOS BY DARWIN WEIGEL

carries lines of specialty pet foods.

"We sell a variety of what are called 'natural food' brands," Anne said. "People nowadays are concerned about not only what they eat but what their pets eat. All the diets contain no corn, soy, wheat gluten, chemical preservatives or artificial flavorings or byproduct meats."

But the real specialty on the food front is the in-house bakery.

"Everything in the bakery is baked in-house. Everything is from scratch; and it is all human grade," baker Josh Silvas said. "Human grade is if you got curious, you're totally fine" taking a taste. Silvas is from Denver and was in town to help the Forrests open the store and get their baker, Shayna Burton, up and running.

Anne said the California store will start with 12 of the company's 26 recipes for cakes, biscuits and treats, including six different biscuits offered in a mix-and-match format. "We had to make a few adjustments," she said.

"The state wouldn't accept Denver's guaranteed analysis, we had to do it here. In Maryland we have to register [each one] with the de-

partment of agriculture. It's \$50 a recipe every year."

The bakery keeps a plate of sample treats on its display case for customer's to pamper their pets and coax them through the bathing and grooming process.

"If people do bring their dogs we encourage them to take samples with them to the wash and get the dogs associated with a good environment," Silvas said. "Dogs hate getting baths and groomed and whatnot. We tell people to grab samples and reward them as they come out of the wash, spoil them. That's what we're here for."

The eight self-serve washing stations are set up for ease of use with the dogs standing in an elevated stainless steel tub. Each wash package, much like at a car wash, elevates the choices from a basic wash with the house shampoo through to the top tier washes that offer choices of shampoos and washing techniques.

"The most popular one in all of their stores is the Ultimate Wash because you get to use this Bathmaster," Anne said. "This thing mixes the shampoo — and



Anne and Dr. Kirk Forrest of Hollywood opened Wag N' Wash Natural Food & Bakery in California on Saturday, June 4. The couple owned St. Mary's Veterinary Hospital for 21 years until they sold it in 2009. Kirk still practices at the hospital but will give consultations at the new store.

then when you're rinsing, the conditioner — with water and you rub the nozzle against the dog's coat which makes the whole process a whole lot quicker. It really gets the suds underneath the coat." The store supplies the shampoo, conditioner, towels, cologne and grooming brushes as well as an apron, she added.

The store also has three full-service washing and grooming stations in a dif-

ferent room. The first of which will be occupied by groomer Wendy Downing of Mechanicsville who will accept reservations Tuesday through Saturday.

"Wendy is a wonderful groomer," Anne said. "Kirk and I used to own St. Mary's Veterinary Hospital and Wendy used to work for us. So we know Wendy well." She said they'll add other groomers as the business develops.

A grand opening is scheduled for July 9 and 10. The store is located in the San Souci Plaza.

"It's a lot of fun," Kirk said of the new business, which he and Anne have been working on for the last year and a half. "It's not like at the veterinarian's [office] where the dogs are sick a lot of the times, so they're stressed. Here, they're relaxed."

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Lexington Park office park up for auction; opening bid set at \$4 million

Listing broker calls that 'exceedingly low'

By **DARWIN WEIGEL**
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The Pax River Office Park on Great Mills Road in Lexington Park will be sold during an online auction later this month.

Ten-X, an online real estate transaction marketplace, announced the upcoming auction for the seven-building, 181,480-square-foot office/flex campus in a press release.

The property, with current federal government and contractor tenants, including Lockheed Martin, will be offered in a live bid event June 28 to 30 on the Ten-X Commercial platform.

Ten-X Commercial is



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working with Don Schline of Mackenzie Commercial to market and sell the property. The opening bid is \$4 million and the 11-acre property is said to have 76 percent occupancy and a yearly net operating income of \$1.2 million, according

to the website's listing at <http://bit.ly/1YerIb4>. The auction participation deposit is \$25,000.

Schline, who is the listing broker, said he didn't know how the auction company arrived at the \$4 million minimum, but expected that the

property would likely sell for more than that.

"We've got some rents that support a significantly higher valuation," Schline said in a telephone interview. "It's exceedingly low. It could very easily be a multiple of that. We have an [economic] base that's strong and thriving," he said of St. Mary's County.

Schline represents the current New Jersey-based owner, real estate investment fund Hampshire, but said he hopes the property finds its way into the hands of a local owner or group.

"If we learned anything from the past recession it's that real estate is really a local game and is best controlled by local interests," he said. He pointed out that local property owners and managers know best the intricacies of their markets

and are better able to meet local needs.

The property, built in stages between 1979 and 1997, consists of offices, a warehouse and flex space for the U.S. Naval Air Systems Command, Naval Air Warfare Center Aircraft Division.

It also hosts government contractors serving other aspects of the Patuxent River Naval Air Station mission. The current owner has managed the property since 2007.

"Pax River Office Park represents an investment property with steady occupancy and value-add potential, both of which represent the types of opportunities available on the proven Ten-X platform," Gordon Smith, Ten-X Commercial Real Estate general manager, said in the release. "Ag-

gressive leasing, enhanced capital expenditures and increased tenant improvement packages will give the next owner the opportunity to increase occupancy and drive rents. This is an asset with considerable investment upside."

Lexington Park offers a mix of government, retail, office, residential, entertainment and recreation options, and Pax River is the area's key economic driver, as well as the region's largest employer at approximately 20,000 people, the release said.

A commission is offered for registered brokers representing a winning bidder to be paid upon a successful closing. For more information, go to <http://bit.ly/1YerIb4> or call 844-694-4976.

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