

THE LOREN

FALLS CHURCH, VA

1,518 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



THE LOREN FALLS CHURCH, VA

- | Second generation restaurant space with black iron exhaust
- | New mixed-use development in Falls Church at the intersection of Route 50 and Route 7 in Seven Corners
- | Part of a mixed-use community that has 171 multifamily rental units and 14 townhomes
- | Office space located adjacent to site with over 500 employees and up to 125,694 SF of space in an already densely populated trade area
- | Adjacent to the Hampton Inn, a 160 room hotel, and just one mile from East Falls Church Metro
- | Retail benefits from unobstructed views of the site from Arlington Boulevard with over 48,867 VPD and ample onsite retail parking

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	22,490	201,249	552,506
 DAYTIME POPULATION	21,509	146,623	482,153
 HOUSEHOLD INCOME	\$165,333	\$169,573	\$158,176
 TRAFFIC COUNTS	48,867 on Arlington Blvd		

AREA RETAILERS



THE LOREN FALLS CHURCH, VA

ARCHSTONE HILLWOOD SQUARE DEVELOPMENT

400+ APARTMENT UNITS

Anthony's
RESTAURANT

Walgreens



ARLINGTON BOULEVARD 53,000 VPD

CVS pharmacy

IHOP



THE LOREN

6400 ARLINGTON BOULEVARD

76,355 SF (94.1% OCCUPIED)
~320 EMPLOYEES



EDEN CENTER

120+ SPECIALTY STORES
& RESTAURANTS

NewGrand

SEVEN CORNERS



Michaels

JO-ANN
fabric and craft stores

BARNES & NOBLE

BN.com



ROSS
DRESS FOR LESS



enterprise



WILSON BOULEVARD 16,000 VPD

ARLINGTON BOULEVARD

LEESBURG PIKE 38,000 VPD

WILLSTON CENTER II

SAFeway



SALLY
BEAUTY



FIVE GUYS

WILLSTON CENTER I



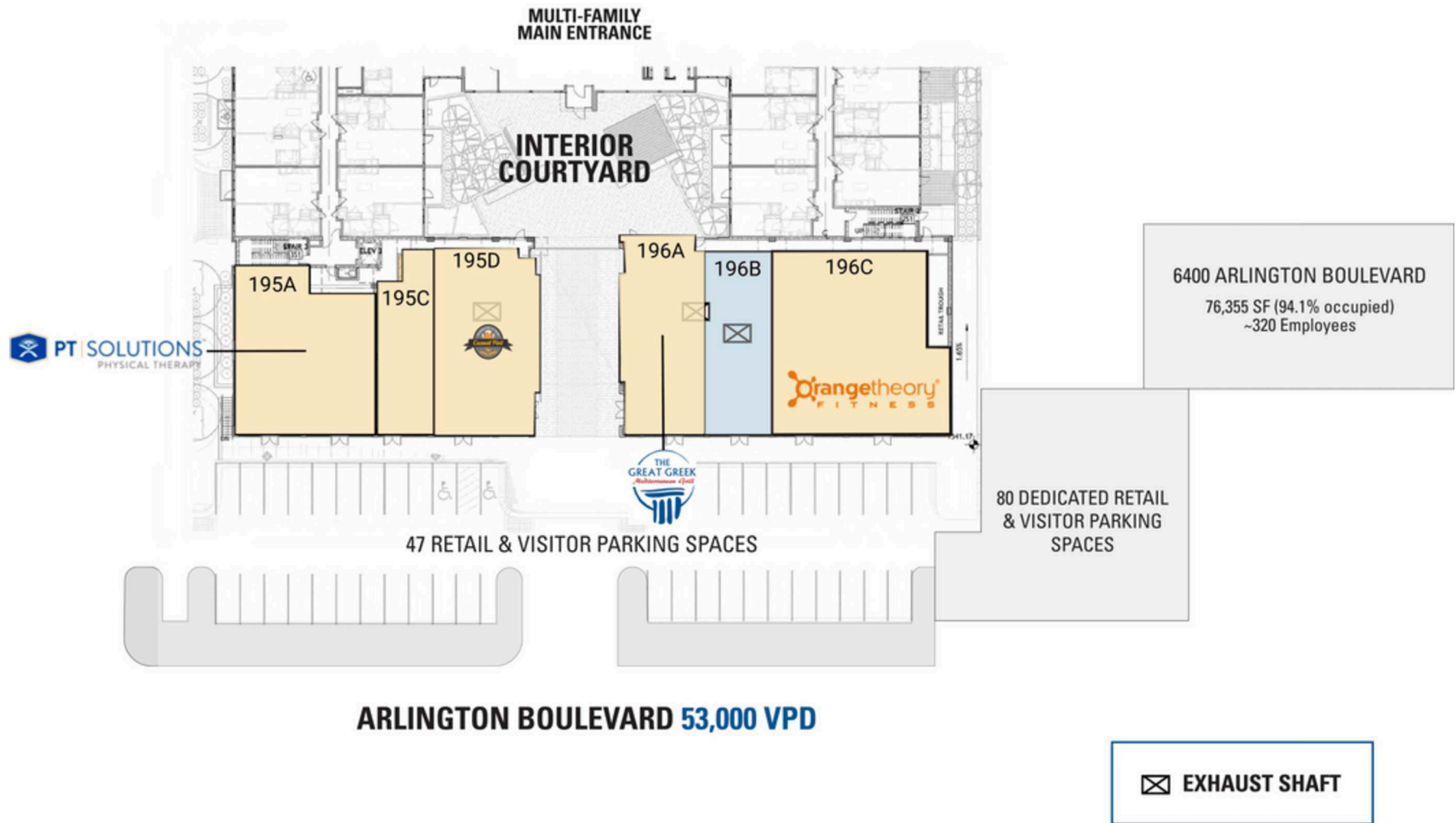
CVS pharmacy

Ameritrade

SITE PLAN

THE LOREN | FALLS CHURCH, VA

1,518 SF AVAILABLE



Space	Sq. Ft	Tenant Name
195A	2,716	PT Solutions
195C	1,228	Nail Salon

Space	Sq. Ft	Tenant Name
195D	2,307	The Casual Pint
196A	2,200	The Great Greek Mediterranean Grill

Space	Sq. Ft	Tenant Name
196B	1,518	Available
196C	3,669	Orangetheory Fitness



THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA

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