

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



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FALLS CHURCH, VA

ARCHSTONE HILLWOOD SQUARE DEVELOPMENT
400+ APARTMENT UNITS

6400 ARLINGTON BOULEVARD
76,355 SF (94.1% OCCUPIED)
-320 EMPLOYEES

EDEN CENTER
120+ SPECIALTY STORES & RESTAURANTS

WILLSTON CENTER II
SAFEWAY
STARBUCKS
TARGET
SALLY BEAUTY
SWEET FROST
FIVE GUYS

GOLDS GYM
ABC
Guitar Center
enterprise

BJS
Live Generously.

24 FITNESS

WILSON BOULEVARD 16,000 VPD

ARLINGTON BOULEVARD 53,000 VPD

NewGrand

ARLINGTON BOULEVARD

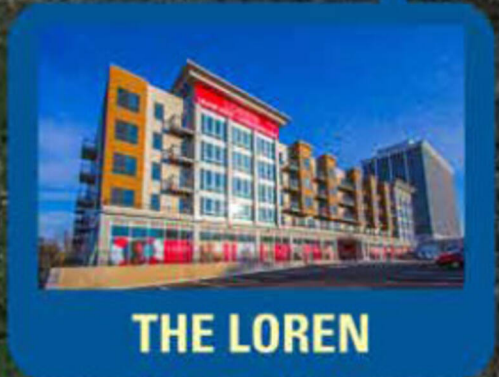
LEESBURG PIKE 38,000 VPD

SEVEN CORNERS
Red Robin
Michaels
JO-ANN
BARNES & NOBLE
THE HOME DEPOT
CHIPOTLE
ROSS

WILLSTON CENTER I
Rite Aid
CVS pharmacy
Ameritrade

Anthony's RESTAURANT
Walgreens
McDonald's
TRUIST

CVS pharmacy
IHOP
7 ELEVEN

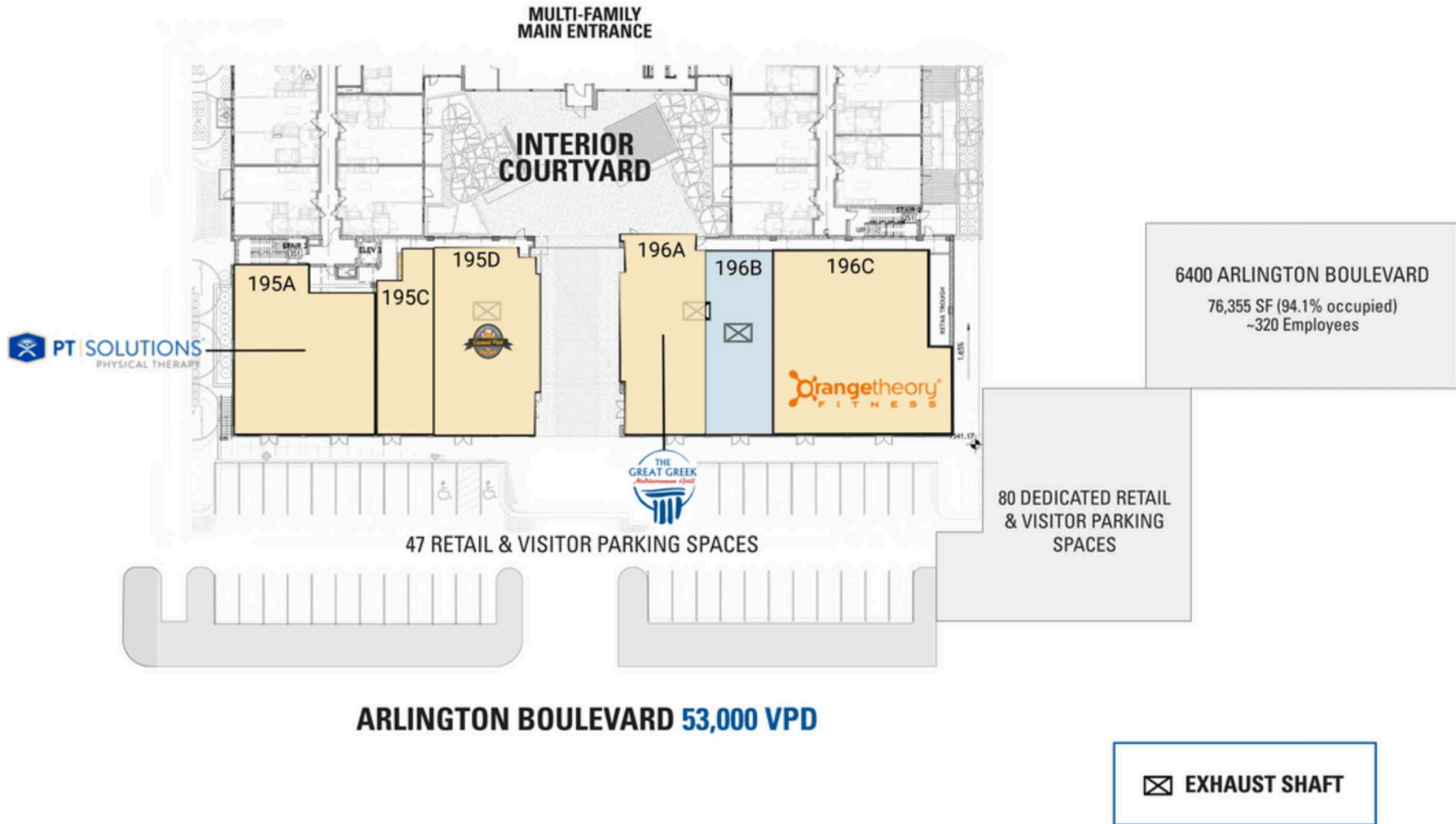


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SITE PLAN

THE LOREN | FALLS CHURCH, VA

1,518 SF AVAILABLE



ARLINGTON BOULEVARD 53,000 VPD

Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
195A	2,716	PT Solutions	195D	2,307	The Casual Pint	196B	1,518	Available
195C	1,228	Nail Salon	196A	2,200	The Great Greek Mediterranean Grill	196C	3,669	Orangetheory Fitness



THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA

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