

# THE LOREN

## FALLS CHURCH, VA

3,669 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# THE LOREN

## FALLS CHURCH, VA

- | 3,669 SF second-generation fitness space available
- | 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 53,000 VPD and ample onsite retail parking

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	20,490	196,820	539,737
 DAYTIME POPULATION	13,412	85,103	302,238
 HOUSEHOLD INCOME	\$163,131	\$181,523	\$171,151
 TRAFFIC COUNTS	53,000 on Arlington Blvd		

### AREA RETAILERS



# THE LOREN 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

GOLD'S GYM  
ABC  
Guitar Center  
enterprise

BJS  
Live Generously.

24 FITNESS

WILSON BOULEVARD 16,000 VPD

ARLINGTON BOULEVARD 53,000 VPD

Anthony's RESTAURANT  
Walgreens  
McDonald's  
TRUIST

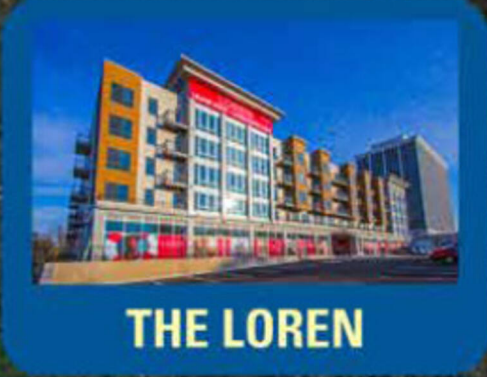
NewGrand

ARLINGTON BOULEVARD

LEESBURG PIKE 38,000 VPD

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

**WILLSTON CENTER I**  
Rite Aid  
CVS pharmacy  
Ameritrade



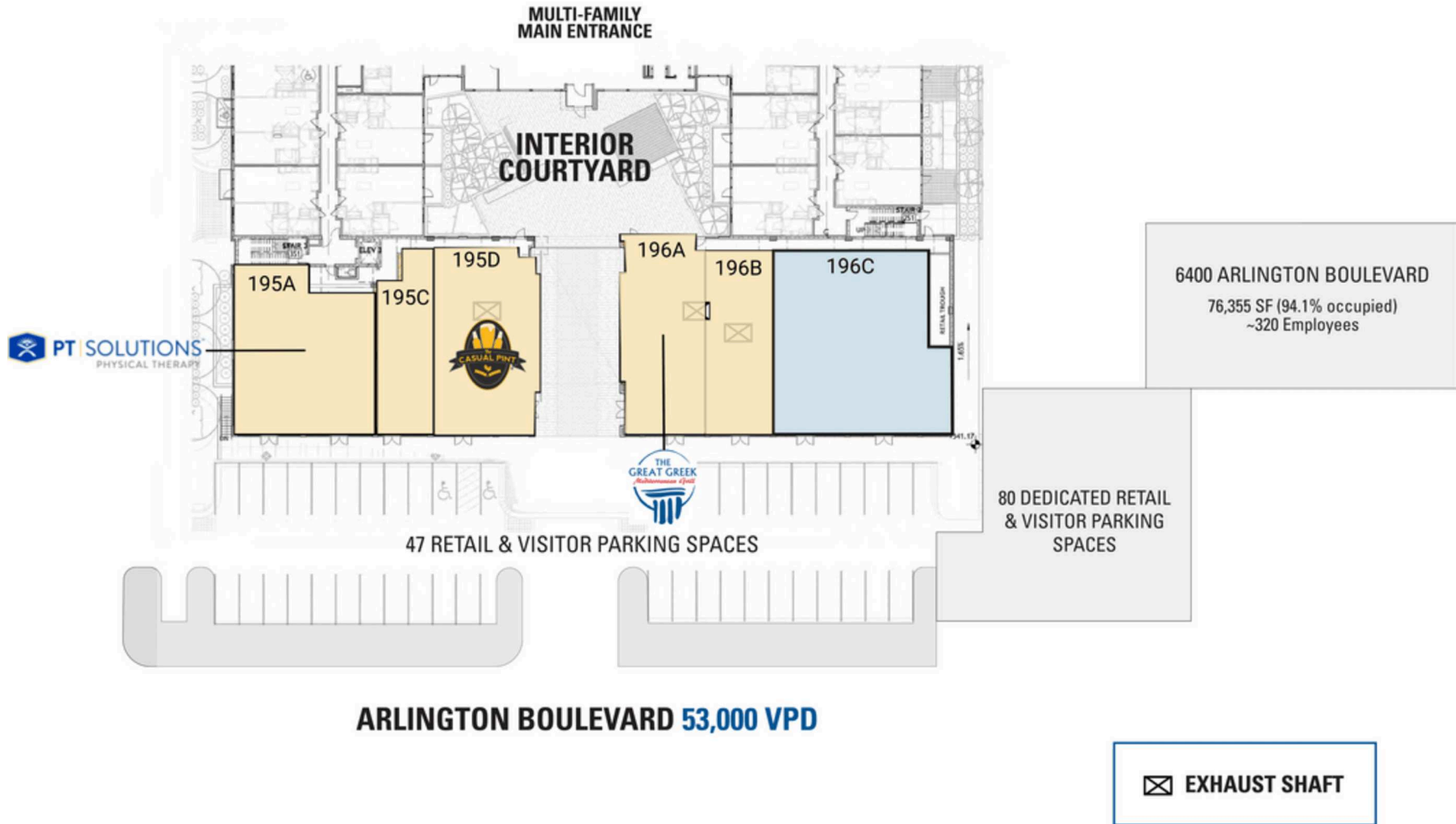
**THE LOREN**

CVS pharmacy  
IHOP  
7 ELEVEN

# SITE PLAN

THE LOREN | FALLS CHURCH, VA

3,669 SF AVAILABLE



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	Ramen Den
195C	1,228	Nail Salon	196A	2,200	The Great Greek Mediterranean Grill	196C	3,669	Available



**THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA**

Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218

Melissa Webb | [mwebb@rappaportco.com](mailto:mwebb@rappaportco.com) | 703.980.6829

[rappaportco.com](http://rappaportco.com)