

# 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

E BROAD STREET 27,000 VPD

ARLINGTON TRADITIONAL  
ELEMENTARY SCHOOL

ARCHSTONE  
HILLWOOD SQUARE  
DEVELOPMENT  
400+ APARTMENT UNITS

6400 Arlington  
Boulevard  
76,355 SF (94.1% OCCUPIED)  
~320 EMPLOYEES



Eden Center  
120+ SPECIALTY STORES  
& RESTAURANTS



WILSON BOULEVARD 16,000 VPD



The Loren



Willston Center I & II  
BigBlue SWIM SCHOOL DUNKIN' DONUTS PETS MARY  
SAFEWAY TARGET Chick-fil-A

Seven Corners  
THE HOME DEPOT Burlington CHIPOTEL MEXICAN BISTRO  
Cane's BARNES & NOBLE BOOKSELLERS Giant



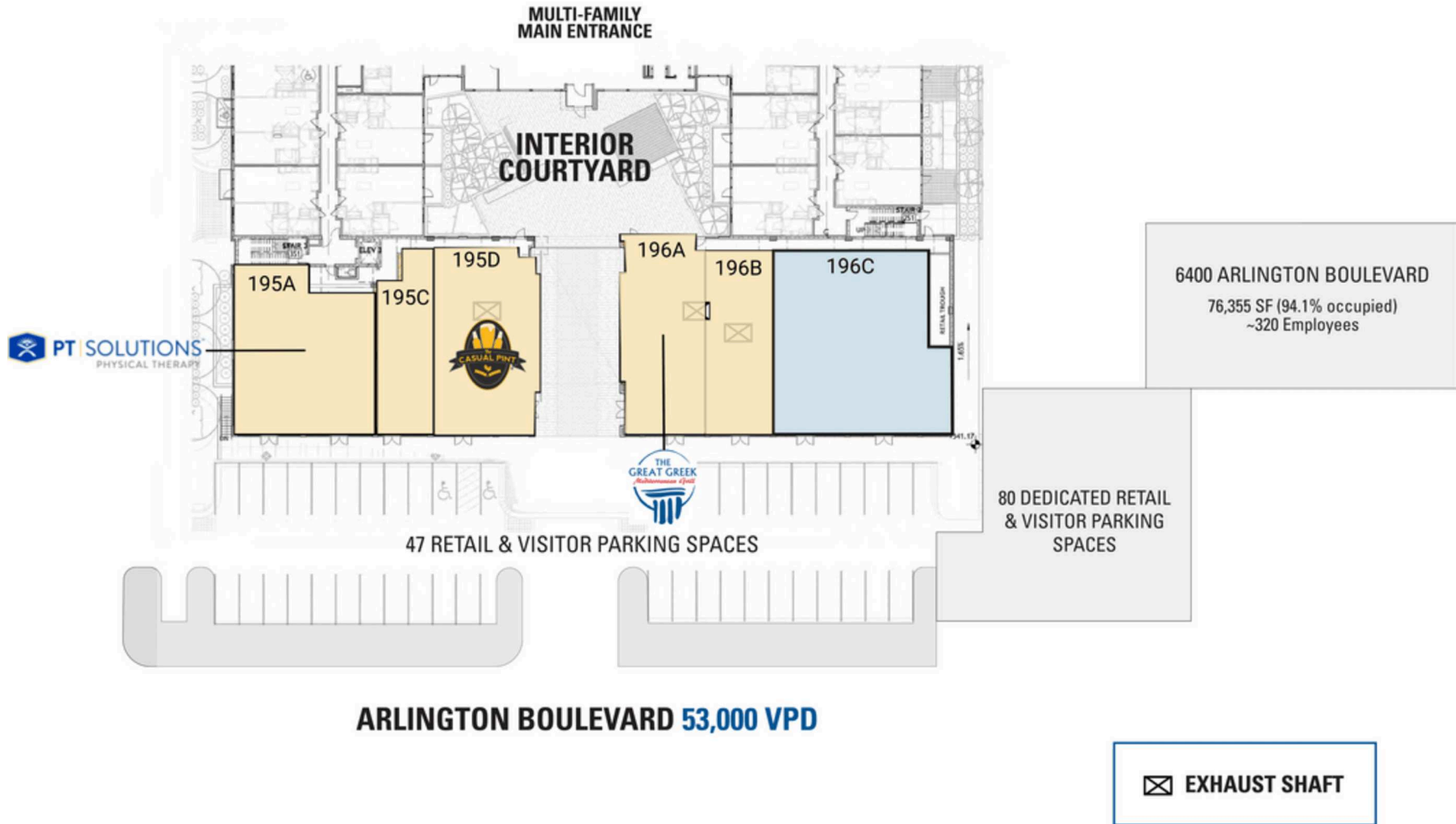
LEESBURG PIKE 38,000 VPD



# 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**

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