

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
<div> <div> </div> <div>POPULATION</div> </div>	20,837	168,286	626,580
<div> <div> </div> <div>DAYTIME POPULATION</div> </div>	10,255	92,653	633,311
<div> <div> </div> <div>HOUSEHOLD INCOME</div> </div>	\$321,606	\$268,953	\$214,587
<div> <div> </div> <div>TRAFFIC COUNTS</div> </div>	53,000 on Arlington Blvd		

AREA RETAILERS





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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



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

The Loren



Seven Corners
THE HOME DEPOT
Burlington
CHIPOTLE
Cane's
BARNES & NOBLE
BOOKSELLERS
Giant



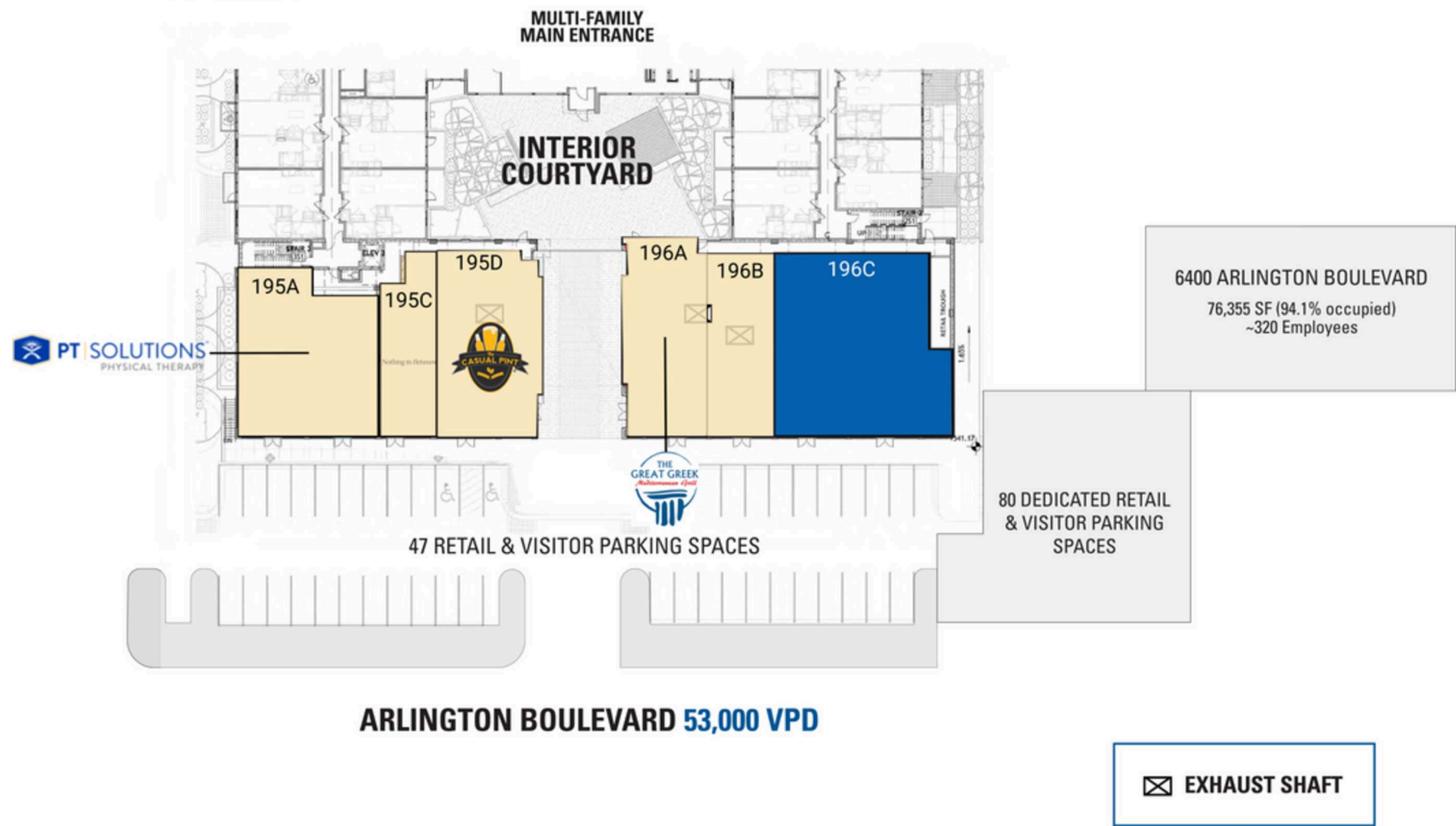
LEESBURG PIKE 38,000 VPD



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	Nothing in Between Studio	196A	2,200	The Great Greek Mediterranean Grill	196C	3,669	Available



THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA

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