

BOULEVARD VI

FAIRFAX, VA

FOR LEASE / FOR SALE





RAPPAPORT
CULTIVATING PLACES



BOULEVARD VI FAIRFAX, VA

- | An 18-acre mixed-use development in the heart of Fairfax now under construction
- | At completion, 115 town homes, 7 single family homes, and 144 multifamily condominiums
- | Will provide an attractive and convenient destination for the community to grab the essentials, dine, and shop
- | Prominently located on Fairfax Boulevard, former home of Paul VI High School, at a signalized entrance
- | Sale opportunities include a 24,000 SF building on grade available with use of both the 2nd level and basement
- | Building can also be demolished and delivered as an empty 12,000 SF pad

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	13,728	111,504	271,929
 DAYTIME POPULATION	17,611	94,086	160,497
 HOUSEHOLD INCOME	\$117,842	\$144,694	\$155,329
 TRAFFIC COUNTS	36,000 on Fairfax Boulevard		

AREA RETAILERS



**BOULEVARD VI
FAIRFAX, VA**

PartyCity

WARWICK AVENUE

Tanera
BREAD

99 RANCH MARKET

petco

FAIRFAX BOULEVARD 36,000 VPD

PROGRAMMABLE
PARK AREA

EAST
PAD

WEST
PAD

SCHOOL
BUILDING

144 CONDOS

115 TOWNHOMES + 7 SINGLE FAMILY HOMES

RETAIL DIMENSIONS



School Building
200' wide x 60' deep
Building Includes Second
Floor with a total of 24,000SF
(12,000SF each on the ground
level and the 2nd floor)



East & West Pads
153' wide x 65' deep
up to 10,000SF of single story
retail can be built

SPACE PLAN

BOULEVARD VI | FAIRFAX, VA

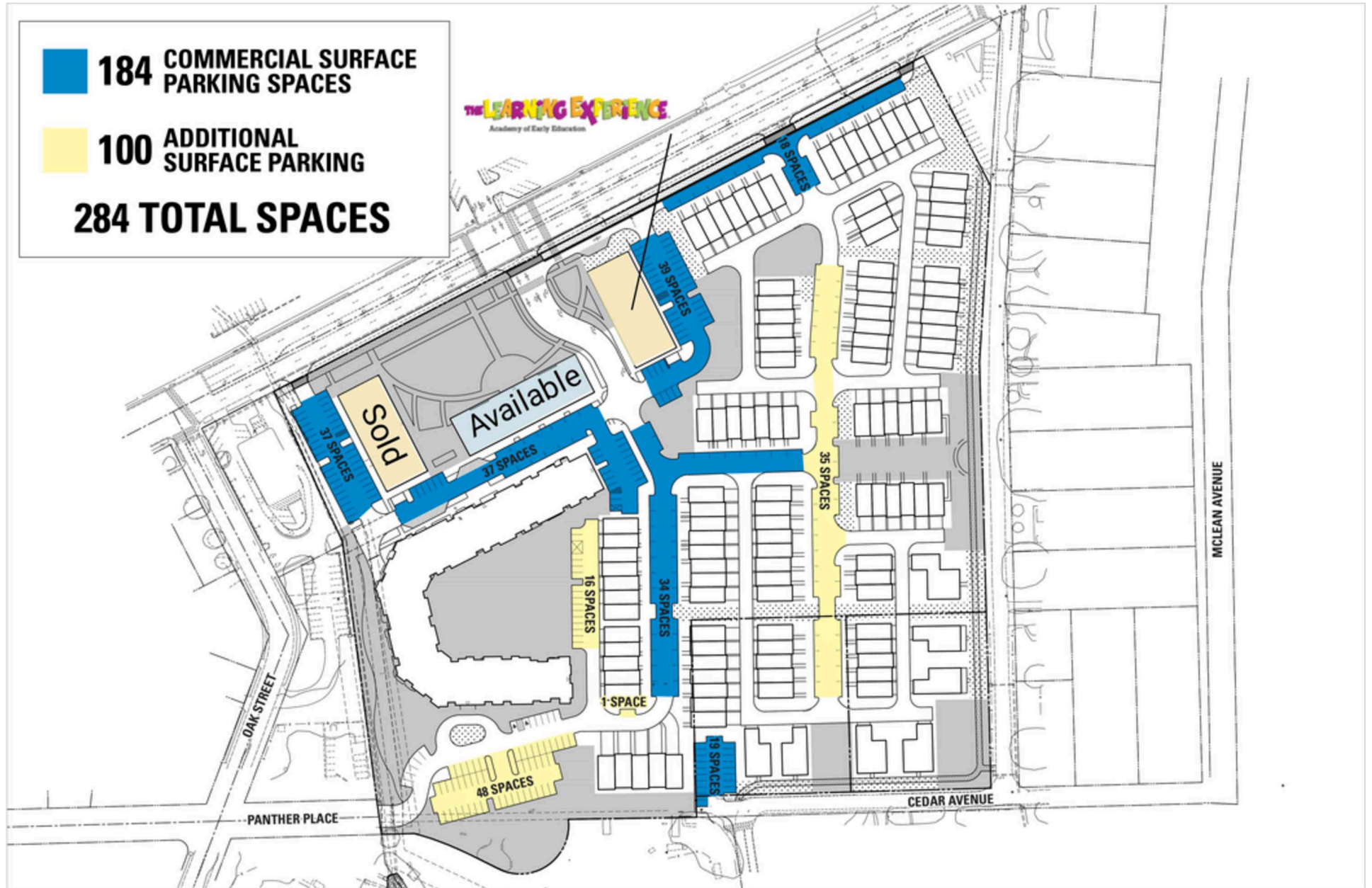
SALE AND LEASING OPPORTUNITIES

184 COMMERCIAL SURFACE
PARKING SPACES

100 ADDITIONAL
SURFACE PARKING

284 TOTAL SPACES

THE LEARNING EXPERIENCE
Academy of Early Education



BOULEVARD VI FAIRFAX, VA





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