

# 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

### 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

Tanera  
BREAD

petco

99 RANCH MARKET

WARWICK AVENUE

FAIRFAX BOULEVARD 36,000 VPD

PROGRAMMABLE  
PARK AREA

EAST  
PAD

WEST  
PAD

SCHOOL  
BUILDING

115 TOWNHOMES + 7 SINGLE FAMILY HOMES

144 CONDOS

**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)

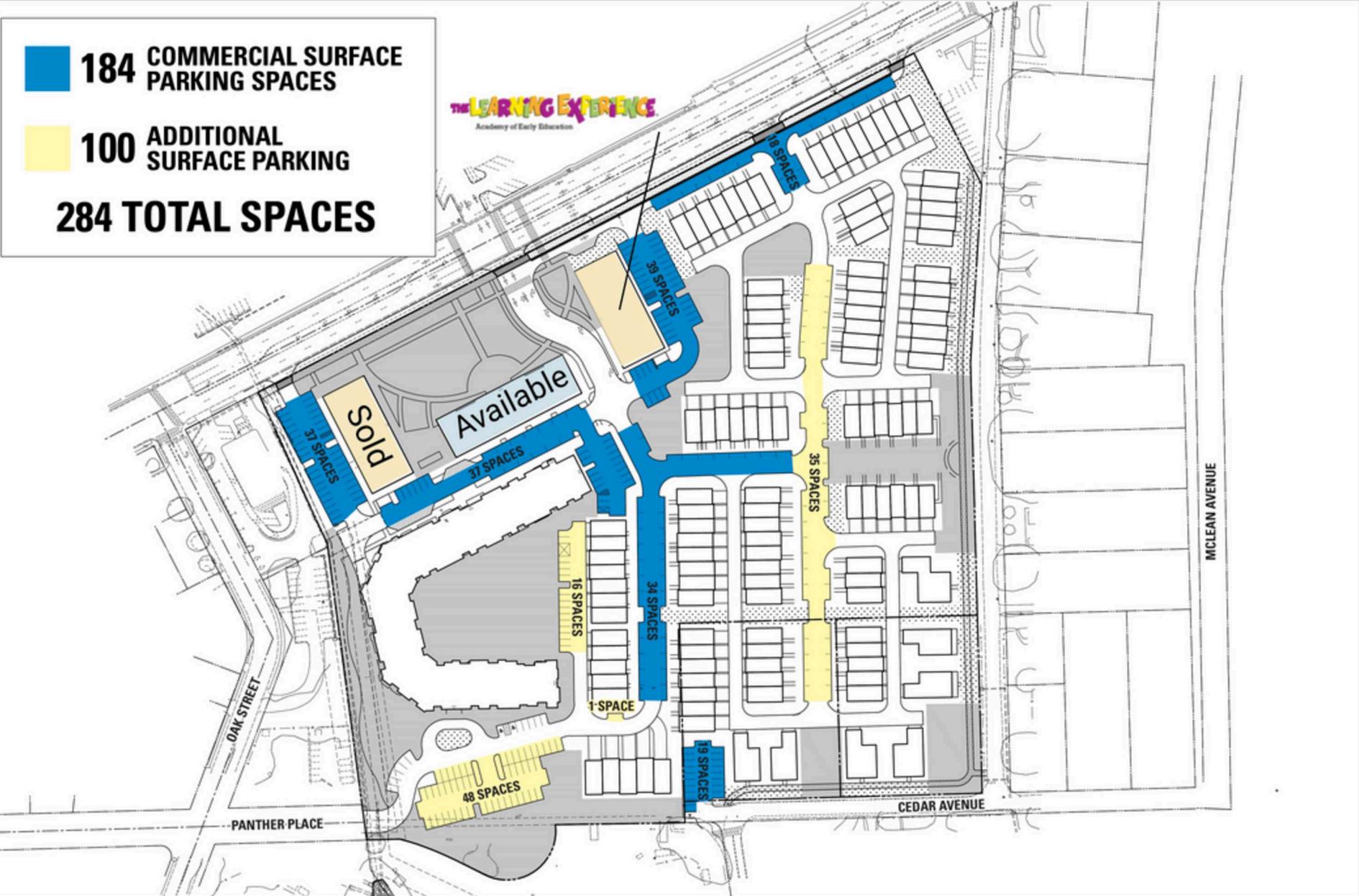


**East & West Pads**  
153' wide x 65' deep  
up to 10,000SF of single story  
retail can be built

# SPACE PLAN

BOULEVARD VI | FAIRFAX, VA

SALE AND LEASING OPPORTUNITIES



**BOULEVARD VI**  
FAIRFAX, VA





**BOULEVARD VI | 10675 FAIRFAX BLVD, FAIRFAX, VA**

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