

THREE COLLECTIVE AT SKYLINE

FALLS CHURCH, VA

TURNKEY RESTAURANT OPPORTUNITY
1,213 - 3,190 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

RESIDENTIAL NOW

45%
LEASED



THREE COLLECTIVE AT SKYLINE

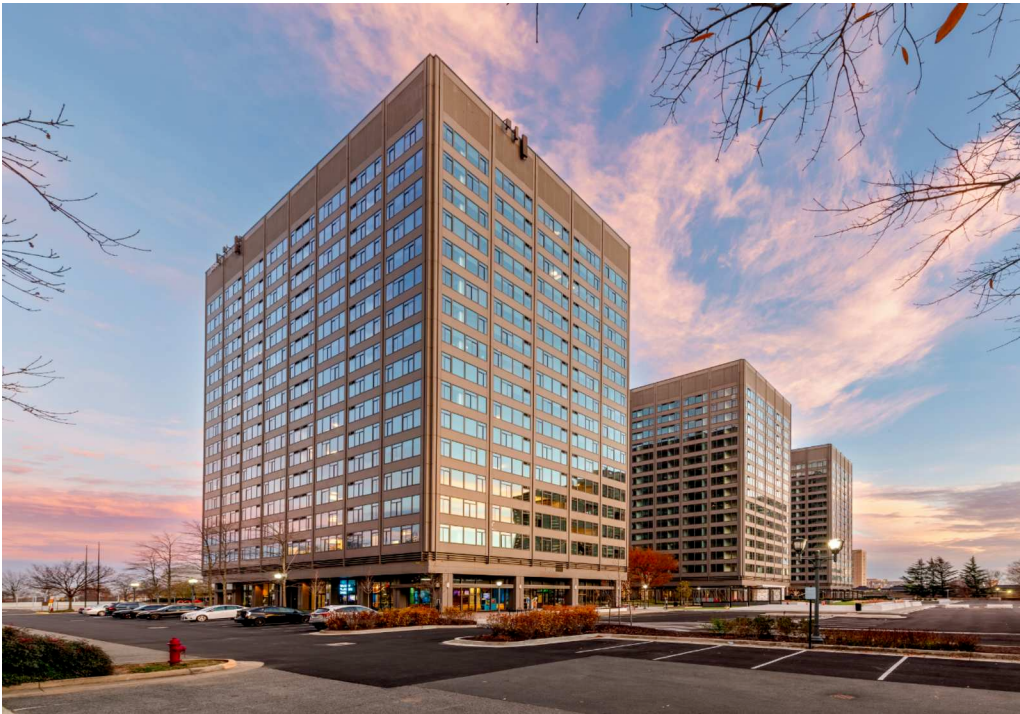
FALLS CHURCH, VA

- | Ground floor retail opportunity ideal for coffee shops, quick-service and full-service restaurants, service and fitness users
- | Located immediately adjacent to over 3,600 residential units, 675 live/work units, and 1.9M SF of office space
- | In the Baileys Crossroads submarket with high visibility from Route 7 and nearby shopping centers
- | Surrounded by national and regional tenants like Trader Joe’s, REI, World Market, Chipotle, District Taco, and Starbucks
- | Currently housing 429 occupants, with Three Collective expected to reach 1,000+ at stabilization

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	50,535	291,750	597,265
 DAYTIME POPULATION	55,266	341,265	714,014
 HOUSEHOLD INCOME	\$99,270	\$123,925	\$140,191
 TRAFFIC COUNTS	38,333 on Leesburg Pike		

CO-TENANTS



THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA

SEVEN CORNERS



WILLSTON CENTER I



WILLSTON CENTER II



CROSSROADS CENTER

OLD NAVY

BED BATH & BEYOND

ULTA BEAUTY

DICK'S SPORTING GOODS

ROSS DRESS FOR LESS

CROSSROADS PLACE



LEESBURG PIKE PLAZA



BARCROFT PLAZA
SHOPPING CENTER



BAILEY'S CROSSROADS
SHOPPING CENTER



Three Collective



LEESBURG PIKE 35,000 VPD

COLUMBIA PIKE 31,000 VPD



THREE COLLECTIVE AT SKYLINE
FALLS CHURCH, VA

SKYLINE TOWER

LEESBURG PIKE 35,000 VPD



S GEORGE MASON DR

1

2

3

Three Collective

SKYLINE PARK

SITE PLAN

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 3,190 SF AVAILABLE



BUILDING 1
SUITE A - 3,190 SF (VENTED)



BUILDING 2
SUITE B - 1,473 SF



BUILDING 3
SUITE C - 1,213 SF
SUITE D - 1,493 SF

BUILDING 1

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

3,190 SF AVAILABLE



THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

B
Available
1,473 sqft

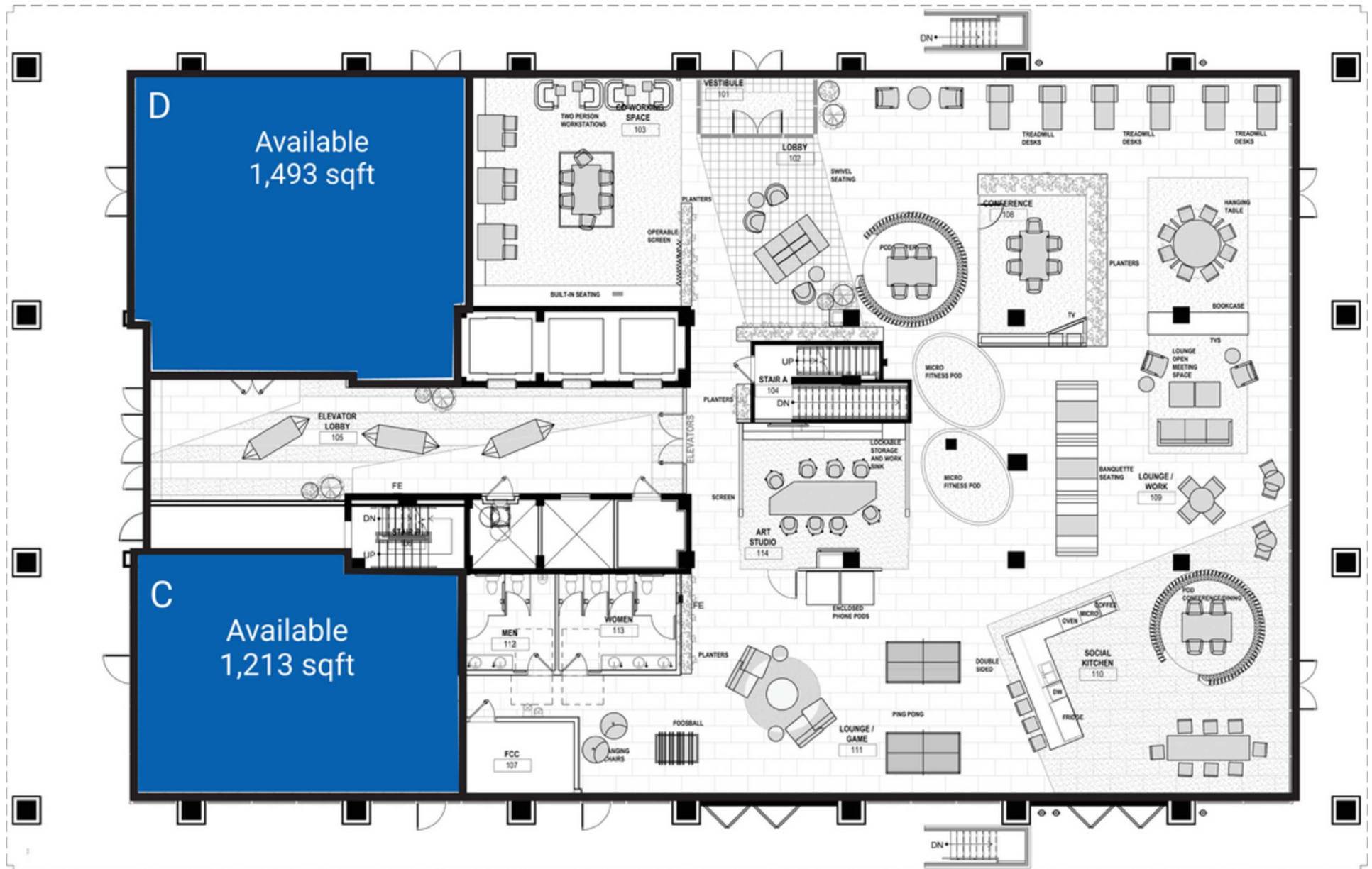
Room Legend:

- RECORDING & MUSIC PRACTICE 112
- CONTROL ROOM 113
- SHRINE SEATING 114
- PHOTOGRAPHY W/ BACKDROP 115
- EQUIPMENT STORAGE 116
- WOMEN'S 117
- MEN'S 118
- BUILT-IN SEATING 119
- THEATER 120
- LEASING / BOH 121
- WORK ROOM 122
- OFFICE 123
- OFFICE 124
- DISCOVERY / LOUNGE 125
- LOBBY 126
- VESTIBULE 127
- CONFERENCE 128
- CONFERENCE 129
- SOCIAL KITCHEN 130
- WORK / LOUNGE 131
- BANQUETTE SEATING 132
- COFFEE 133
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- TV 466
- TV 4

BUILDING 3

THREE COLLECTIVE AT SKYLINE | FALLS CHURCH, VA

1,213 - 1,493 SF AVAILABLE





THREE COLLECTIVE AT SKYLINE | 5203 LEESBURG PIKE, FALLS CHURCH, VA

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