

Northgate at Falls Church Falls Church, VA

2,672 - 5,023 SF available

RAPPAPORT CULTIVATING PLACES

		-		100
	-			100
-		-		-
				1000
The second se		-		1
				1000
				En la
				1 mar
				1
				-
				1000
	-			1
				1000
				1
				1000
-				-
				1000
				1 mail
				100
				1000
				Contraction of the local division of the loc
	-			
-				
- Constant	-			-
				-
				111
				11L
				III
				1111
				1111
HH				1111
HHH		ALL ALL		11111
				111111
E H		LI FE		THING
E H	THE PARTY	LI TOL		THITTHI
E H		LI KHY		THING TO
E H		THILL IN		manna
E H		LI FLIA		manna
E H		LI HILIAI		(manna)
E H		LI THE HAL		CONTRACTOR
E H		LI PLANAT		ITTO TOTAL
E H		IT FEE VALUE		THE WALL
E H		IT FEE VALUE		HUD UNI
E H		IT FEE VALUE		THE WALL
E H		IT FEE VALUE		THE MANUT
THE PARTY		I THE A DEPART		HILL WILL
THE PARTY		I THE A DEPART		HINTON MAN
THE PARTY		I THE A DEPART		HIN MANUN
THE PARTY		I THE A DEPART	The state of the s	THIN MANUNI
THE PARTY		I THE A DEPART	Rect and rect	THUR DATE
THE PARTY		I THE A DEPART	「たちち」というなもので	MENTER OF
THE PARTY		I THE A DEPART	Rent Later and the	MILLIN MILLING
THE PARTY		I THE A DEPART	Ren Provens	THE THE DALLAND
THE PARTY		I THE A DEPART		COLLEGALON ON DAL
THE PARTY		I THE A DEPART	たたたいというでのない	COLOUND A DAY
THE PARTY		I THE A DEPART	A CALL AND A CALL	CONTRACTION OF THE
THE PARTY		I THE A DEPART		1 Martin Man 1 1 1 1 1
THE PARTY		I THE A DEPART		1 States 11 01 - 10 10
THE PARTY		I THE A DEPART		TOWNED TO DO
THE PARTY		I THE A DEPART	Rect and the second of the	Walter Marth and
THE PARTY		I THE A DEPART		HIGH HUNDON DO
THE PARTY		I THE A DEPART	ALL	11 Same and Man Day
THE PARTY			「たちとした」となりのたちので、	THE MARKED AND A DAY
THE PARTY		I THE A DEPART		The addie of the of the
THE PARTY			ALL ALL AND AL	THE GALER OF ON ONLY
THE PARTY			HEAL A THEAL AND A MAN	Call Conternation - 1001
THE PARTY			HILL AND	PARTICIPATION POLICIES
THE PARTY			HEALT IN THE REAL POINT OF A CAR	TELL TRATER TRATER
THE PARTY			HILL HARD HERE AND A ROOM	THAT TO THE POINT OF THE
THE PARTY				A PARTER AND ADD ADD ADD ADD ADD ADD ADD ADD ADD
THE PARTY				The second of the second se
THE PARTY				The state of the s
THE PARTY				The state of the s

		100		Sec.
-	1	-	1	and the owner of the local division of the l
	T			100
1	T	-	-	-
1	2.4			1000

Mar Sa	1		1		1
		T	L		
	1	-	T	-	
	-	T			T
1	_	1	1	-	-
T	T	-	T	-	
_	_	Т	-	1	3
-		-	1	-	-
T	T	1	T	10.0	
-1	-	T	-		1
-	_	-	1	-	-
100	-		T	-	
	-	L	-	1	1
		T	1	-	
T	F		T		
-	-	L	1	1	1
1	-	-	-	-	1
1	1	-	-		
1	-	L		3	1
1	1	-	1	14	-
1000	T		T		0
-	-	Г		100	-
-	-	-			1
1	T	-	-	-	-
T	-	T	-	1	L
T		-	1	-	-
1	T	1	T	-	-
-	1000	-	-	-	
			5	- 20	



Falls Church Virginia

- Mixed-use development with 20,561 SF of retail beneath 104 multifamily units, and 12,538 SF of office
- Ideally situated along Washington Street and within walking distance of Metro in Falls Church, Virginia
- Strong daytime crowd with 10.65 million SF of surrounding office within 3 miles





Northgate at Falls Church

2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	24,032	177,102	506,570
Daytime Population	14,152	79,518	323,338
Household Income	\$214,280	\$213,820	\$187,499
Traffic Counts	20,800 or	n N Washingto	n Street

Area Retailers









Northgate at Falls Church

EAST FALLS CHURCH

ROUTE

29



pure barre

Northgate at Falls Church

5

BENJAMIN BANNEKER PARK EAST FALLS CHURCH PARK

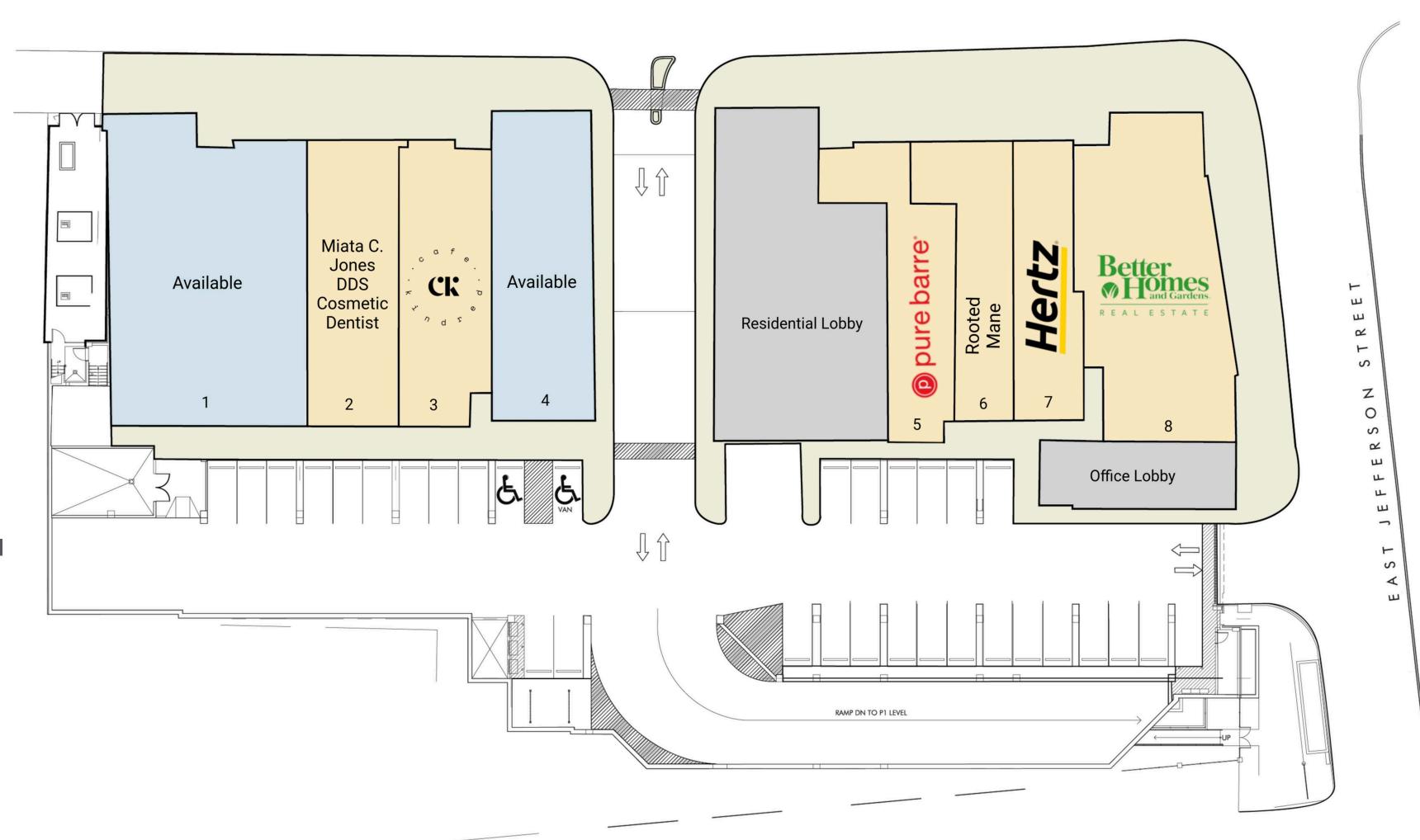




Site Plan

2,672 - 5,023 SF available

Space #	Sq. Ft.	Tenant
1	5,023	Available
2	2,201	Miata C. Jones DDS Cosmetic Dentist
3	2,004	Cafe Kindred
4	2,672	Available
5	1,846	Pure Barre
6	1,516	Rooted Mane
7	1,519	Hertz
8	3,780	Better Homes and Gardens Real Estate Premier



Space Available

Northgate at Falls Church

WASHINGTON STREET - ROUTE 29



N





Discover your next retail opportunity at rappaportco.com



NORTHGATE AT FALLS CHURCH | 450 N WASHINGTON ST, FALLS CHURCH, VA Mike Howard | mhoward@rappaportco.com | 571.382.1219 Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291

WASHINGTON, D.C. | MARYLAND | VIRGINIA