

444 SPECTRUM

FALLS CHURCH, VA
1,501 SF AVAILABLE



RAPPAPORT
CULTIVATING PLACES

444 SPECTRUM FALLS CHURCH, VA

- | Award-winning ground-floor retail is located in a mixed-use residential complex that features 189 condos in the heart of downtown Falls Church
- | Ample garage and street parking available
- | Centrally located along the bustling Route 7 corridor between Tysons Corner and Seven Corners
- | Cotenant mix includes popular national, regional and local retailers and restaurants

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	20,116	165,182	451,593
 DAYTIME POPULATION	11,422	68,936	288,965
 HOUSEHOLD INCOME	\$208,398	\$201,863	\$189,926
 TRAFFIC COUNTS	21,896 on West Broad Street		

AREA RETAILERS

SOLACE
-OUTPOST-

corepower
YOGA

mebydick
REAL ESTATE



CRPSTONE
RESTAURANT & BAR

Dental Health Center
of Northern Virginia





444 SPECTRUM
FALLS CHURCH, VA

Idylwood Plaza
FIRST WATCH
Starbucks
Capital One

TRADER
JOE'S

Mary Ellen
Henderson
Middle
School



INTERSTATE-66 (CUSTIS MEMORIAL PKWY) 95,580 VPD

West Falls
525 residential units
125K SF of Office
FRESH MARKET

bbq
CHICKEN

Falls Plaza
Giant Staples CVS pharmacy

W&OD TRAIL

Tatte
BAKERY & CAFE

WEST BROAD STREET 21,896 VPD

Founders Row
ROIL PIN SEUL PRIME CASIN TATS
KOREAN STEAKHOUSE
55+ Residential Units



444 Spectrum

Panera
BREAD

HAIR CUTTERY
Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

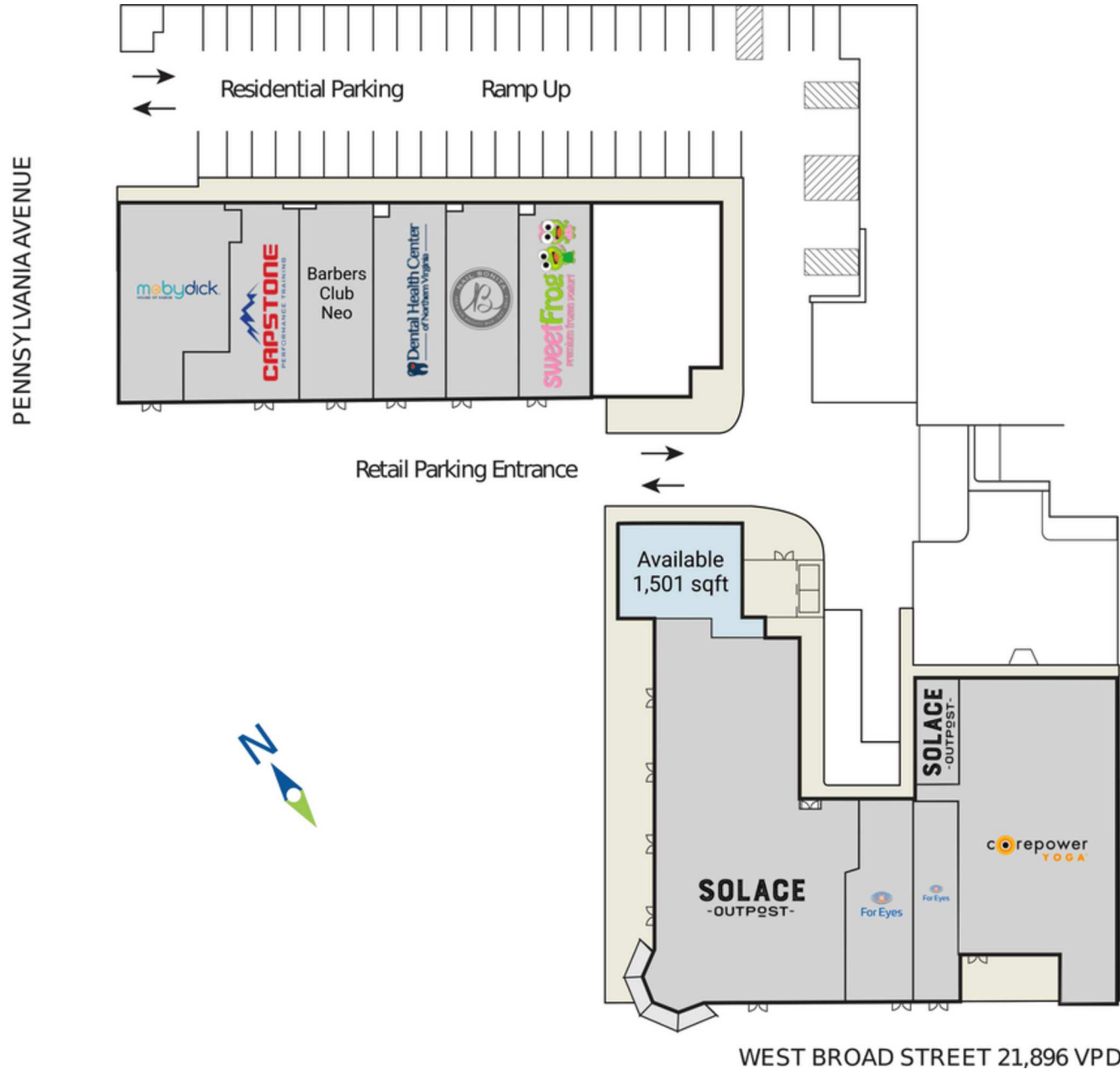
WHOLE
FOODS
MARKET

SOUTH WASHINGTON STREET

SITE PLAN

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444 SPECTRUM | 444 W BROAD ST, FALLS CHURCH, VA

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