



444 Spectrum

Falls Church, VA



Falls Church

Virginia

- 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



2025 Demographics

	1 mi.	3 mi.	5 mi.
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



**TRADER
JOE'S**

Idylwood Plaza
FIRST WATCH Starbucks Capital One



**Mary Ellen
Henderson
Middle
School**

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

INTERSTATE-66 (CUSTIS MEMORIAL PKWY) 95,600 VPD

bb-q
CHICKEN

Falls Plaza
Giant Staples CVS pharmacy

W&OD TRAIL

Tatte
BAKERY & CAFE

WEST BROAD STREET 21,900 VPD

Founders Row
ROL PNY SEUL PRIME HANIN TATS
55+ Residential Units

TACO
BELL

444 Spectrum

Panera
BREAD

CHIPOTLE
MEXICAN BURGERS HC
HAIR CUTTERY Starbucks

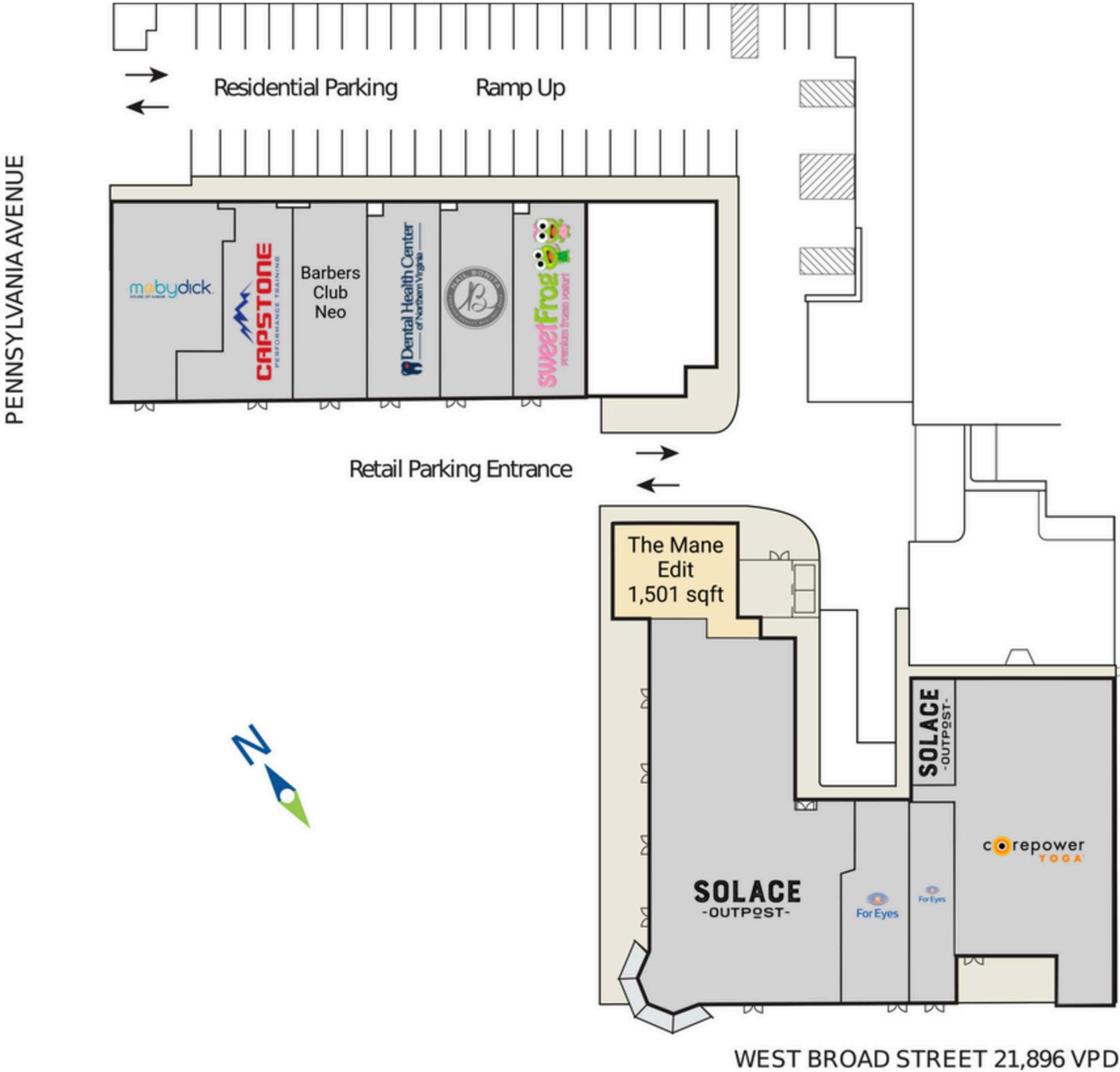
HarrisTeeter
YOUR NEIGHBORHOOD MARKET

WHOLE
FOODS
MARKET

Site Plan

Space #	Sq. Ft.	Tenant
A	2,628	Moby Dick House of Kabob
B	2,009	Capstone Performance Training
C	1,882	Barbers Club Neo
D	1,873	Dental Health Center of Northern Virginia
E	1,910	Nail & Spa Bonita
F	1,866	Sweet Frog Frozen Yogurt
G	1,501	The Mane Edit
H	8,618	Solace Outpost
H1	621	Solace Outpost
J	1,688	For Eyes Optical
K	1,139	For Eyes Optical
L	5,860	CorePower Yoga

● Space Available



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

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291