



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



444 SPECTRUM FALLS CHURCH, VA

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

bb-q
CHICKEN

Falls Plaza
Giant Staples CVS pharmacy

Founders Row
ROL PINY SEOUL PRIME CASIN TATS
VIET FOOD THAT LOVES YOU TOO KOREAN STEAKHOUSE
55+ Residential Units

Tatte
BAKERY & CAFE

TACO
BELL

Panera
BREAD

CHIPOTLE
MEXICAN GRILL HC HAIR CUTTERY Starbucks

HarrisTeeter
YOUR NEIGHBORHOOD MARKET

WHOLE
FOODS
MARKET

444 Spectrum

ROUTE
66

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

WEST BROAD STREET 21,900 VPD

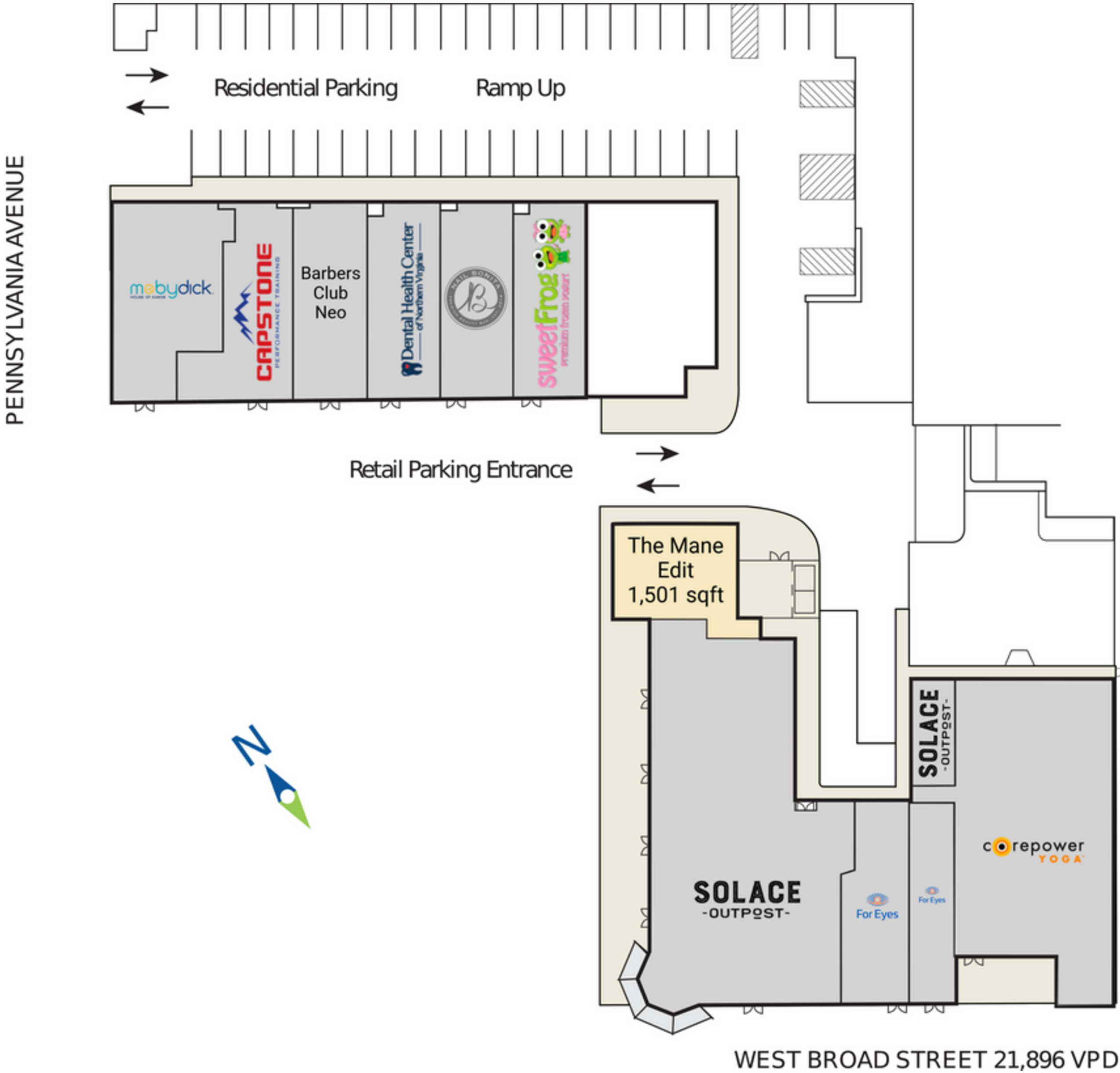
W&OD TRAIL



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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