



The Loren

Falls Church, VA

3,669 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Falls Church

Virginia

- 3,669 SF second-generation fitness space available
- New mixed-use development in Falls Church at the intersection of Route 50 and Route 7 in Seven Corners
- Part of a mixed-use community that has 171 multifamily rental units and 14 townhomes
- Office space located adjacent to site with over 500 employees and up to 125,694 SF of space in an already densely populated trade area
- Adjacent to the Hampton Inn, a 160 room hotel, and just one mile from East Falls Church Metro
- Retail benefits from unobstructed views of the site from Arlington Boulevard with over 53,000 VPD and ample onsite retail parking



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	20,837	168,286	626,580
Daytime Population	10,255	92,653	633,311
Household Income	\$321,606	\$268,953	\$214,587
Traffic Counts	53,000 on Arlington Blvd		

Area Retailers

Nothing in Between







**ARCHSTONE
HILLWOOD SQUARE
DEVELOPMENT**
400+ APARTMENT UNITS

**6400 Arlington
Boulevard**
76,355 SF (94.1% OCCUPIED)
~320 EMPLOYEES

Eden Center
120+ SPECIALTY STORES
& RESTAURANTS



ARLINGTON TRADITIONAL
ELEMENTARY SCHOOL



ARLINGTON BOULEVARD 53,000 VPD

WILSON BOULEVARD 16,000 VPD

The Loren



Willston Center I & II
BigBlue SWIM SCHOOL, DUNKIN' DONUTS, PETSMART, SAFEWAY, TARGET, Chick-fil-A



Seven Corners



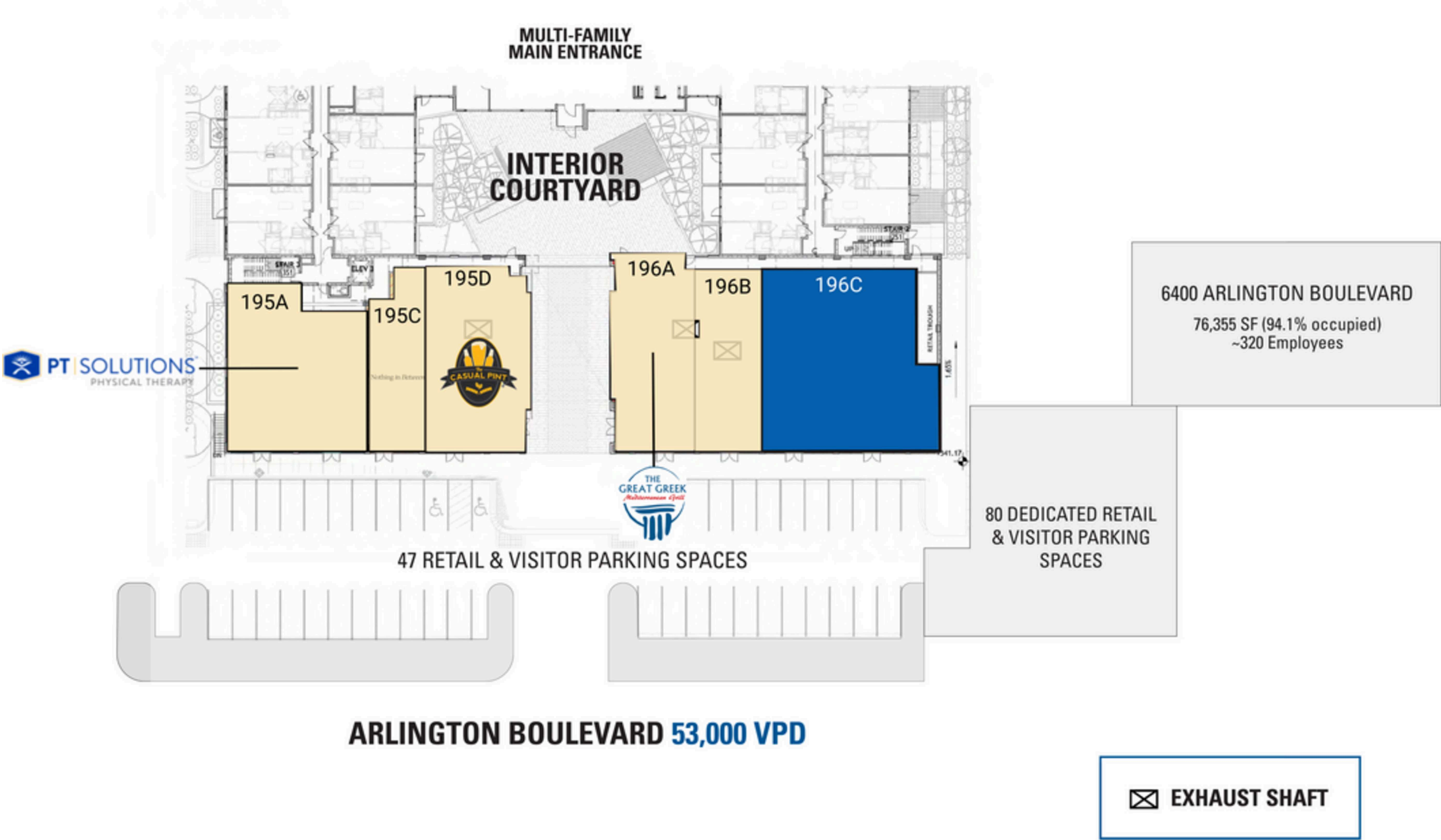
LEESBURG PIKE 38,000 VPD



Site Plan

3,669 SF available

Space #	Sq. Ft.	Tenant
195A	2,716	PT Solutions
195C	1,228	Nothing in Between Studio
195D	2,307	The Casual Pint
196A	2,200	The Great Greek Mediterranean Grill
196B	1,518	Ramen Den
196C	3,669	Available



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