



# The Loren

Falls Church, VA

3,669 SF available

**RAPPAPORT**  
CULTIVATING PLACES<sup>®</sup>

# 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**  
THE HOME DEPOT, Burlington, CHIPOTLE MEXICAN GRILL, Carrabba's, BARNES & NOBLE BOOKSELLERS, Giant



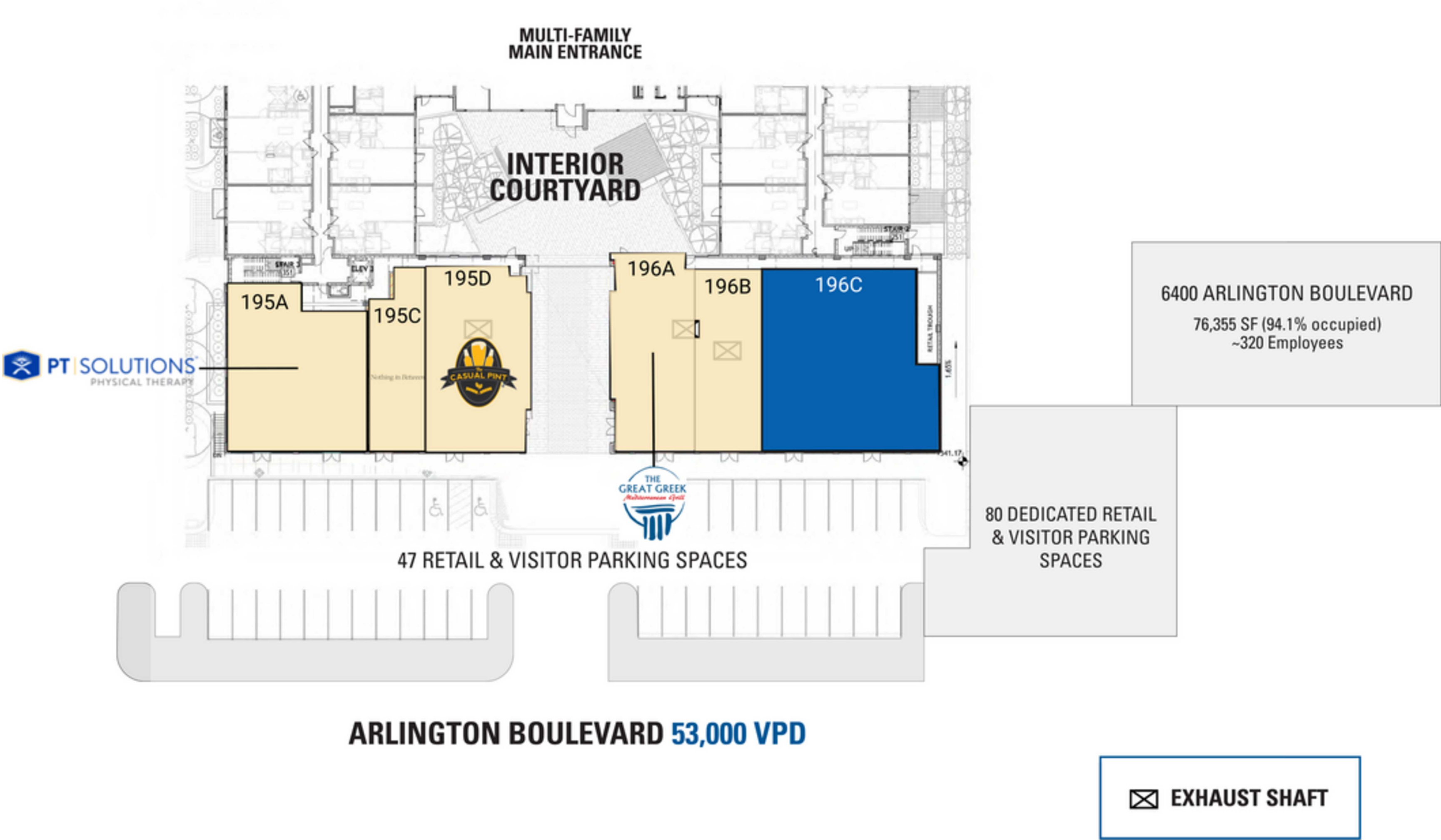
LEESBURG PIKE 38,000 VPD



# 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                           |



● Space Available

**Discover your next retail opportunity at**  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**Melissa Webb | [mwebb@rappaportco.com](mailto:mwebb@rappaportco.com) | 703.980.6829**