



The Loren

Falls Church, VA

1,518 - 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



2026 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





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ARCHSTONE HILLWOOD SQUARE DEVELOPMENT

400+ APARTMENT UNITS

6400 Arlington Boulevard



Eden Center

120+ SPECIALTY STORE
& RESTAURANTS



WILSON BOULEVARD 16,000 VPD



Willston Center I & II



The Loren

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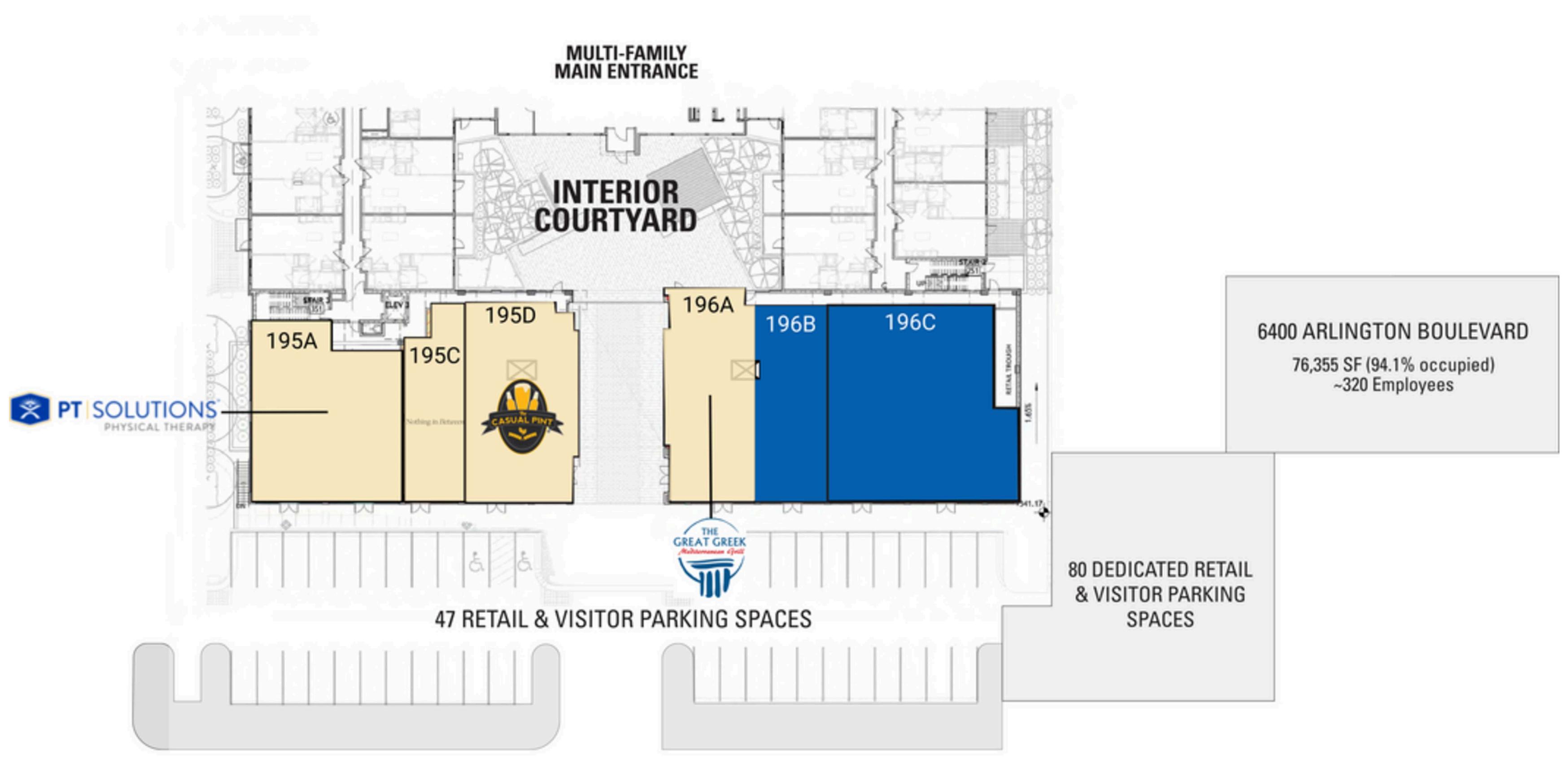
CULTIVATING PLACES

Site Plan

1,518 - 3,669 SF available

Space Sq. # Ft.

Space Sq. #	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 Available
196C	3,669 Available



● Space Available

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THE LOREN | 6410 ARLINGTON BLVD, FALLS CHURCH, VA

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Melissa Webb | mwebb@rappaportco.com | 703.980.6829