



The Loren
Falls Church, VA

1,518 - 3,669 SF available



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







E BROAD STREET 27,000 VPD

**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
Cane's BARNES & NOBLE BOOKSELLERS Giant

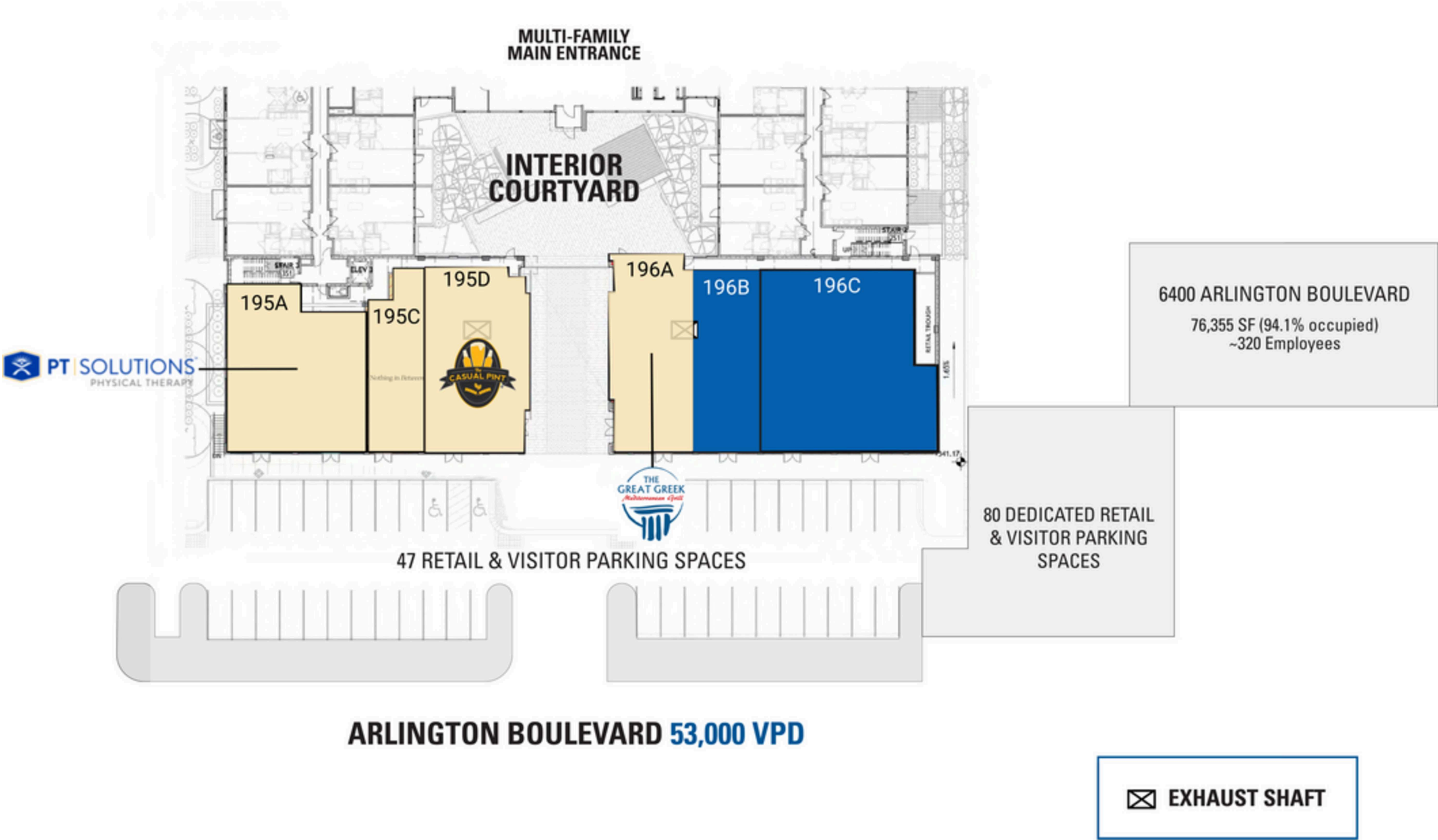


LEESBURG PIKE 38,000 VPD

Site Plan

1,518 - 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	Available
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 | 571.382.1218

Melissa Webb | mwebb@rappaportco.com | 703.980.6829