



Broad and Washington

Falls Church, VA

2,800 SF available

RAPPAPORT
CULTIVATING PLACES



Falls Church

Virginia

- Ideal location for an upscale casual restaurant, service use, and soft goods retailer
- Prime location at the intersection of Route 7 and Route 29
- Close proximity to East Falls Church metro, dedicated retail parking spaces, and walkable downtown
- Beneath 339 highly amentized luxury multi-family residential units
- In 2024, Forbes ranked Falls Church, VA the second richest county in America



2026 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|---------------------------|---|-----------|-----------|
| Population | 21,963 | 169,553 | 504,724 |
| Daytime Population | 15,093 | 72,209 | 480,713 |
| Household Income | \$196,775 | \$207,897 | \$186,727 |
| Traffic Counts | 20,000 on N Washington Street 18,000 on E Broad Street | | |

Area Retailers





Mary Ellen Henderson Middle School

West Falls
 525 residential units
 125K SF of Office




Falls Plaza
 Giant Staples CVS pharmacy

Bishop O'Connell High School
 Tuckahole Elementary School

INTERSTATE-66 95,600 VPD



W&OD TRAIL



Founders Row
 55+ Residential Units
















Broad and Washington

EAST BROAD ST 18,000 VPD




S WASHINGTON ST 20,000 VPD





Site Plan

2,800 SF available

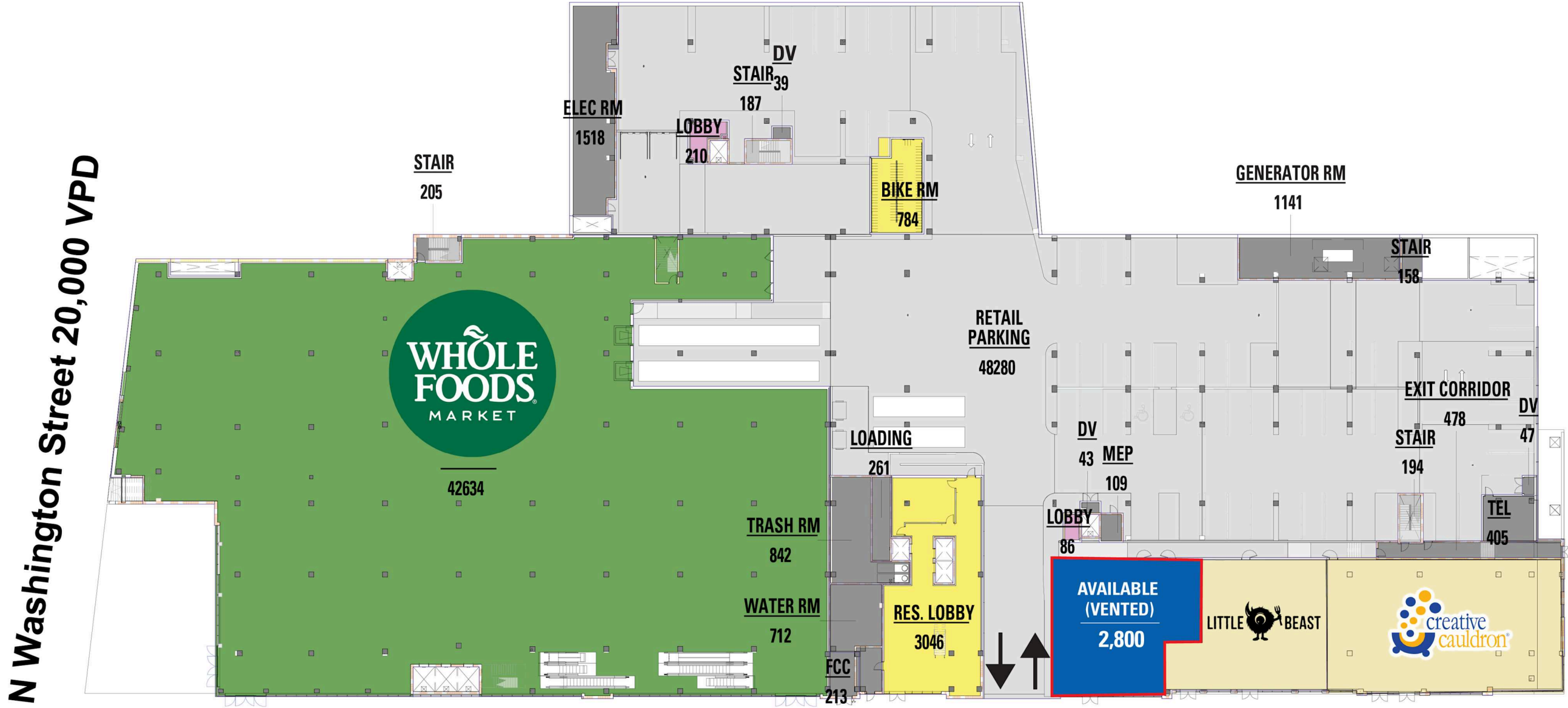
| Space # | Sq. Ft. | Tenant |
|---------|---------|----------------------------|
| 1 | 42,634 | Whole Foods Market |
| 2 | 2,800 | Available |
| 3 | 2,883 | Little Beast Cafe & Bistro |
| 4 | - | Creative Cauldron |



Stacking Plan

Parking Breakdown

| | |
|-----|--------------------|
| 51 | Retail Spaces |
| 25 | Theatre Spaces |
| 210 | Grocery Spaces |
| 64 | Public Spaces |
| 334 | Residential Spaces |
| 684 | Total Spaces |



LEVEL 01
SCALE 1" = 40'-0"

E Broad Street 18,000 VPD



P2 - PARKING
SCALE 1" = 40'-0"



LEVEL 03 - P3 Exclusive Whole Foods Parking
SCALE 1" = 40'-0"

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