



Three Collective at Skyline

Falls Church, VA

Turn-key restaurant opportunity available
1,213 - 3,190 SF available



Falls Church

Virginia

- Ground floor retail space ideal for coffee shops, quick-service/full-service restaurants, and fitness users
- Located near 3,600+ residential units, 675 live/work units, and 1.9M SF of office space
- In the Baileys Crossroads submarket with high visibility from Route 7 and nearby shopping centers
- Surrounded by national and regional tenants like Trader Joe’s, REI, World Market, Chipotle, District Taco, and Starbucks
- Currently housing 429 occupants, with Three Collective expected to reach 1,000+ at stabilization

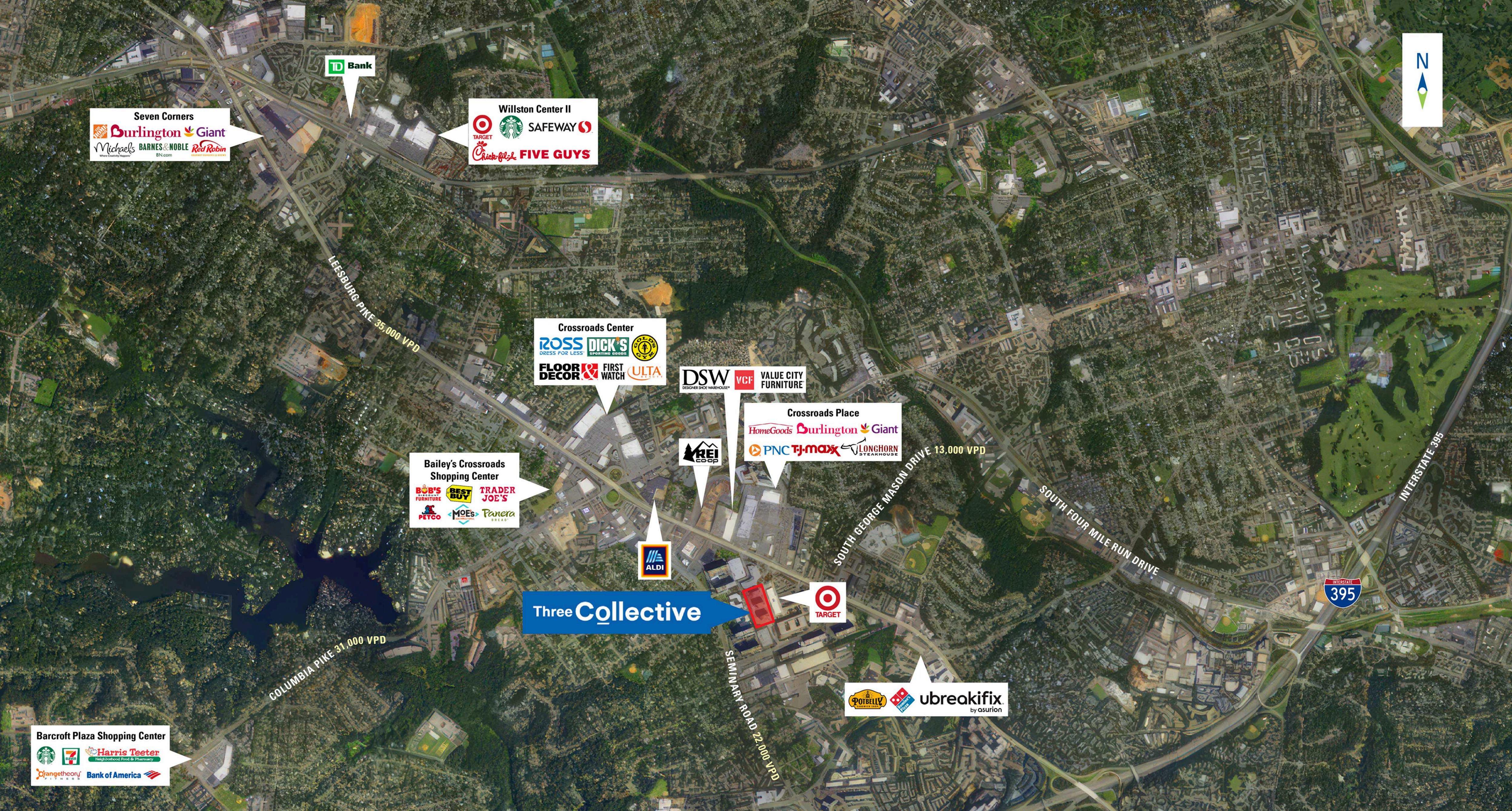


2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	50,535	291,750	597,265
Daytime Population	55,266	341,265	714,014
Household Income	\$99,270	\$123,925	\$140,191
Traffic Counts	38,333 on Leesburg Pike		

Area Retailers





Seven Corners

Burlington **Giant**

Michaels BARNES & NOBLE Red Robin

TD Bank

Willston Center II

TARGET **Starbucks** **SAFEWAY**

Chick-fil-A **FIVE GUYS**

Crossroads Center

ROSS **DICK'S** **GOODY'S**

FLOOR DECOR **FIRST WATCH** **ULTA**

DSW **VCF** **VALUE CITY FURNITURE**

Crossroads Place

HomeGoods **Burlington** **Giant**

PNC **TJ-maxx** **LONGHORN STEAKHOUSE**

Bailey's Crossroads Shopping Center

BOB'S **BEST BUY** **TRADER JOE'S**

PETCO **MOE'S** **Panera**

KREI COOP

ALDI

Three Collective

TARGET

POTBELLY **ubreakifix** by asurion

Barcroft Plaza Shopping Center

Starbucks **7-Eleven** **Harris Teeter**

Orangetheory **Bank of America**



SKYLINE TOWER

Target Starbucks Onelife FITNESS

BUFFALO WILD WINGS

1 2 3

Three Collective

Site Plan

1,213 - 3,190 SF available

Space #	Sq. Ft.	Tenant
A	3,190	Available
B	1,473	Available
C	1,213	Available
D	1,493	Available



BUILDING 1
SUITE A - 3,190 SF (VENTED)



BUILDING 2
SUITE B - 1,473 SF



BUILDING 3
SUITE C - 1,213 SF
SUITE D - 1,493 SF

● Space Available

3,190 SF available

A



Building 2

1,473 SF available

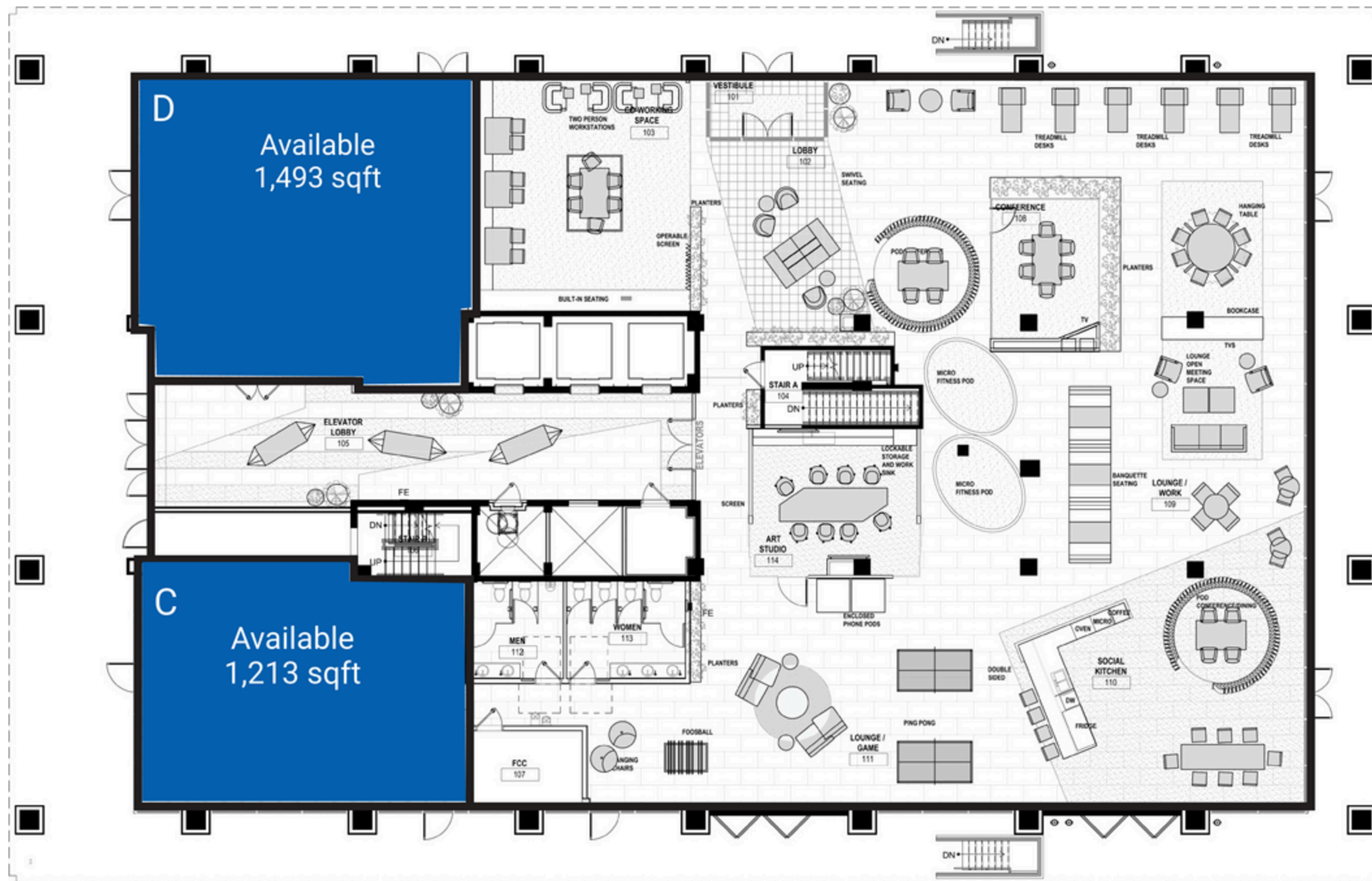
Space #	Sq. Ft.	Tenant
B	1,473	Available



● Space Available

1,213 - 1,493 SF available

Space #	Sq. Ft.	Tenant
C	1,213	Available
D	1,493	Available



● Space Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

THREE COLLECTIVE AT SKYLINE | 5203 LEESBURG PIKE, FALLS CHURCH, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Zach Elcano | zelcano@rappaportco.com | 571.382.1228