



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

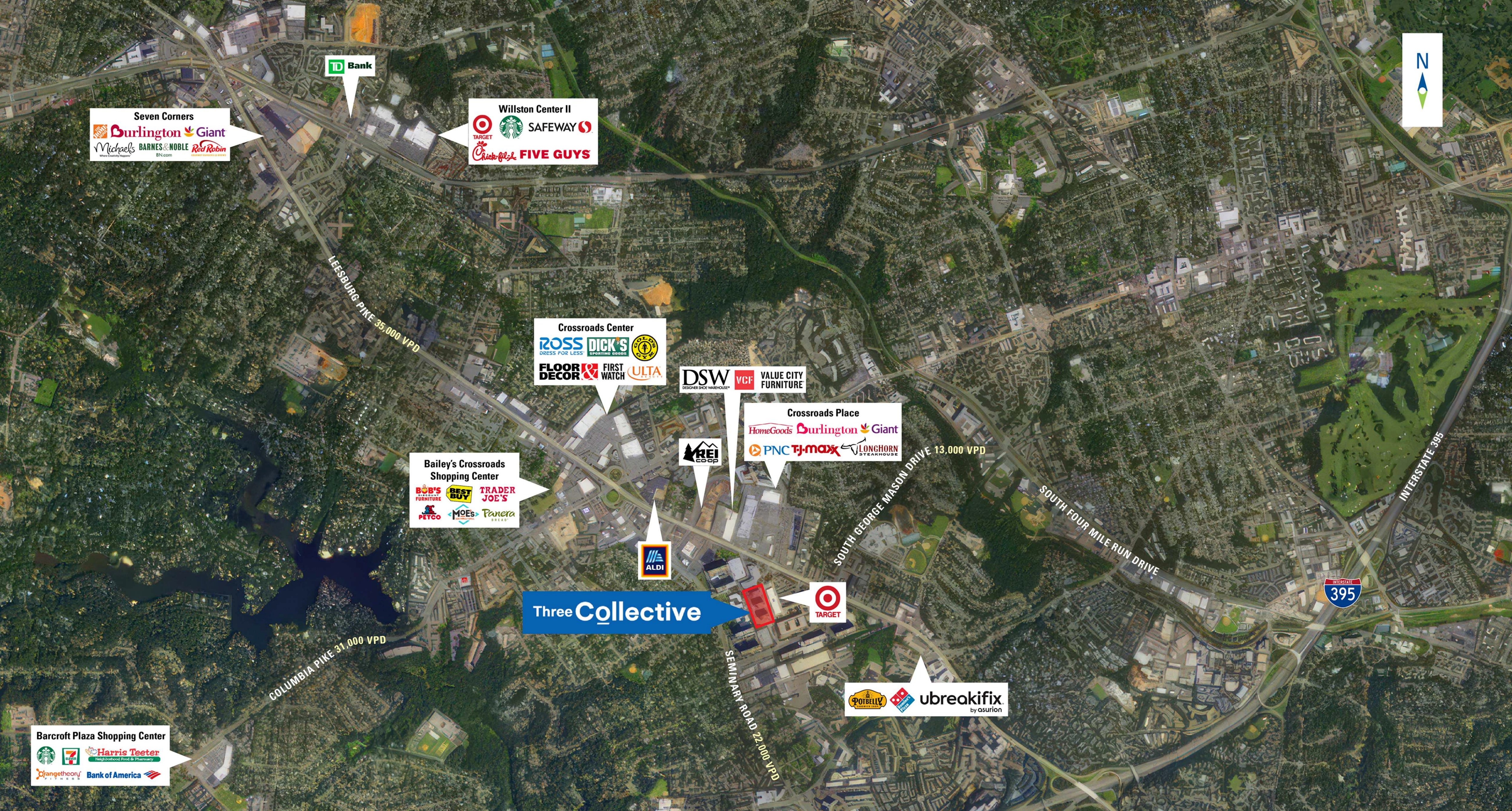


2025 Demographics

	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

TD Bank

Willston Center II

Crossroads Center

Crossroads Place

Bailey's Crossroads Shopping Center

Three Collective

by asurion

Barcroft Plaza Shopping Center



SKYLINE TOWER



LEESBURG PIKE 35,000 VPD



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

Building 1

3,190 SF available

Space #	Sq. Ft.	Tenant
A	3,190	Available



● Space Available

Building 2

1,473 SF available

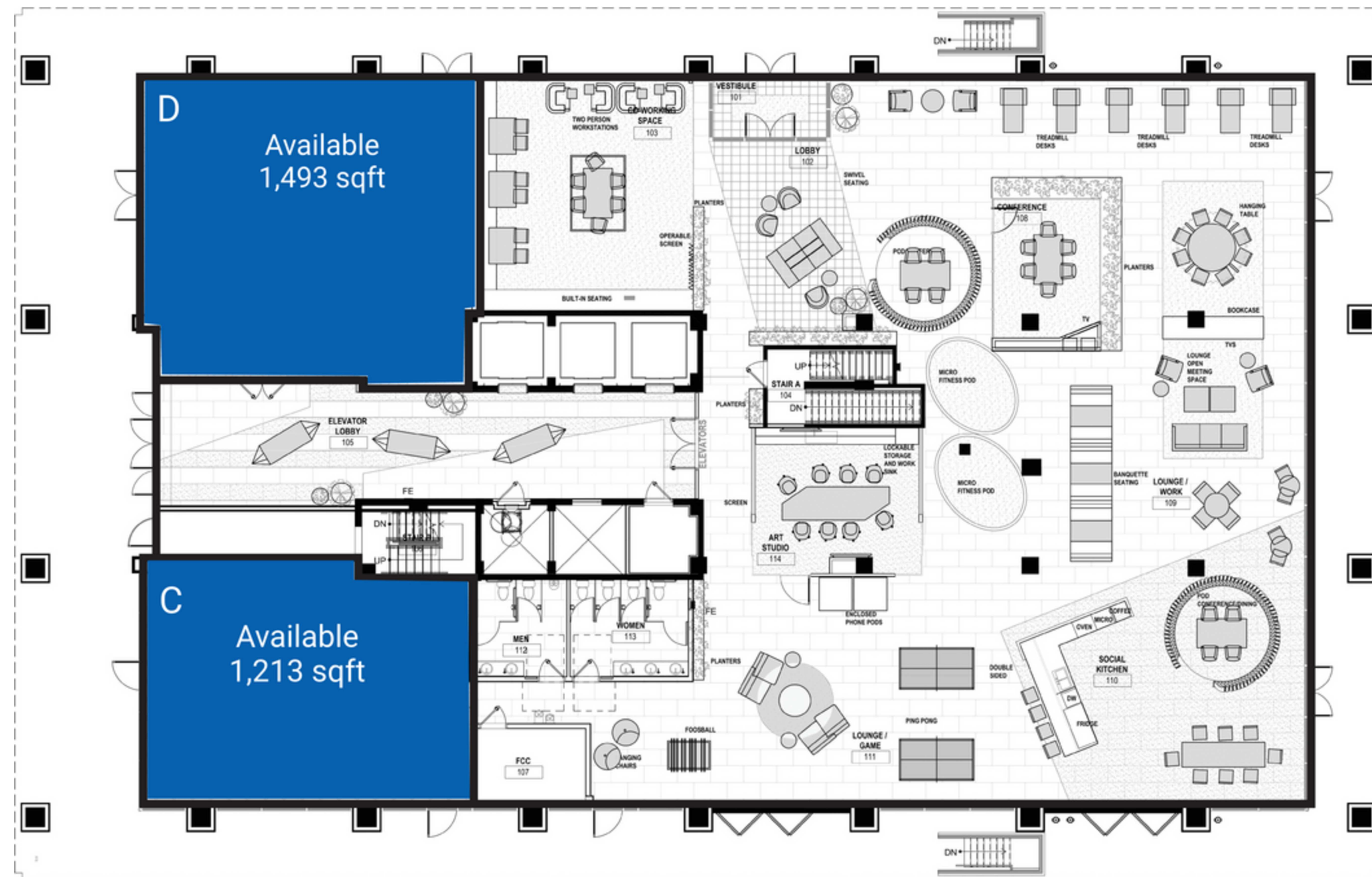
Space #	Sq. Ft.	Tenant
B	1,473	Available



● Space Available

1,213 - 1,493 SF available

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



● Space Available

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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