



RESIDENTIAL NOW

**62%**  
LEASED

# Three Collective at Skyline

Falls Church, VA

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

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# 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



## 2026 Demographics

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

## Area Retailers





**Three Collective at Skyline**

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# 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**

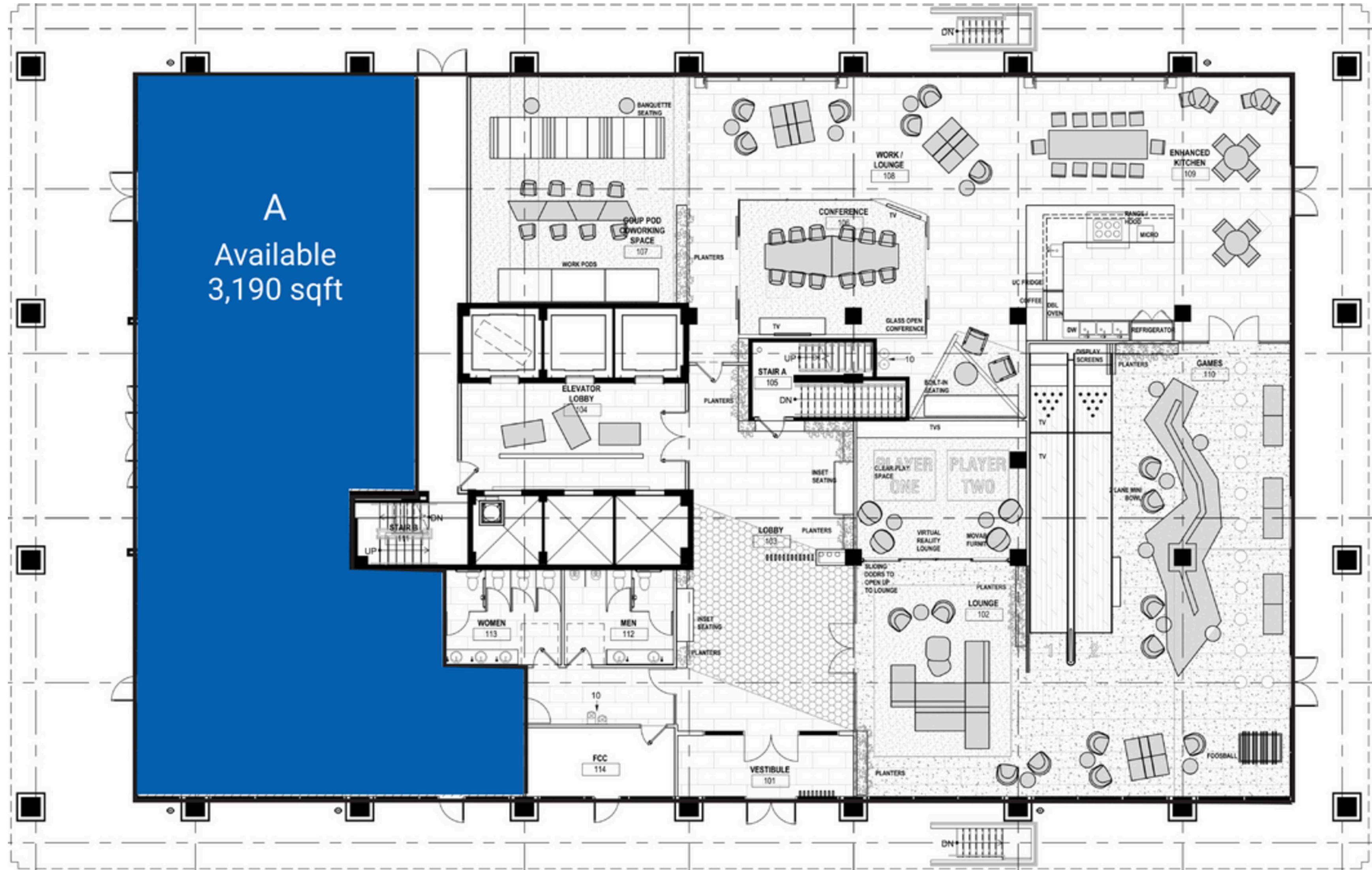
● Space Available

# 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



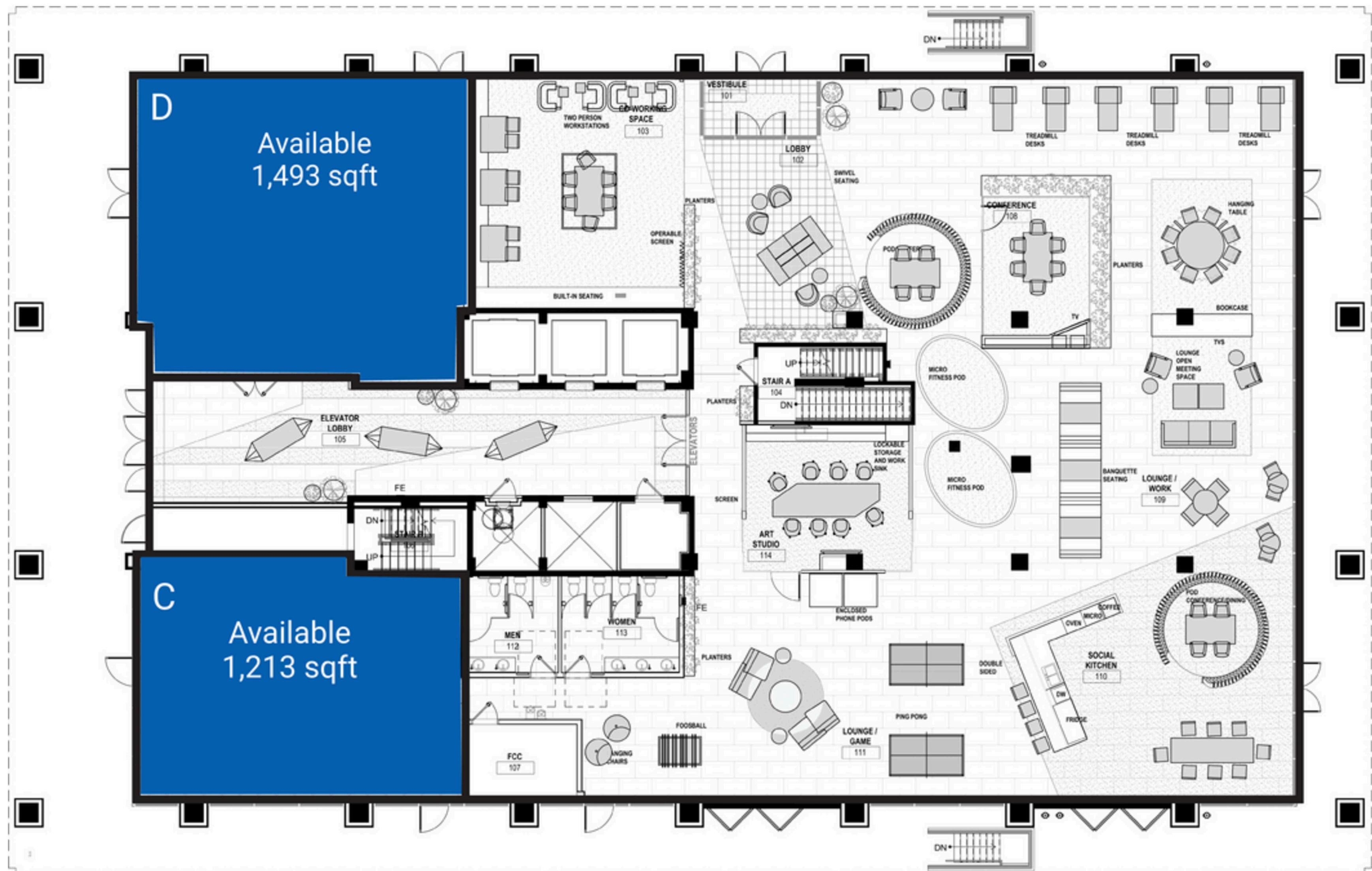
● Space Available

# Building 3

1,213 - 1,493 SF available

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

● Space Available



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