



444 Spectrum

Falls Church, VA



Falls Church

Virginia

- Award-winning ground-floor retail is located in a mixed-use residential complex that features 189 condos in the heart of downtown Falls Church
- Ample garage and street parking available
- Centrally located along the bustling Route 7 corridor between Tysons Corner and Seven Corners
- Cotenant mix includes popular national, regional and local retailers and restaurants



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	20,116	165,182	451,593
Daytime Population	11,422	68,936	288,965
Household Income	\$208,398	\$201,863	\$189,926
Traffic Counts	21,896 on West Broad Street		

Area Retailers

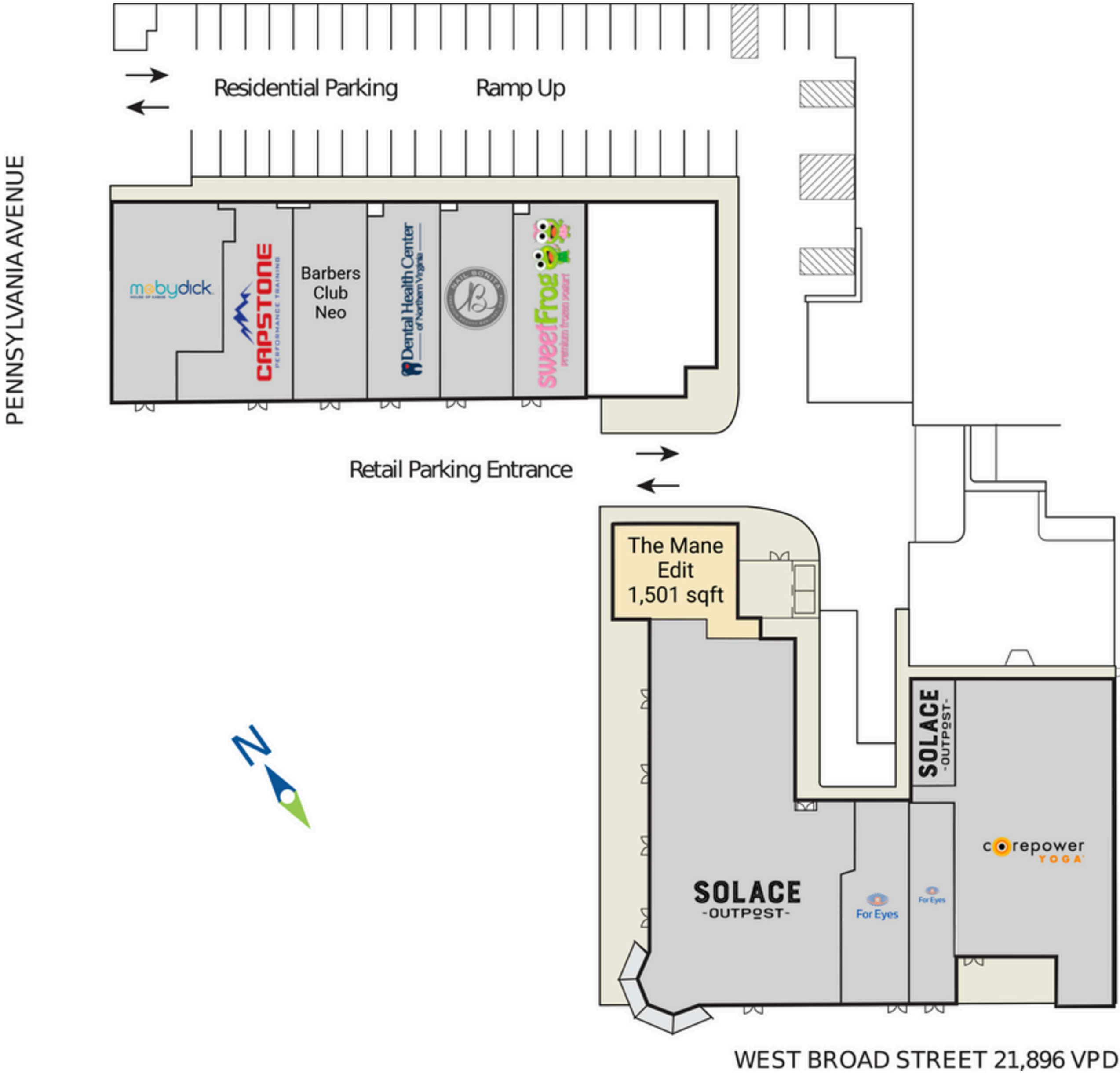




Site Plan

Space #	Sq. Ft.	Tenant
A	2628	Moby Dick House of Kabob
B	2009	Capstone Performance Training
C	1882	Barbers Club Neo
D	1873	Dental Health Center of Northern Virginia
E	1910	Nail & Spa Bonita
F	1866	Sweet Frog Frozen Yogurt
G	1501	The Mane Edit
H	8618	Solace Outpost
H1	621	Solace Outpost
J	1688	For Eyes Optical
K	1139	For Eyes Optical
L	5860	CorePower Yoga

● Space Available



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