



444 Spectrum
Falls Church, VA

RAPPAPORT
CULTIVATING PLACES®

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



2026 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

SOLACE
-OUTPOST-



corepower
YOGA

mebydick
HOUSE OF KABOB

CAPSTONE
PERFORMANCE TRAINING

Dental Health Center
of Northern Virginia

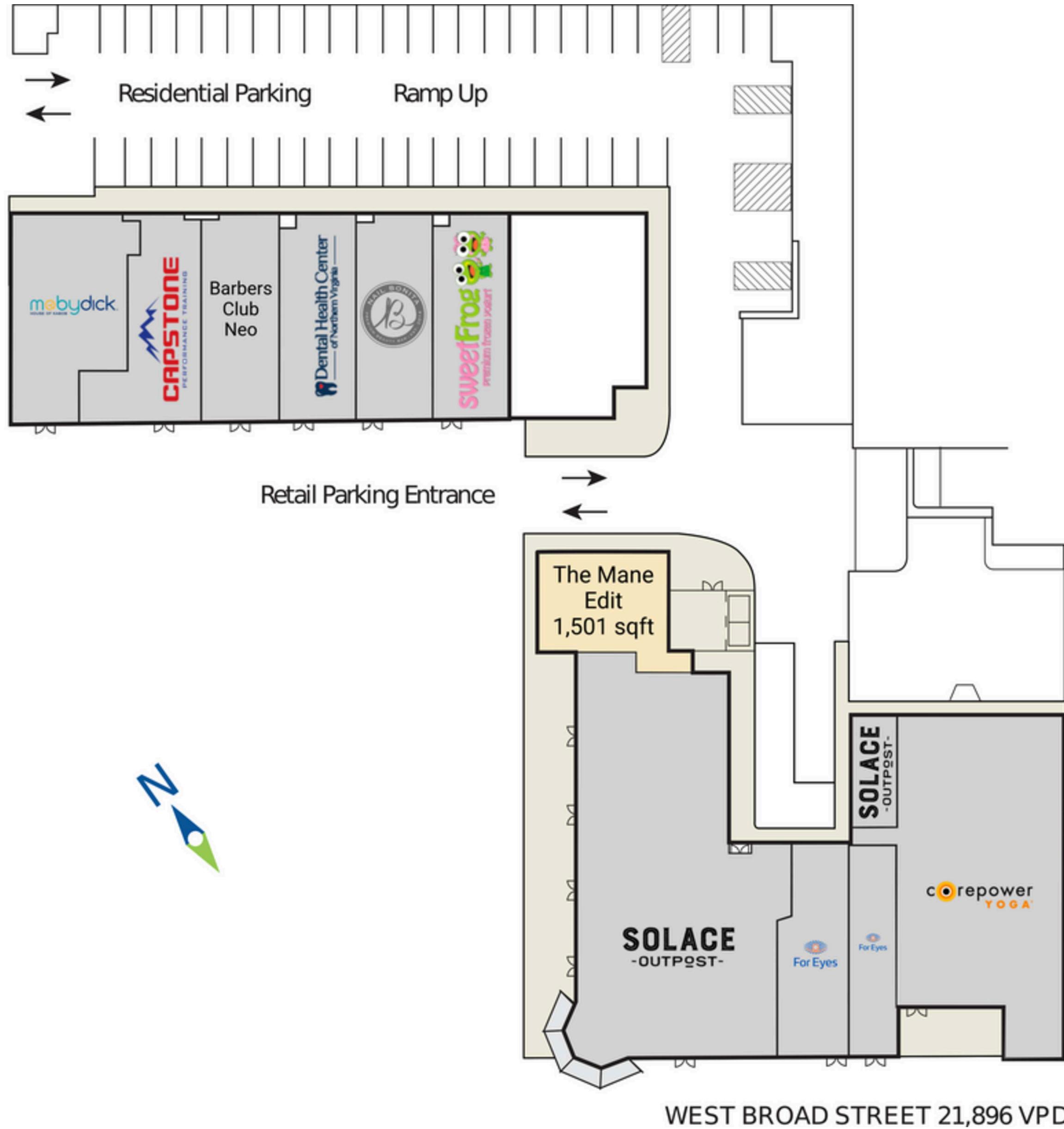


Site Plan

Space Sq. #	Ft.	Tenant
A	2,628	Moby Dick House of Kabob
B	2,009	Capstone Performance Training
C	1,882	Barbers Club Neo
D	1,873	Dental Health Center of Northern Virginia
E	1,910	Nail & Spa Bonita
F	1,866	Sweet Frog Frozen Yogurt
G	1,501	The Mane Edit
H	8,618	Solace Outpost
H1	621	Solace Outpost
J	1,688	For Eyes Optical
K	1,139	For Eyes Optical
L	5,860	CorePower Yoga

● Space Available

PENNSYLVANIA AVENUE



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

444 SPECTRUM | 444 W BROAD ST, FALLS CHURCH, VA

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291