



ONE CITY CENTER

FALLS CHURCH MIXED-USE DEVELOPMENT WITH ANCHOR RETAIL OPPORTUNITY

DINING

SHOP

GROCERY

EATERY

RESTAURANT

RECYCLING

RECYCLING

RECYCLING

RECYCLING

kInb

Atlantic
REALTY COMPANIES



klnb

**INNOVATIVE
MIXED-USE
DEVELOPMENT
IN FALLS CHURCH
CITY CENTER**

GROCERY/DAYCARE/RESTAURANT

**CORNER OF WEST BROAD STREET
AND SOUTH MAPLE AVE**



30,000
AVERAGE DAILY TRAFFIC ON
WEST BROAD STREET



29,630
POPULATION*



228,917 SF
RETAIL GLA*



\$98,537
AVERAGE HOUSEHOLD INCOME*

*BASED ON 3 MILE RADIUS

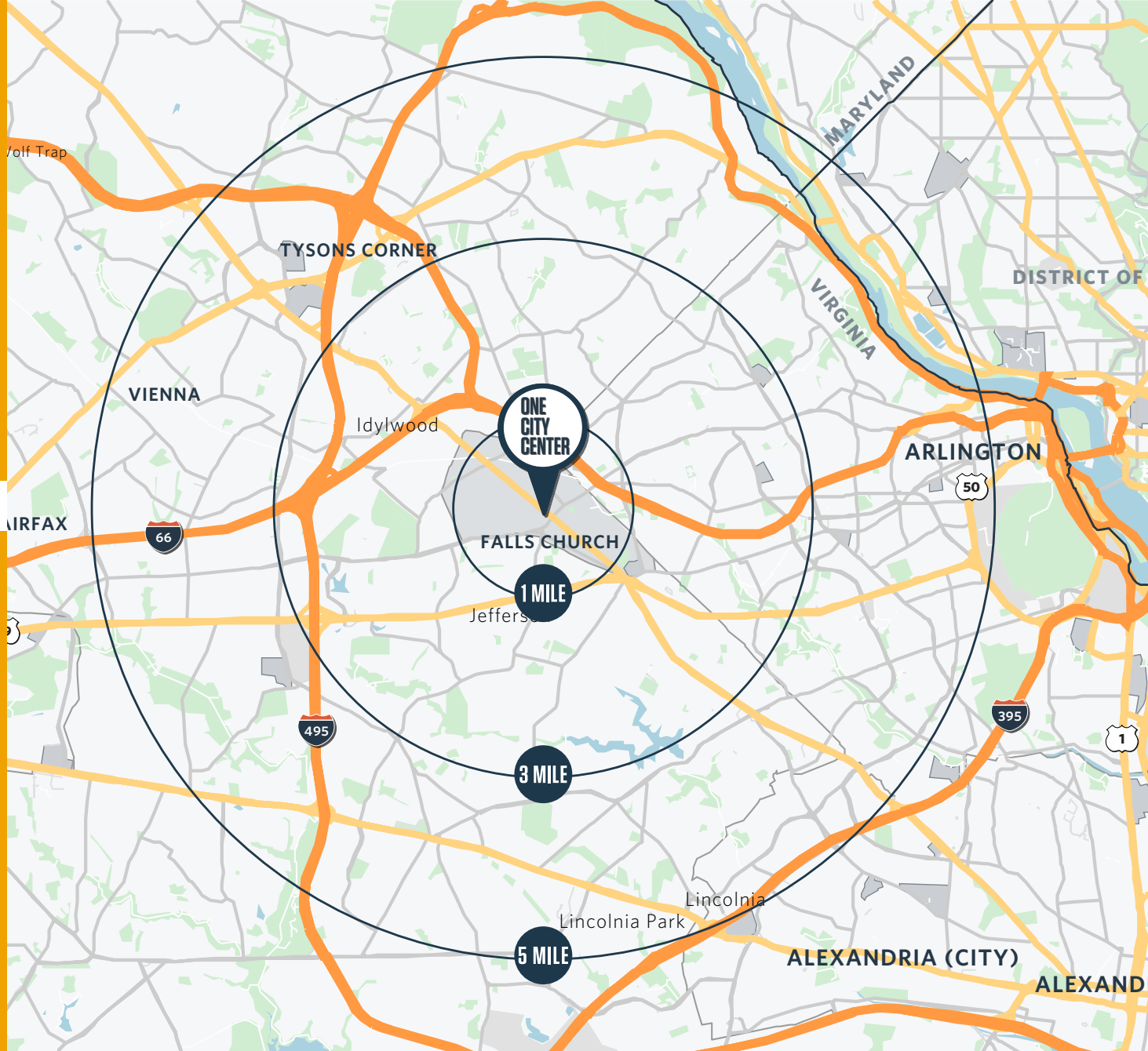
DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
5,805	29,630	88,550
POPULATION		
2,015	8,485	31,597
DAYTIME POPULATION		
\$87,895	\$98,537	\$95,495
AVERAGE HH INCOME		

TRAFFIC

West Broad Street	30,000 AADT
South Washington Street	26,000 AADT

NEARBY RETAILERS



LIFESTYLE 2

MIXED-USE DEVELOPMENT
859 PARKING SPACES
±76,000 SF RETAIL
±117,000 SF RESIDENTIAL



MARKET OVERVIEW

Falls Church
Fairfax County | Virginia

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

IDYLWOOD

FALLS CHURCH

MERRIFIELD

WEST FALLS CHURCH

SEVEN CORNERS

"WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT" //

- 130,000 SF RETAIL
- 732 UNITS RESIDENTIAL
- 391K SF OFFICE
- 81,000 SF HOTEL

FOUNDERS ROW // DELIVERS JUNE 2021

- 95,000 SF RETAIL
- 127 ROOM HOTEL
- 322 APARTMENTS

LINCOLN AT TINNER HILL //

- 225 APARTMENT UNITS

BROAD & WASHINGTON //

- 23,600 SF RETAIL
- 300 K SF OFFICE
- 295 APARTMENTS

SEVEN CORNERS CENTER (415,208 SF)

- BARNES & NOBLE BOOKSELLERS
- ROSS DRESS FOR LESS
- OFF BROADWAY SHOE WAREHOUSE
- JO-ANN fabric and craft stores

TYSONS STATION
TRADER JOE'S

IDYLWOOD SHOPPING CENTER
WHOLE FOODS

267
M metro
WEST FALLS CHURCH

FALLS PLAZA
Giant
STAPLES
CVS

WEST END SHOPPING CENTER

BROADALE VILLAGE CENTER
Starbucks
FedEx

ONE CITY CENTER

TARGET

JEFFERSON VILLAGE SHOPPING CENTER
MERCHANT'S
WELLS FARGO

TOWER SQUARE
ALDI

CVS pharmacy
IHOP

HONDA BB&T
Walgreens
BILL PAGE PLAZA

Giant
CVS
GRAHAM PARK PLAZA

SAFeway
WEST FALLS CHURCH OUTLET CENTER

LEE GRAHAM SHOPPING CENTER

MERRIFIELD PLAZA
Office DEPOT
MART

FAIRFAX PLAZA
CVS

TARGET
MOM
CAVA
sweetgreen
lululemon
athletica
MOSAIC

LEE-HARRISON CENTER (114,200 SF)
Harris Teeter

SAFeway

CVS

INSIGHT

WHOLE FOODS

BI'S

WILLSTON CENTRE I & II (127,449 SF)
SAFeway
CVS

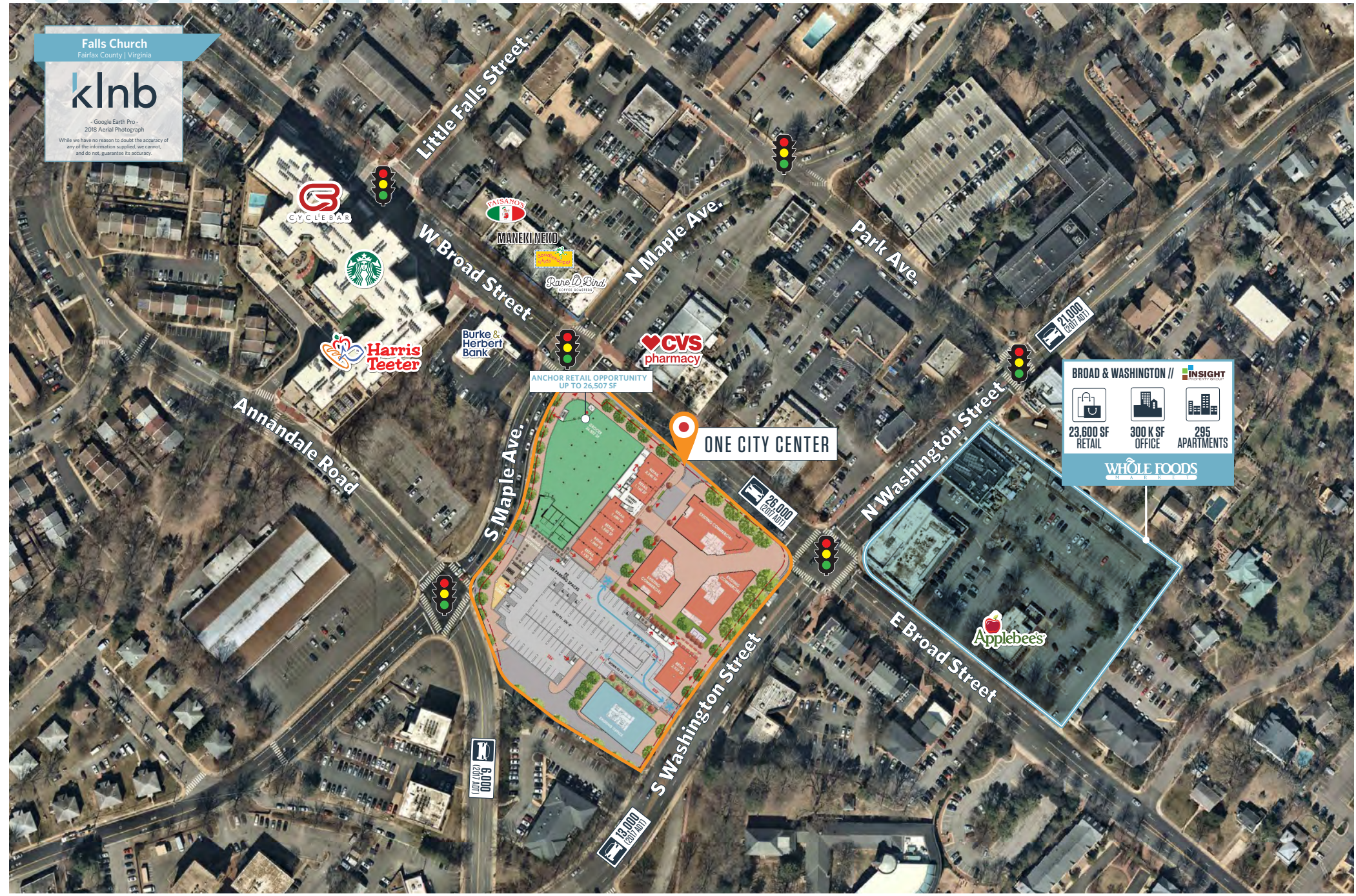
TARGET

CLOSE UP AERIAL

Falls Church
Fairfax County | Virginia

klInb

- Google Earth Pro -
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ANCHOR RETAIL OPPORTUNITY
UP TO 26,507 SF

ONE CITY CENTER

BROAD & WASHINGTON // INSIGHT

 23,600 SF RETAIL	 300 K SF OFFICE	 295 APARTMENTS
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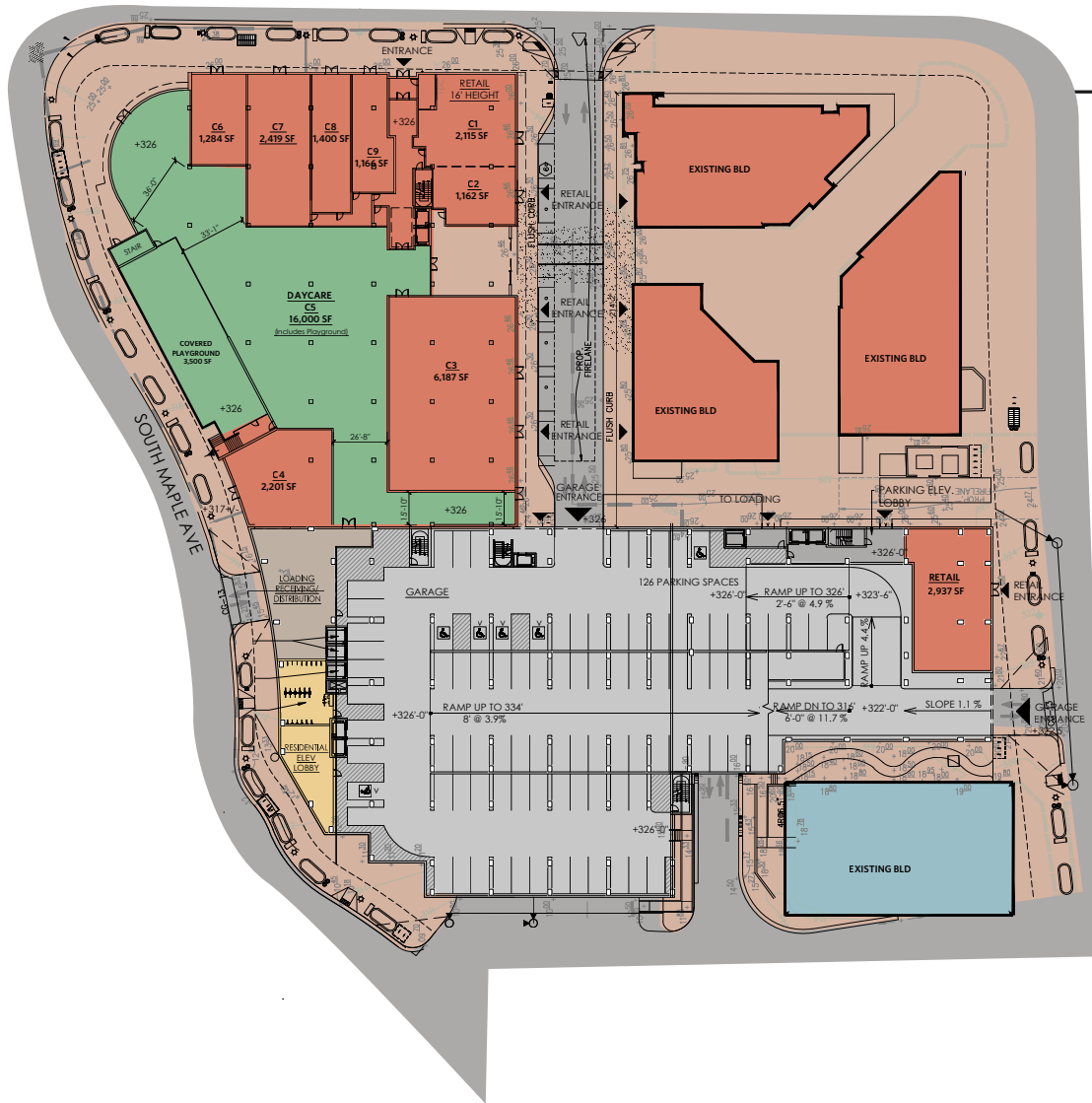
WHOLE FOODS
MARKET BASKET



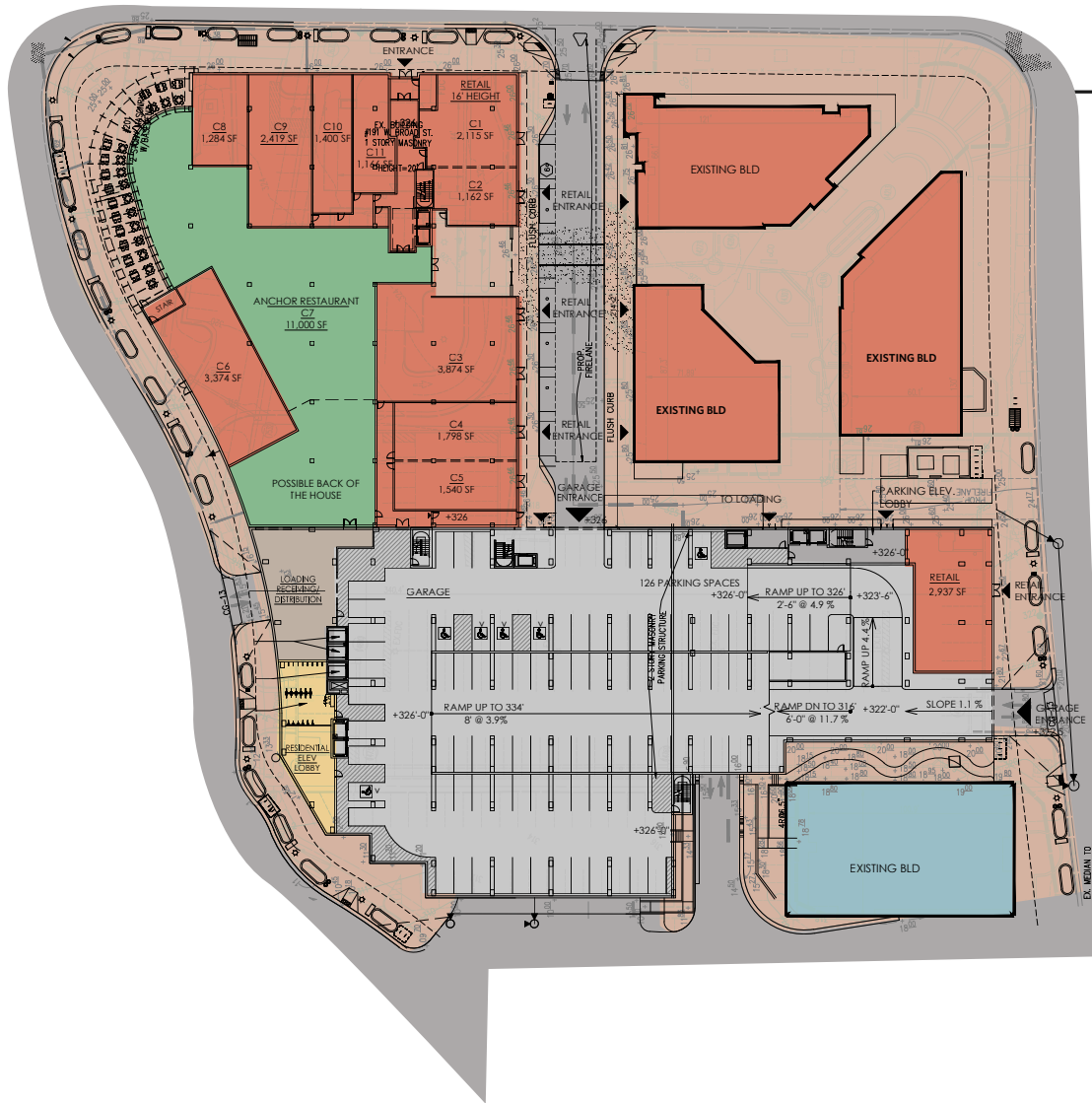
LEVEL 1
118 PARKING SPACES / 5,312 SF RETAIL



LEVEL 2 - GROCERY OPTION
 125 PARKING SPACES / UP TO 26,507 SF GROCERY
 OPPORTUNITY
 + 12,267 SF ADDITIONAL RETAIL



LEVEL 2 - DAYCARE OPTION
 125 PARKING SPACES / UP TO 26,507 SF GROCERY
 OPPORTUNITY
 + 12,267 SF ADDITIONAL RETAIL



LEVEL 2 - RESTAURANT OPTION
 125 PARKING SPACES / UP TO 26,507 SF GROCERY
 OPPORTUNITY
 + 12,267 SF ADDITIONAL RETAIL



LEVEL 3
137 PARKING SPACES / 13,365 SF RETAIL



LEVEL 4
125 PARKING SPACES / 29,879 SF RETAIL



LEVEL 5-9
98 PARKING SPACES / MULTIFAMILY



LEVEL 10
TOP FLOOR MULTIFAMILY

RENDERING



RENDERING



RENDERING



RENDERING



CONTACT

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