

# The Wellness Center

at WEST FALLS

Up to 13,000 SF  
Retail Space Available  
Fronting Route 7

in the new West Falls development  
consisting of 135k SF retail, 125k SF office,  
545 multi-family, and 145 hotel units.



For leasing inquiries,  
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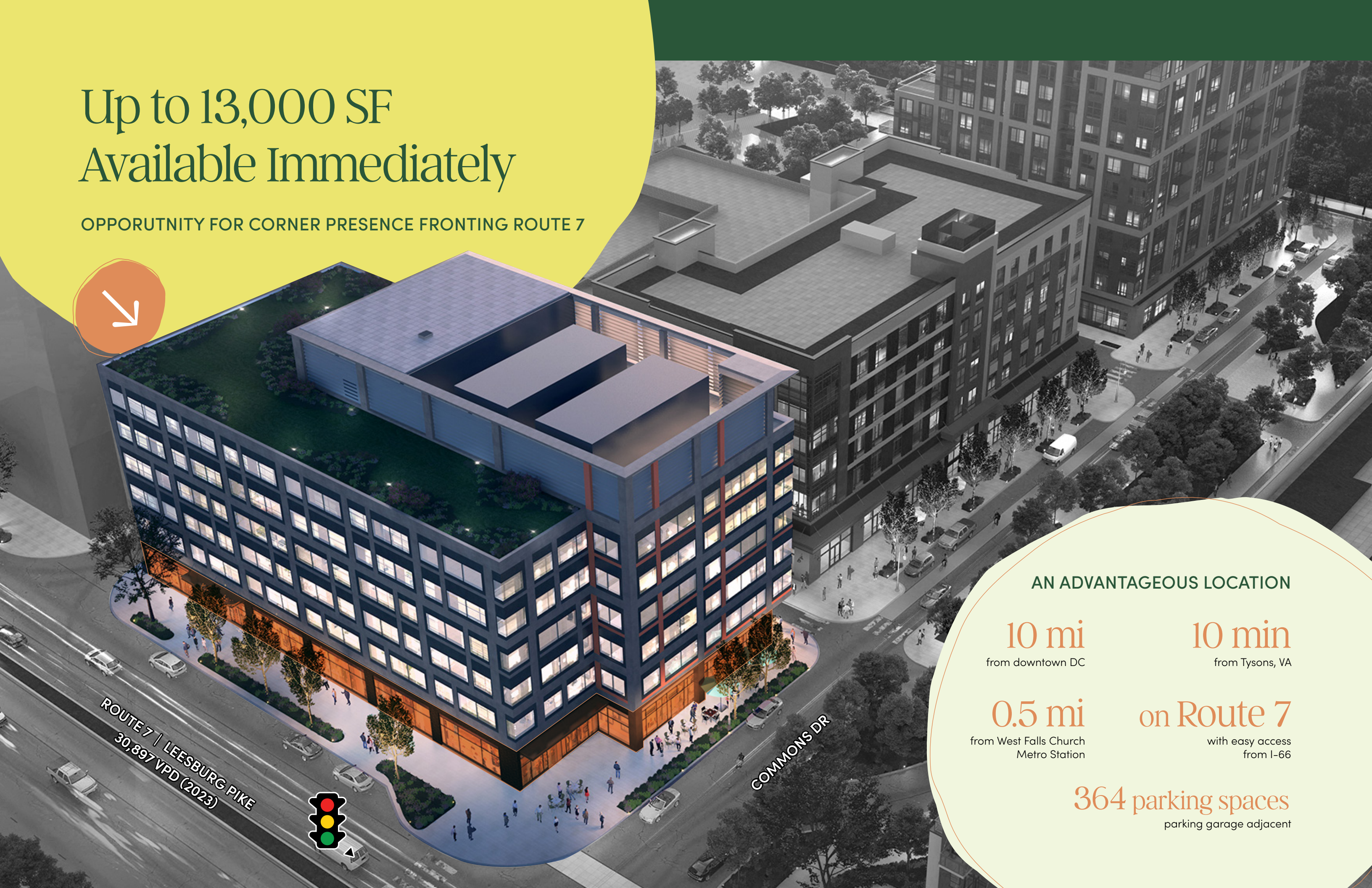
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Trammell Crow Company



# Up to 13,000 SF Available Immediately

OPPORUTNITY FOR CORNER PRESENCE FRONTING ROUTE 7



## AN ADVANTAGEOUS LOCATION

10 mi

from downtown DC

10 min

from Tysons, VA

0.5 mi

from West Falls Church  
Metro Station

on Route 7

with easy access  
from I-66

364 parking spaces

parking garage adjacent

ROUTE 7 | LEESBURG PIKE  
30,897 VPD (2023)

COMMONS DR





# Site Analysis

## DEMOGRPAHICS | 2024

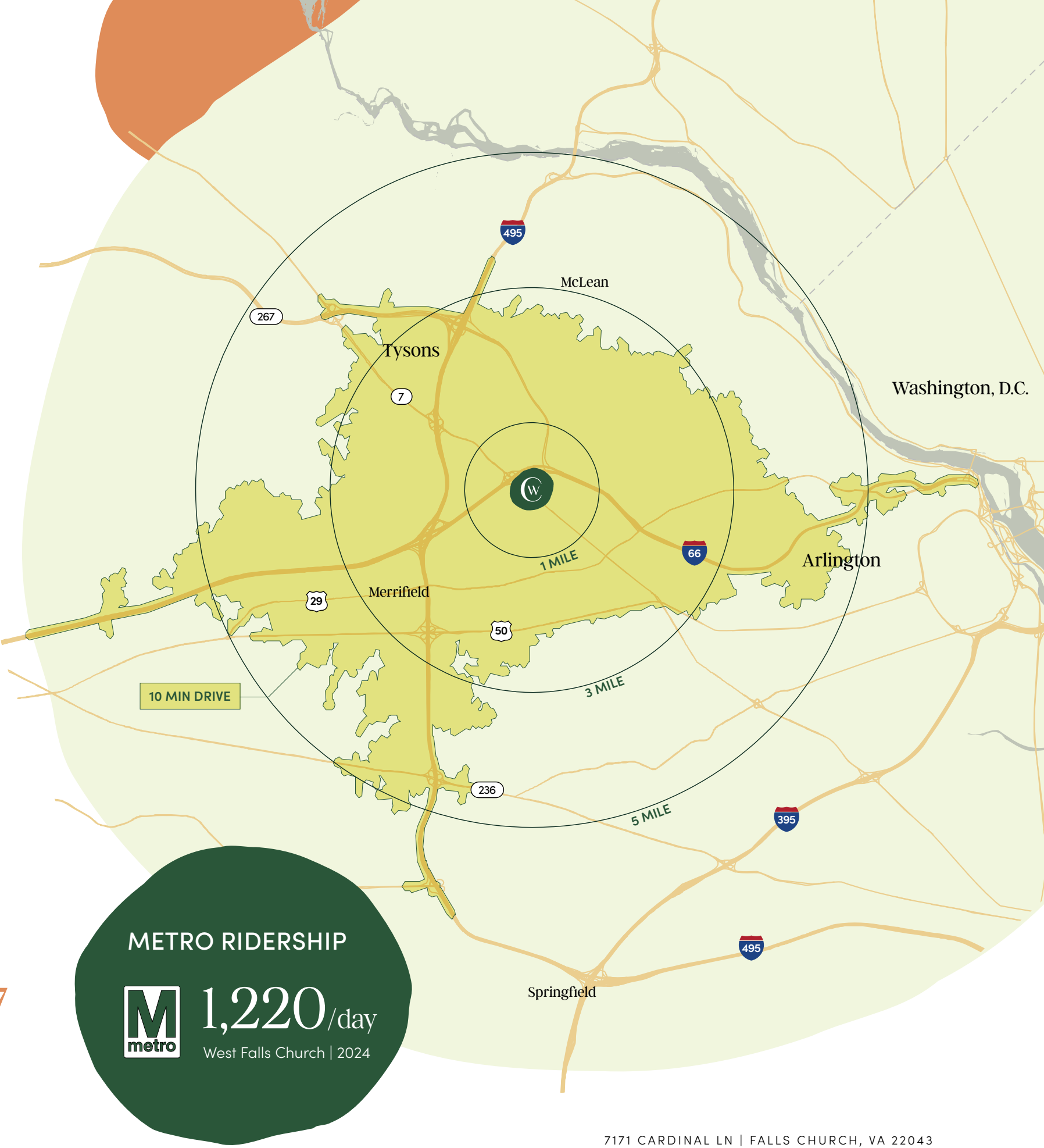
	RADIUS			DRIVE TIME
	1 MI	3 MI	5 MI	10 MIN
Population	20,121	161,601	395,483	226,700
Daytime Population	14,800	223,437	473,151	316,149
Households	7,353	61,460	149,887	90,431
Avg HH Income	\$230,239	\$218,570	\$218,488	\$218,101
Median Age	38.9	38.0	37.9	36.4
\$ Spent on Dining	\$34.18 M	\$278.90 M	\$682.08 M	\$415.46 M
\$ Spent on Apparel & Services	\$57.92 M	\$468.58 M	\$1.14 B	\$695.33 M

## TRAFFIC COUNTS 2023

131,558  
I-66

30,897  
Route 7 | Leesburg Pike

8,077  
Haycock Rd



## METRO RIDERSHIP



1,220/day  
West Falls Church | 2024

8 min to Tysons, VA  
6 min to 495

M West Falls Church metro

WEST FALLS

Site Analysis

BIRCH & BROAD

Giant CVS pharmacy

TACO ROCK Starbucks

myeverdr Staples

WEST END PLAZA

ROBEKS ups

IndianSpices

MODERA

Tatte LiveWell

FOUNDERS ROW

HASIN TATS

CLUB PILATES KYO MITCHA

KYURAMEN

THE SHOPS AT SPECTRUM

SOLAGE corepower YOGA

moby dick Panera BREAD

BROADDALE VILLAGE CENTER

PALM BEACH TAN Starbucks THE FALLS

CHIPOTLE FedEx Office

hair cuttery baddpizza

WEST BROAD

Harris Teeter Starbucks

CYCLEBAR

ONE CITY CENTER

BROAD & WASHINGTON

WHOLE FOODS THOMPSON ITALIAN

LITTLE BEAST creative cauldron

The Wellness Center  
WEST FALLS

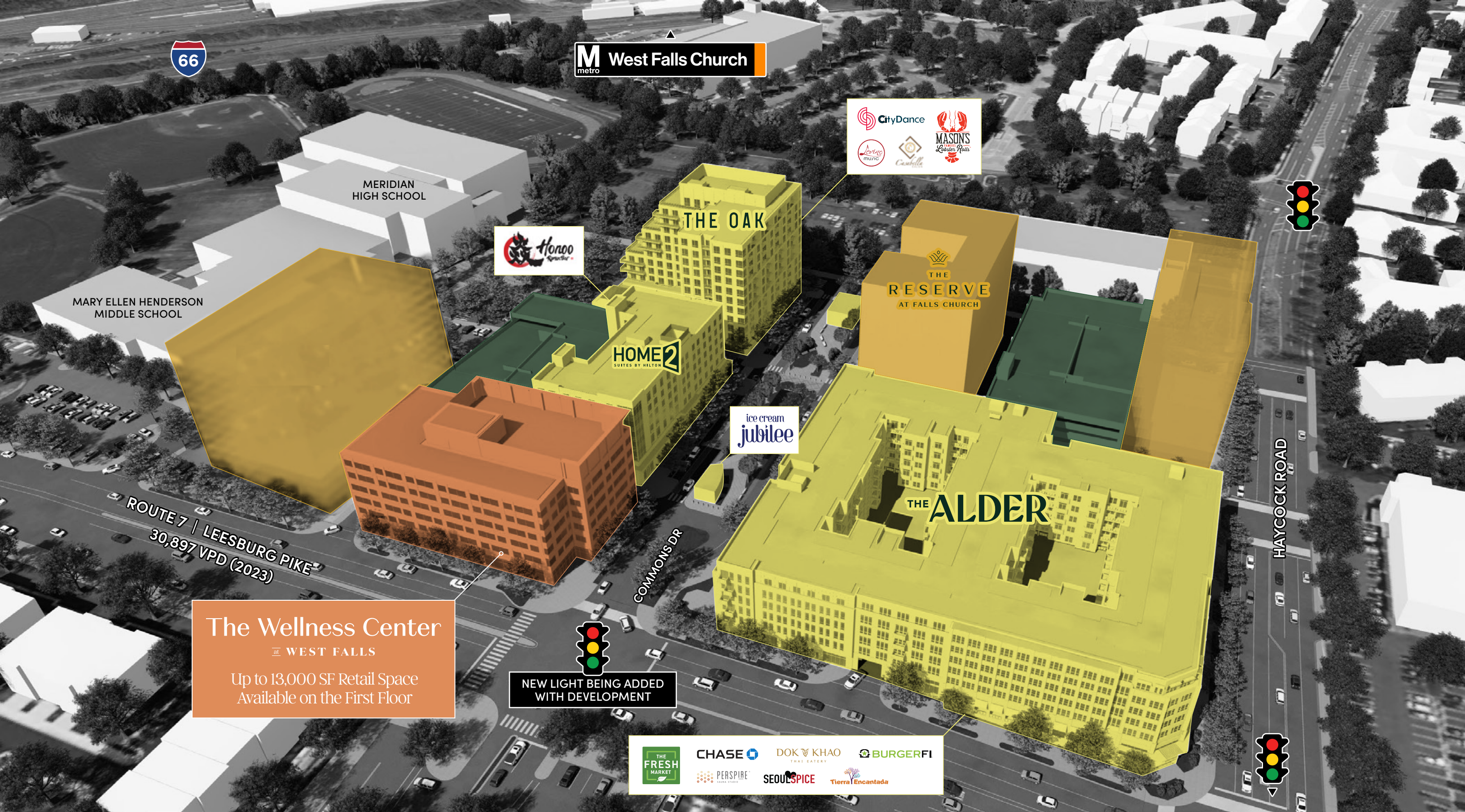
Development Plan

- A. Multifamily/Apartments
- B. Townhomes
- C. Office Buildings
- D. WMATA Garage
- E. Parking Garage

Completed/Existing Next Phase of Development











PARKING GARAGE  
364 SPACES

Pedestrian-Friendly Street / Primary Access to Garage

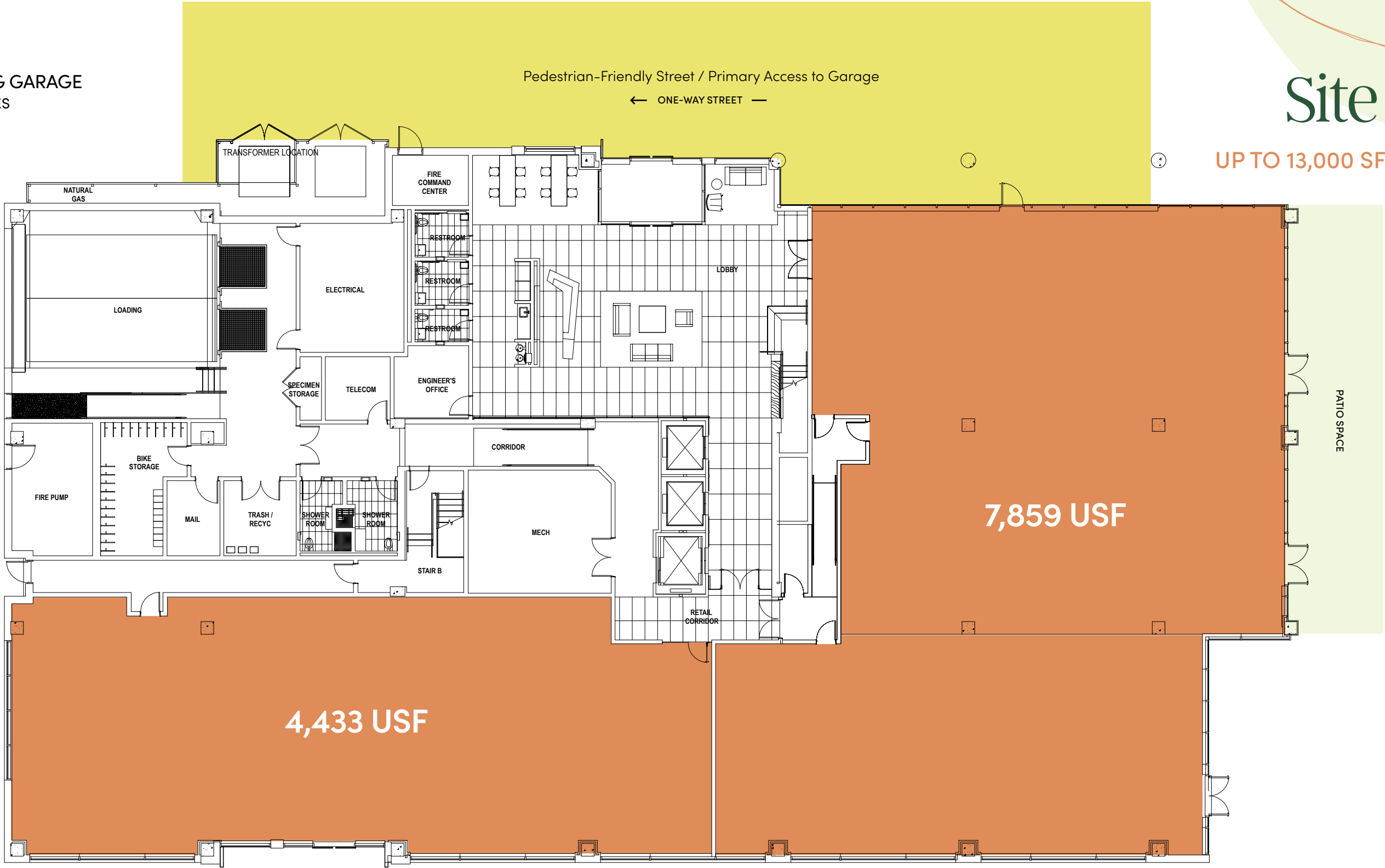
← ONE-WAY STREET →

# Site Plan

UP TO 13,000 SF AVAILABLE

← →  
CARDINAL LANE  
← →  
TWO-WAY ACCESS TO GARAGE

COMMONS DRIVE



ROUTE 7 | LEESBURG PIKE

NEW LIGHT BEING ADDED  
WITH DEVELOPMENT



An architectural rendering of the West Falls development at dusk. The image shows a multi-story building with a mix of brick and dark grey panels, many windows glowing with interior lights. Below the building is a vibrant, pedestrian-friendly street scene. A wide sidewalk is filled with people walking, and a green-painted bike lane runs alongside the road. Several cars are parked or driving on the street. Trees and landscaping are integrated into the design. In the background, another taller building is visible. The overall atmosphere is one of a modern, lively urban environment.

# WEST FALLS

*where falls church comes to connect*

Discover a half acre of open green space with engaging events and activities for everyone. From yoga on the green to summer movie series, it is all here at West Falls. Gather at local restaurants with ample outdoor patio spaces to savor all year round.

135K SF  
Total Retail Space

125K SF  
Total Office Space

800  
Parking Spaces

400  
Apartment Units

145  
Hotel Units

125  
Condo Units





# The Wellness Center

at WEST FALLS

Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of September 30, 2024, TCC had \$19 billion of projects in process and \$13.4 billion in its pipeline. With 575 employees throughout the United States and Europe in 26 offices, the company serves users of and investors in office, industrial/logistics, healthcare, life science, data center and mixed-use projects, as well as multi-family residential through its operating subsidiary High Street Residential. For more information visit [www.TrammellCrow.com](http://www.TrammellCrow.com).

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[CLICK HERE TO VIEW PROPERTY WEBSITE](#)

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