

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,
please contact:

JENN PRICE
jprice@klnb.com
202.420.7768

KIM STEIN
kstein@klnb.com
202.652.2338

MATT SKALET
mskalet@klnb.com
202.420.7775

klnb

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)

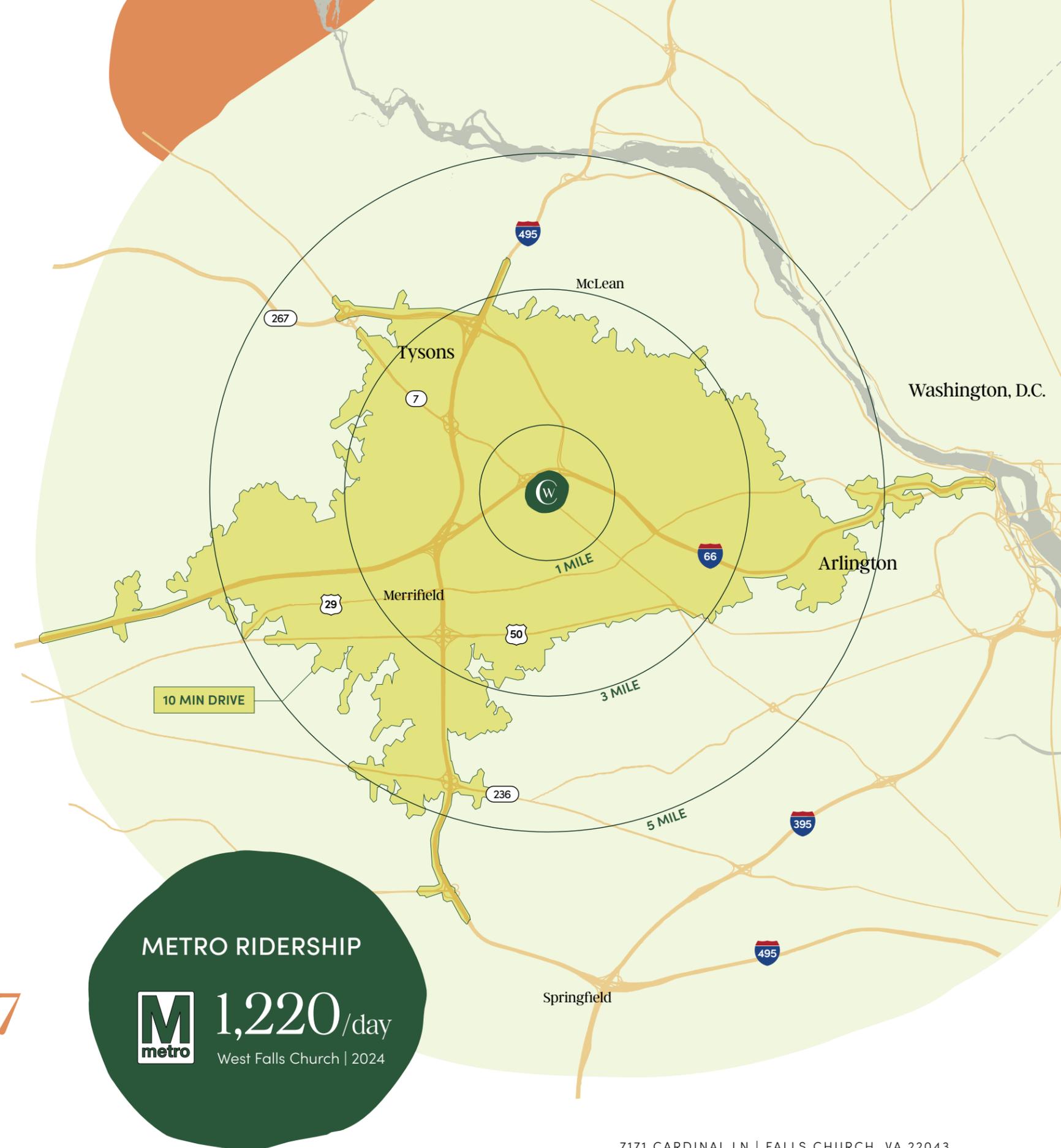
COMMONS DR



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 metro West Falls Church

WEST FALLS

Site Analysis

BIRCH & BROAD

Giant CVS pharmacy
TACO ROCK Starbucks
myevedr. Staples

WEST END PLAZA

ROBEKS UPS
IndianSpices

FOUNDERS ROW

HASIN' TATS
CLUB PILATES KYO MATCHA
KYURAMEN

MODERA

Tatte LiveWell

THE SHOPS AT SPECTRUM

SOLACE 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



M metro West Falls Church

MERIDIAN HIGH SCHOOL

MARY ELLEN HENDERSON MIDDLE SCHOOL



THE OAK



HOME2 SUITES BY HILTON

THE RESERVE AT FALLS CHURCH

ice cream jubilee

THE ALDER



HAYCOCK ROAD



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30,897 VPD (2023)

COMMONS DR

The Wellness Center

at WEST FALLS

Up to 13,000 SF Retail Space Available on the First Floor



NEW LIGHT BEING ADDED WITH DEVELOPMENT



Retail Spaces (Mixed-Use)

Parking

Next Phase of Development



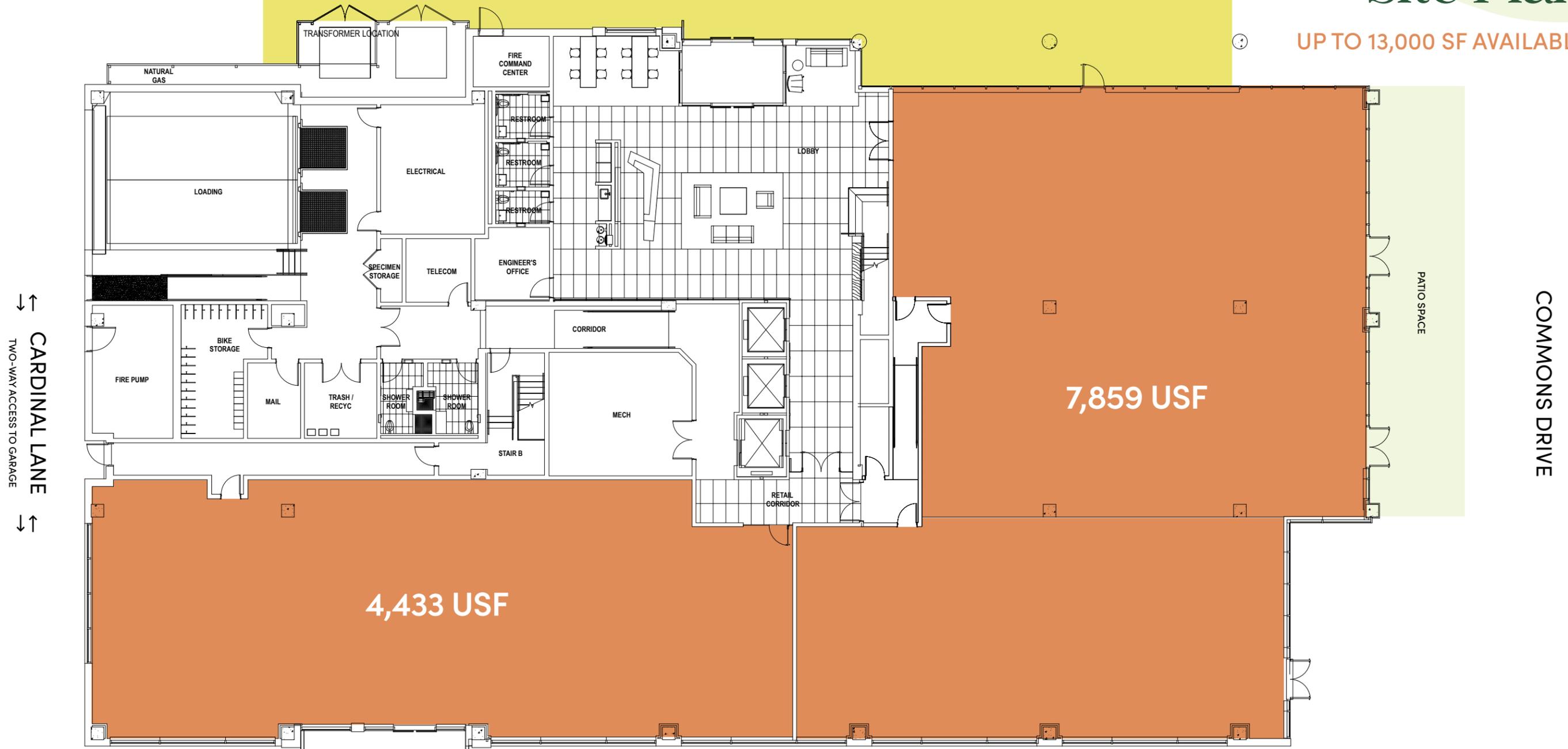
PARKING GARAGE
364 SPACES

Pedestrian-Friendly Street / Primary Access to Garage

← ONE-WAY STREET →

Site Plan

UP TO 13,000 SF AVAILABLE



ROUTE 7 | LEESBURG PIKE

NEW LIGHT BEING ADDED
WITH DEVELOPMENT 

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.

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