

The Wellness Center

at WEST FALLS

JOIN:  wellinfused

2,565 – 9,537 SF Remaining
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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Trammell Crow Company

2,565 – 9,537 SF Available Immediately

OPPORUTNITY FOR CORNER PRESENCE FRONTING ROUTE 7



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

COMMONS DR

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

Site Analysis

DEMOGRPAHICS | 2026

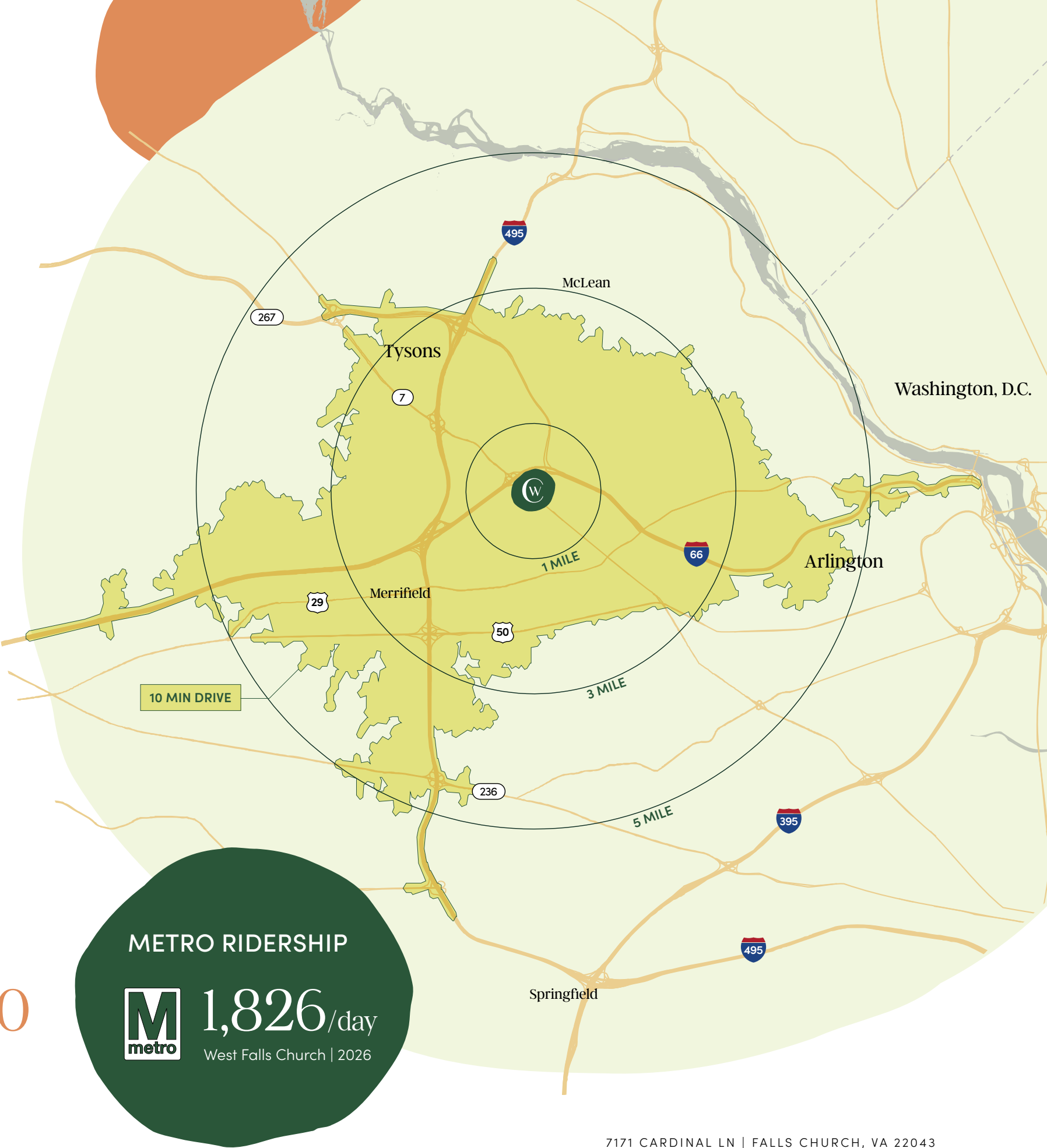
	RADIUS			DRIVE TIME
	1 MI	3 MI	5 MI	10 MIN
Population	17,666	165,343	400,272	207,861
Daytime Population	14,576	230,258	484,340	282,599
Households	6,283	62,986	151,749	82,202
Avg HH Income	\$263,575	\$239,582	\$235,927	\$236,021
Median Age	39.7	38.3	38.5	37.3
\$ Spent on Dining	\$59.19 M	\$548.99 M	\$1.3 B	\$712.95 M
\$ Spent on Apparel & Services	\$33.16 M	\$308.63 M	\$734.56 M	\$403.02 M

TRAFFIC COUNTS 2024

129,942
I-66

30,848
Route 7 | Leesburg Pike

10,290
Haycock Rd



METRO RIDERSHIP



1,826/day
West Falls Church | 2026

8 min to Tysons, VA
6 min to 495

M West Falls Church

WEST FALLS

Site Analysis

BIRCH & BROAD

Giant

CVS pharmacy

TACO ROCK

Starbucks

myeverdr

Staples

WEST END PLAZA

ROBEKS

ups

IndianSpices

MODERA

Tatte

livewell animal hospital

SEV

MY HOME

IAN SUSHI

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 cuttury

baddpizza

WEST BROAD

Harris Teeter

Starbucks

CYCLEBAR

ONE CITY CENTER

BROAD & WASHINGTON

WHOLE FOODS

THOMPSON ITALIAN

LITTLE BEAST

creative cauldron

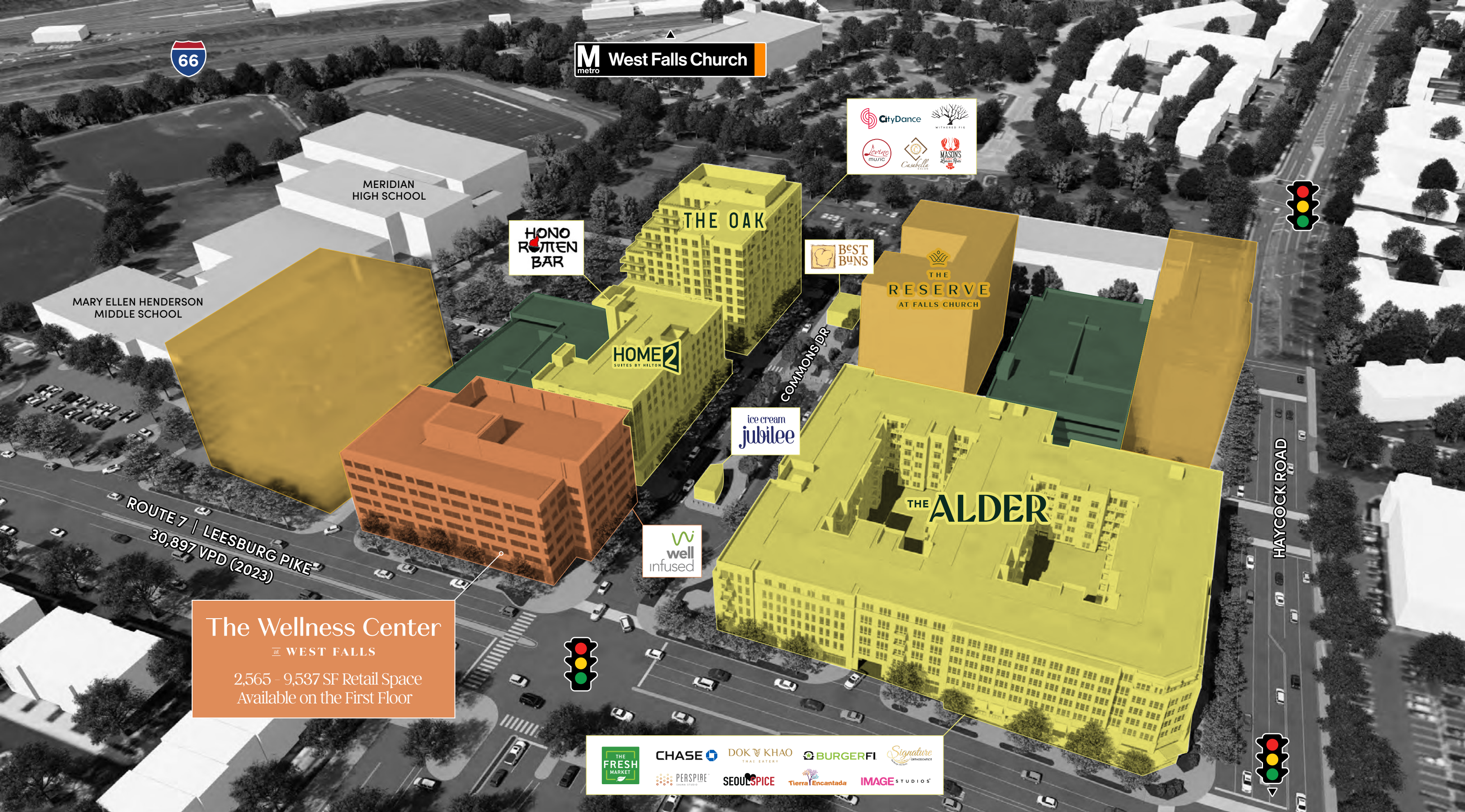
Development Plan

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

Completed/Existing Next Phase of Development

The Wellness Center
at WEST FALLS





The Wellness Center
at WEST FALLS
2,565 – 9,537 SF Retail Space
Available on the First Floor



PARKING GARAGE
364 SPACES

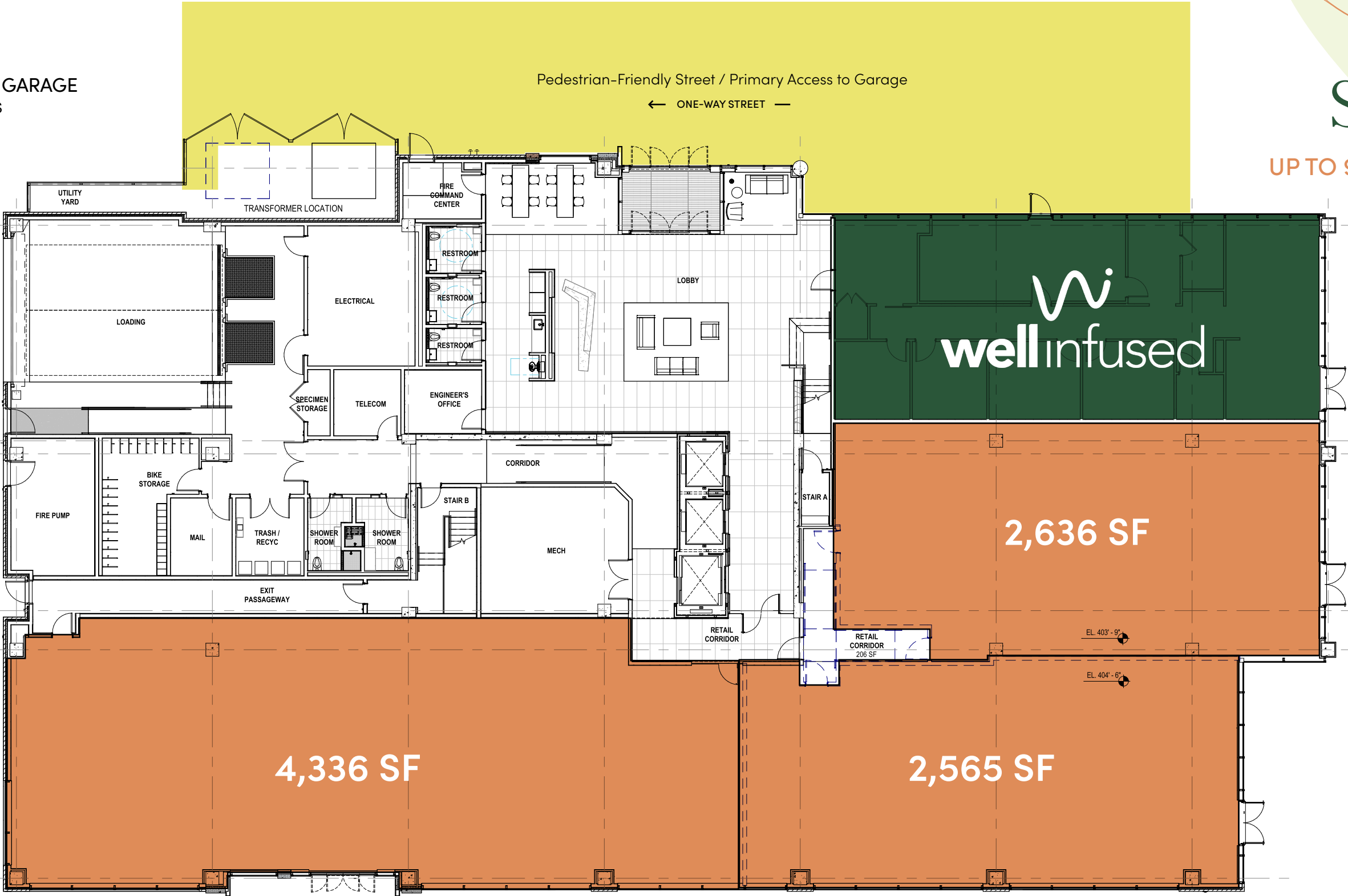
Pedestrian-Friendly Street / Primary Access to Garage

← ONE-WAY STREET →

Site Plan

UP TO 9,537 SF AVAILABLE

↔
CARDINAL LANE
↔
TWO-WAY ACCESS TO GARAGE





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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