

ONE CITY CENTER

FALLS CHURCH MIXED-USE DEVELOPMENT
WITH ANCHOR RETAIL OPPORTUNITY

WEST BROAD STREET

klmb

Atlantic
REALTY COMPANIES

klnb

INNOVATIVE MIXED-USE DEVELOPMENT IN FALLS CHURCH CITY CENTER





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
2,015	8,485	31,597
\$87,895	\$98,537	\$95,495

POPULATION

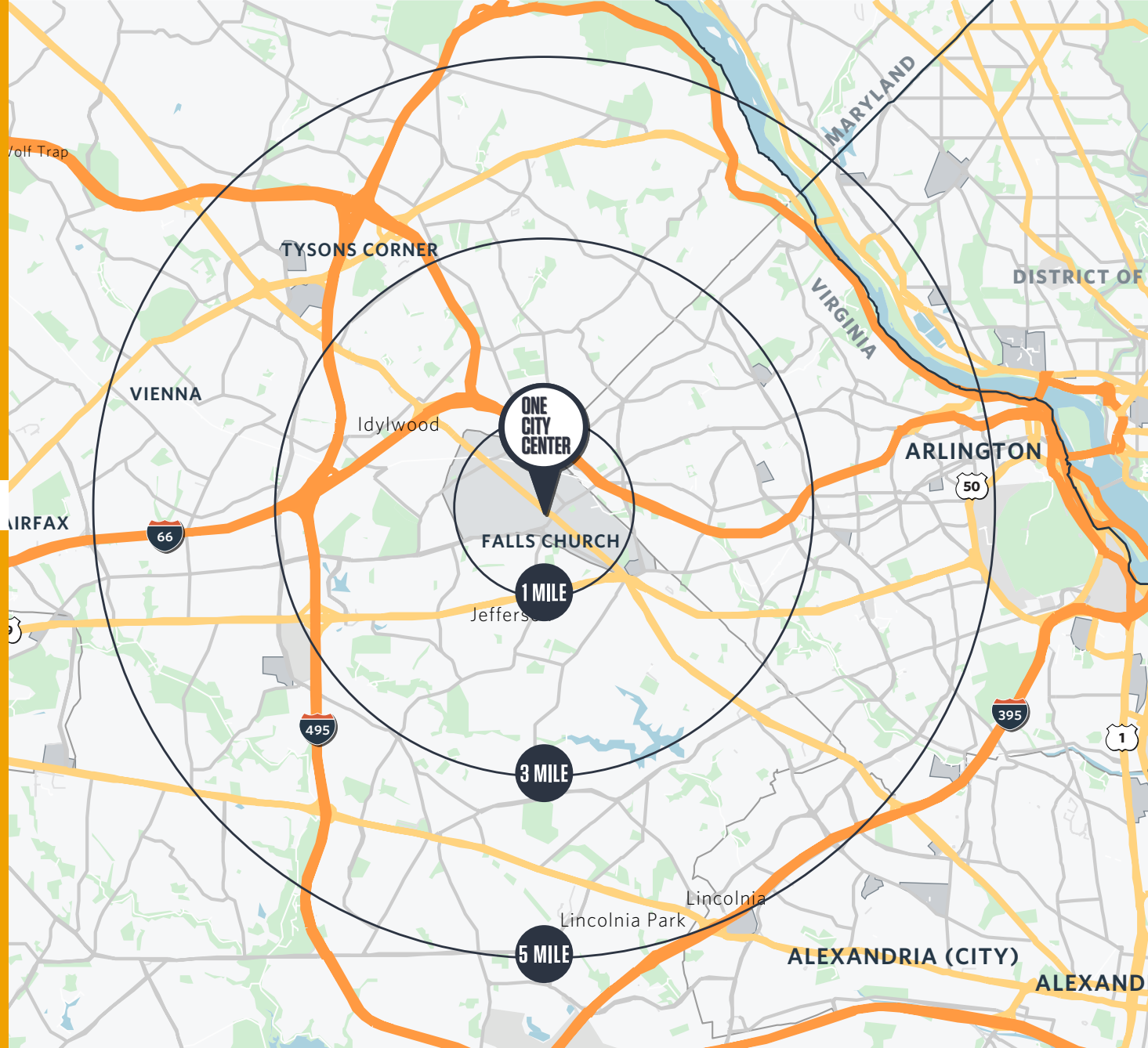
DAYTIME POPULATION

AVERAGE HH INCOME

TRAFFIC

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

NEARBY RETAILERS



LIFESTYLE²

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



MARKET OVERVIEW

Falls Church
Fairfax County | Virginia

klNb

- 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

MERRIFIELD

FALLS CHURCH

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

TYSONS STATION
TRADER JOE'S

IDYLWOOD
SHOPPING CENTER
WHOLE FOODS

FOUNDERS ROW // DELIVERS JUNE 2021

95,000 SF
RETAIL

127 ROOM
HOTEL

322
APARTMENTS

FALLS PLAZA
Giant
STAPLES
CVS

WEST END
SHOPPING CENTER

BROADDALE
VILLAGE CENTER
Starbucks
FedEx

Harris
Teeter

ONE CITY CENTER

BROAD & WASHINGTON // INSIGHT

23,600 SF
RETAIL

300 K SF
OFFICE

295
APARTMENTS

WHOLE FOODS

LINCOLN AT TINER HILL //

225 APARTMENT UNITS

TARGET

ALDI

JEFFERSON VILLAGE
SHOPPING CENTER
MERCHANT'S
WELLS FARGO

TOWER SQUARE
CVS pharmacy
IHOP

EDEN CENTER

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

SEVEN CORNERS CENTER
(415,208 SF)
BARNES & NOBLE
BOOKSELLERS
ROSS
OFF BROADWAY
WAREHOUSE
JO-ANN
fabric and craft stores

HONDA
BB&T
Walgreens
BILL PAGE PLAZA

Giant
CVS BOVA
GRAHAM PARK PLAZA

SAFEWAY
WEST FALLS CHURCH
OUTLET CENTER

LEE GRAHAM
SHOPPING CENTER

MERRIFIELD PLAZA
Office DEPOT
MART

FAIRFAX PLAZA
Giant
CVS

TARGET
MOM
CAVA
sweetgreen
lululemon
athletica
MOSAIC

48,000
(2017 ADT)

52,000
(2017 ADT)

16,000
(2017 ADT)

47,000
(2017 ADT)

116,000
(2017 ADT)

23,000
(2017 ADT)

137,000
(2017 ADT)

13,000
(2017 ADT)

192,000
(2017 ADT)

31,000
(2017 ADT)

703

495

66

29

237

694

6

37

50

Capital Beltway HOV

Graham Rd

Kerns Rd

Westmoreland St

John Marshall Dr

N Harrison St

Yorktown B

Washington

Arlington

CLOSE UP AERIAL

Falls Church
Fairfax County | Virginia

klnb

- Google Earth Pro -
2016 Aerial Photograph
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ANCHOR RETAIL OPPORTUNITY
UP TO 26,507 SF

ONE CITY CENTER

BROAD & WASHINGTON // **INSIGHT**
COMMERCIAL REAL ESTATE

23,600 SF RETAIL	300 K SF OFFICE	295 APARTMENTS

WHOLE FOODS
MARKET





LEVEL 1

118 PARKING SPACES / 5,312 SF RETAIL



LEVEL 2

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



klnb

RENDERING



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VISIT PROPERTY WEBSITE



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