

# RETAIL FOR LEASE

6763 Wilson Blvd • Falls Church, Virginia



## ANCHOR SPACE



Eileen Xu Weithers CCIM  
Principal

Direct: 703.559.1549

Office: 703.302.1895

Email: [eileenxu@arcginc.com](mailto:eileenxu@arcginc.com)

# OVERVIEW

## SPACE SUMMARY

Anchor space in the center of the 217,081 square foot shopping center located at the core of Falls Church. 15.02 acres of land area offers over 125 businesses and million customers and visitors annually. The previous tenant, a Asian grocery store had been in this location for the last 50 years and retired for family reasons. Great store frontage with side window line if preferred, excellent opportunity of a desired location.

## QUICK FACTS

Shopping Center:	217,081 SF
Land Area:	15.02 acres

## ANCHOR SPACE AVAILABLE

Space Size:	8,000+ SF, dividable
Location:	Core
Rental Rate:	\$50 per sq ft
NNN:	\$11 per sq ft -estimate
Parking:	Ample
Other:	Extra storage, freezer, refrigerator, shelves, rear loading



## DEMOGRAPHICS

### DAYTIME POPULATION



3 mi	74,713
5 mi	392,157

### POPULATION



3 mi	192,604
5 mi	504,903

### AVERAGE HOUSEHOLD INCOME



3 mi	\$146,622
5 mi	\$140,782

### TRAFFIC



Arlington Blvd	56,000 +/- ADT
Leesburg Pike	40,000 +/- ADT

# LOCATION OVERVIEW

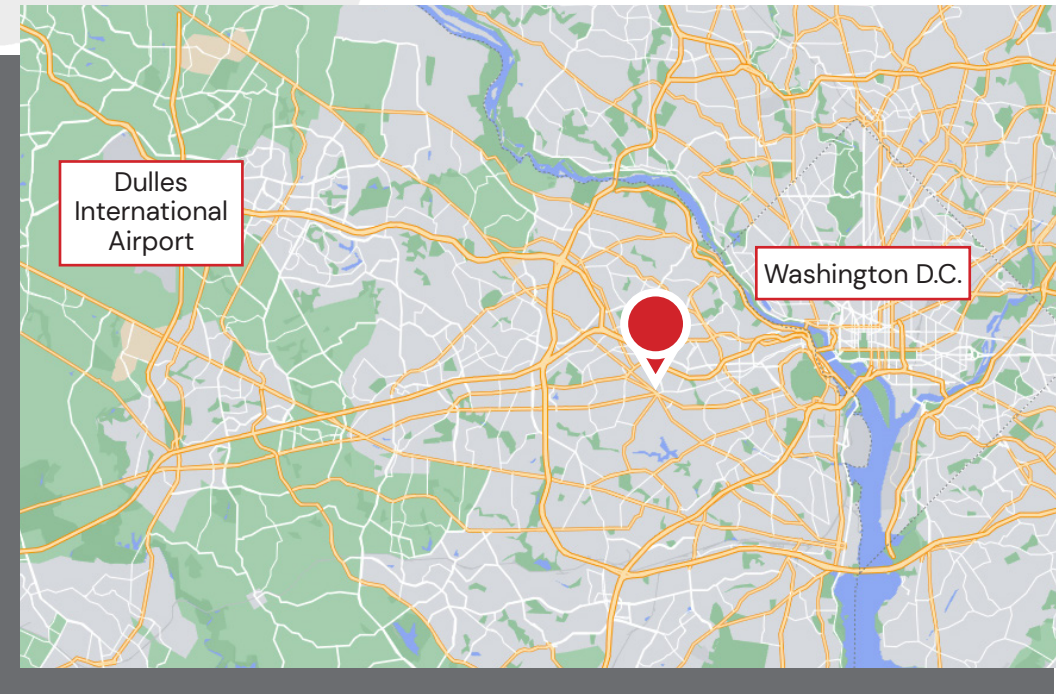
## EDEN CENTER

Eden Center is a newly identified cultural and social center of the Asian-American community and one of the largest shopping centers in the City of Falls Church. With a 217,000 square foot aging strip mall in the well known Seven Corner area, Eden Center comprises variety of local and regional retailers from around the region. Currently, Eden Center hosts approximately 138 active small businesses and is a home to everything from supermarket, full-blown eateries, and restaurants to hair salon, tiny counters and stalls specializing in fried tofu or beef jerky.

Eden Center extensively characterized to the Asian American community And is the anchor for Vietnamese culture serving in the Virginia, North Carolina, Maryland and Pennsylvania area.

Eden Center is one of the dominant retail center located in the city of Falls Church, which is one of the richest city in the nation with densely populated with more than 500,000 residents in a 5 mile radius.

Noticeable retails nearby: Home Depot, BJ's, Burlington Coat Factory, Chipotle, Ross Dress for Less, Barnes & Noble, Michaels Arts & Craft, JoAnn Fabrics, Starbucks, etc.





VISION • KNOWLEDGE • COMMITMENT • PARTNERSHIP

**Eileen Xu Weithers CCIM**  
Principal

Direct: 703.559.1549

Office: 703.302.1895

[eileenxu@arcginc.com](mailto:eileenxu@arcginc.com)

1800 Diagonal Road, Suite 600  
Alexandria, VA 22314

703.302.1895 | [info@arcginc.com](mailto:info@arcginc.com) | [www.arcginc.com](http://www.arcginc.com)