



703-926-5927



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www.arearealtors.co



130-150 Little Falls Street  
Falls Church, VA

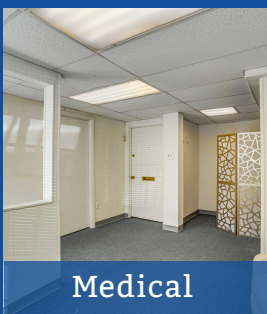


# REAL ESTATE FOR SALE

ANDERSON REAL ESTATE  
ASSOCIATES



Office Space



Medical



Retail



0.5 Acres

## MULTIUSE COMMERCIAL

Located in the heart of Falls Church, VA, 130-150 Little Falls Street offers a prime commercial real estate opportunity. This property, spanning over 0.5 acres, is perfectly positioned for investors, developers, or business owners looking to capitalize on the area's vibrant growth. The location boasts high visibility and easy access to major routes such as Route 7, Route 29, and I-66, making it ideal for businesses seeking convenience and accessibility.



1 mile to East Falls  
Church Metro



Zoning for retail and  
school use



100% leased  
commercial building



Ideal for investor or  
1031 Exchange

# OFFICE BUILDING FOR SALE

130-150 Little Falls Street  
Falls Church, VA

ANDERSON REAL ESTATE  
ASSOCIATES




## Offering Summary

<b>Sale Price</b>	\$4.2 M
<b>Building Size</b>	12,013 SF
<b>Price / SF</b>	\$350
<b>Parking</b>	30 on site parking spaces
<b>Zoning</b>	OD (Official District - mixed use)
<b>Roof</b>	built up
<b>HVAC</b>	Central water-source HVAC with heat pumps and individually controlled fan coil units

**Prime location for  
expansion and  
redevelopment**

**Joint Venture  
Considered**

**Presented By:**  
Steve Anderson

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# OFFICE BUILDING FOR SALE

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## Property Highlights

- Multi tenanted office building with flexible lease terms for owner occupant
- Consistent rental income and easy to rent small offices for investor
- Financial upside to below market rents
- Easy access to East Falls Church & West Falls Church Metro Stations , Route 7, Route 66, and I-495.
- Corner lot approximately 200 feet (access off Little Falls and Park) off of West Broad Street in the heart of the City
- Walkable to shops and restaurants
- 1 mile to East Falls Church metro station
- Flexible OD zoning allows for multiple uses including office, retail, and schools
- Could be a premier property for corporate headquarters

## Financial Information

- 2025 Est. Gross income - \$320,000
- 2025 Est OPEX - \$90,000
- Over \$100K in HVAC Upgrades
- Below market rents
- Billable pass thru expenses
- Annual rent increases for most tenants

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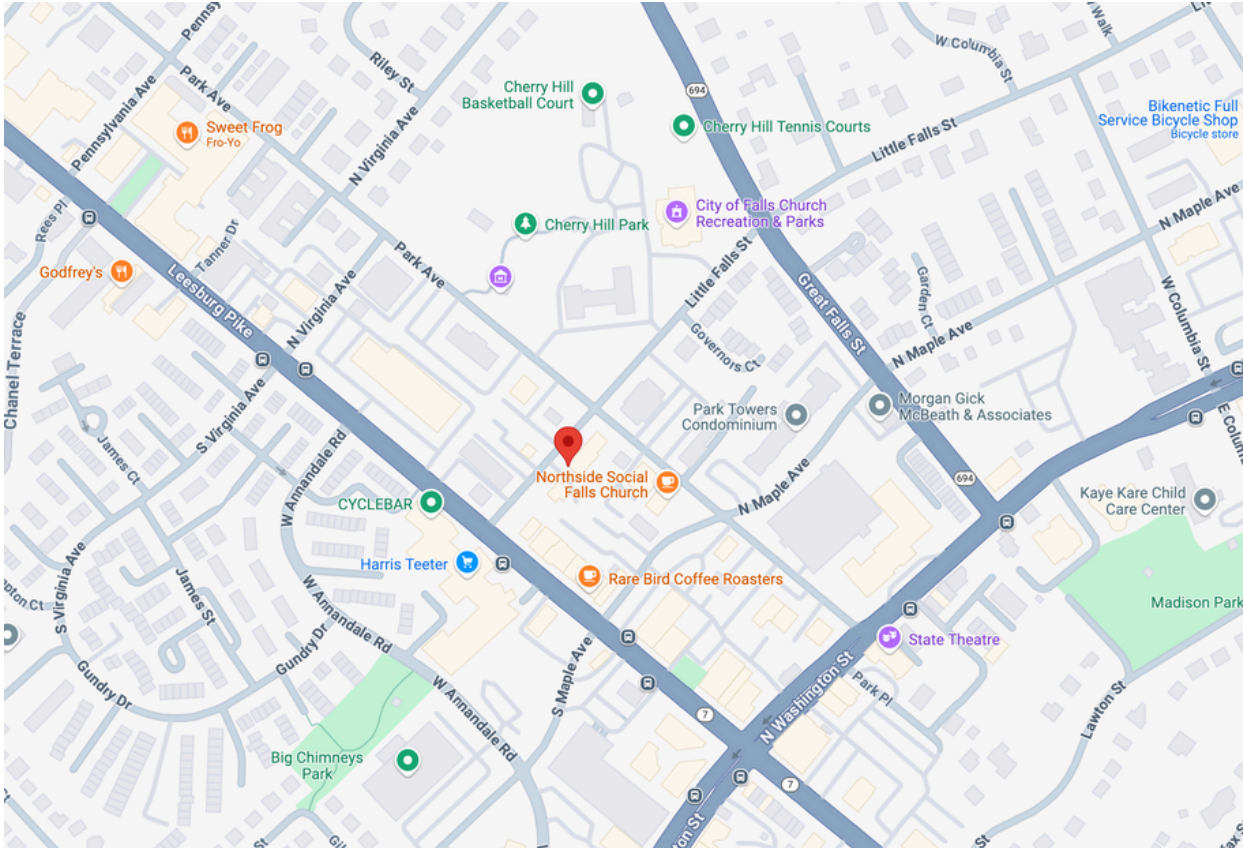
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# DEMOGRAPHICS

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## POPULATION

### Total Population

### Average Age

### Average Age (Male)

### Average Age (Female)

## 0.3 Miles

1,498

42

40

43

## 0.5 Miles

6,786

42

40

43

## 1 Mile

22,925

40

39

41

## HOUSEHOLDS & INCOME

### Total Households

### # of Persons per HH

### Average Income

### Average Home Value

## 0.3 Miles

654

2.3

\$228,497

\$974,801

## 0.5 Miles

2,830

2.4

\$225,718

\$1,020,149

## 1 Mile

8,579

2.7

\$235,882

\$1,036,041

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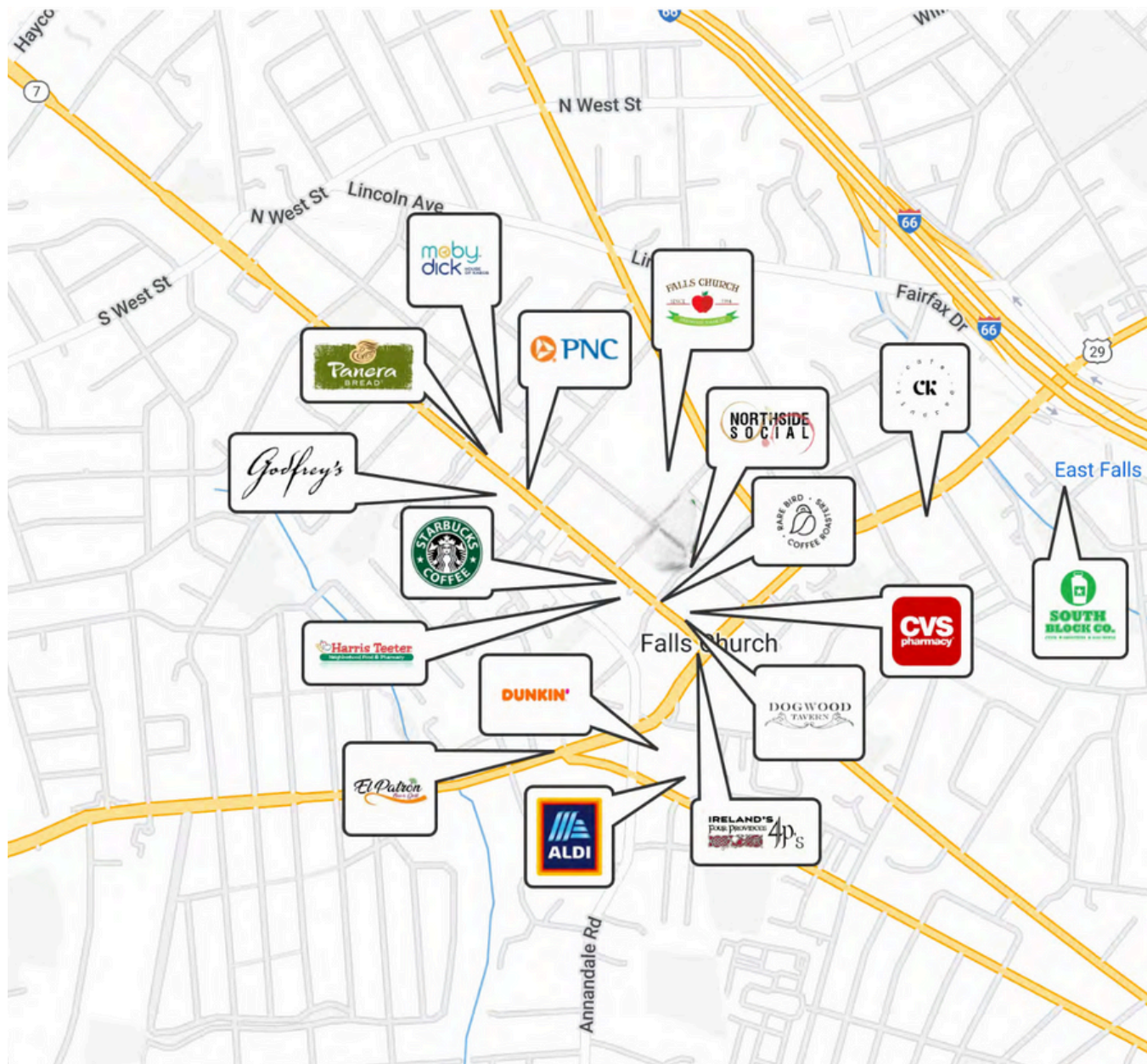
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# LOCAL RETAIL

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# AERIAL VIEW

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- Ideal location in City of Falls Church
- 1 block off West Broad Street
- Corner of Little Falls Street and Park Avenue
- Across from Falls Church City Government building
- 2 blocks to Kaiser Permanente Medical Center
- Corner lot with ingress/egress on Little Falls Street and Park Avenue
- Approximately 1 mile to East Falls Church subway and 66
- 4 miles and 10 minute drive to Tysons Corner and 495
- 12 miles and 20 minute drive to Ronald Reagan Airport
- 18 miles and 20 minute drive to Dulles Airport
- Walk to shops, restaurants and public parks

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