



# BARCROFT PLAZA

6345 COLUMBIA PIKE  
FALLS CHURCH, VA 22041 WASHINGTON, DC MSA

**113,173 SQUARE FOOT OFFERING ANCHORED  
BY HIGH-PERFORMING HARRIS TEETER**











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# EXECUTIVE SUMMARY

Jones Lang LaSalle is pleased to exclusively offer for sale Barcroft Plaza (the “Property”), a Harris Teeter-anchored neighborhood shopping center in a prime location within the I-495 Beltway in Falls Church, Virginia. Barcroft Plaza boasts a tenant line-up that provides 38% of rental income from credit tenants and best-in-class trade area demographics. Originally constructed in 1960 and renovated in 2017-2019, the Property sits at the intersection of Columbia Pike (20,700 VPD) and Lincolnia Road, offering convenient access from the affluent, growing communities of Fairfax County, Virginia.

The 113,173 square foot Property is anchored by Harris Teeter, a subsidiary of Kroger (NYSE: KR & S&P: BBB), which boasts a health ratio of 2.46% and has served as the foundation of the asset since 2000. Barcroft Plaza is also home to a number of national tenants including Starbucks, Bank of America, and 7-Eleven, attracting local shoppers for daily convenience needs, as well as regional destination shoppers.



Address	6345 Columbia Pike, Falls Church, VA 22041
Gross Leasable Area	113,173
Occupancy	98%
Anchor Tenant	Harris Teeter
WALT	4.5
Net Operating Income	\$3,455,795
Land Area (Acres)	9.91
Year Built / Renovated	1960 / 2017-2019
Parking	529 Spaces
Parking Ratio	4.67/1,000 SF





**TYSONS CORNER**

7 MILES  
18 MINUTES

**MUNSON HILL TOWERS**

279 UNITS

**VISTA GARDENS APARTMENTS**

296 UNITS

**OLDE SALEM VILLAGE**

448 UNITS

**LAKE BARCROFT**

**CROSSROADS CENTER**



**CROSSROADS PLACE**



**BARCROFT VIEW APARTMENTS**

370 UNITS

**THE SHOPPES AT BAILEY'S CROSSROADS**



**WASHINGTON, DC**

7 MILES  
20 MINUTES

**THE PENTAGON**

**SKYLINE TOWERS APARTMENTS**

939 UNITS

**PENTAGON CITY**

6 MILES  
18 MINUTES

**REAGAN NATIONAL AIRPORT**

18 MILES  
29 MINUTES

**AMAZON HQ2**

6 MILES  
18 MINUTES

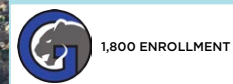
**SKYLINE SQUARE NORTH AND SOUTH**

846 UNITS

**THREE COLLECTIVE**

675 UNITS

**GLASGOW MIDDLE SCHOOL**



**PARKLAWN ELEMENTARY SCHOOL**



**LAKESIDE PLAZA CONDOMINIUM**

348 UNITS

COLUMBIA PIKE (20,700 VPD)

LINCOLNIA ROAD (12,500 VPD)



3.4 MILES



1.8 MILES



# INVESTMENT HIGHLIGHTS



**HIGH-PERFORMING GROCERY ANCHOR:** Harris Teeter recently exercised their option and has above average sales for the Washington, DC market



**38% OF RENTAL INCOME FROM CREDIT TENANTS:** Harris Teeter, Bank of America, and Starbucks represent nearly half of the rental income at Barcroft Plaza.



**NEW LEASING MOMENTUM:** Tenants Playful Pack, Honeygrow, Taco Zocalo and MQR Cafe provide new tenant excitement along with a 29% increase in base rent



**PRIME NORTHERN VIRGINIA LOCATION:** Barcroft Plaza is located inside the beltway in Fairfax County (#5 Wealthiest County in the US) putting it in the crosshairs of major employment centers such as Tysons Corner, Reston, Arlington, and Washington DC.



**LIMITED CAPITAL EXPENDITURES REQUIREMENTS:** The Property was freshly renovated in 2019 and has 97% of its roofs on a GLA basis under warranty for at least another 10 years.

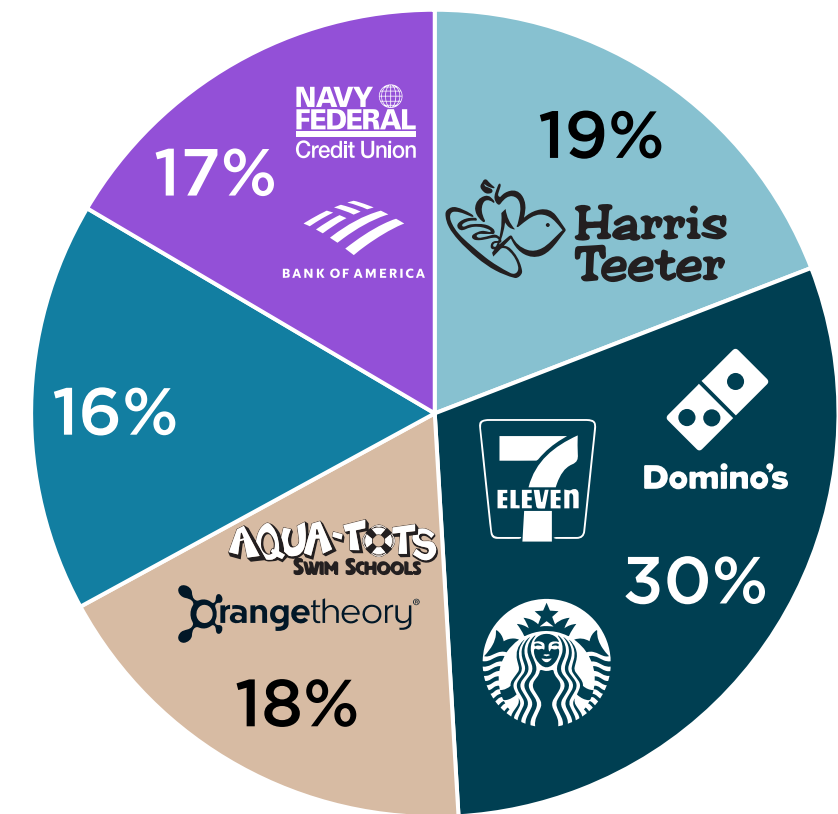




# DESIRABLE TENANT MIX AND CREDIT PROFILE

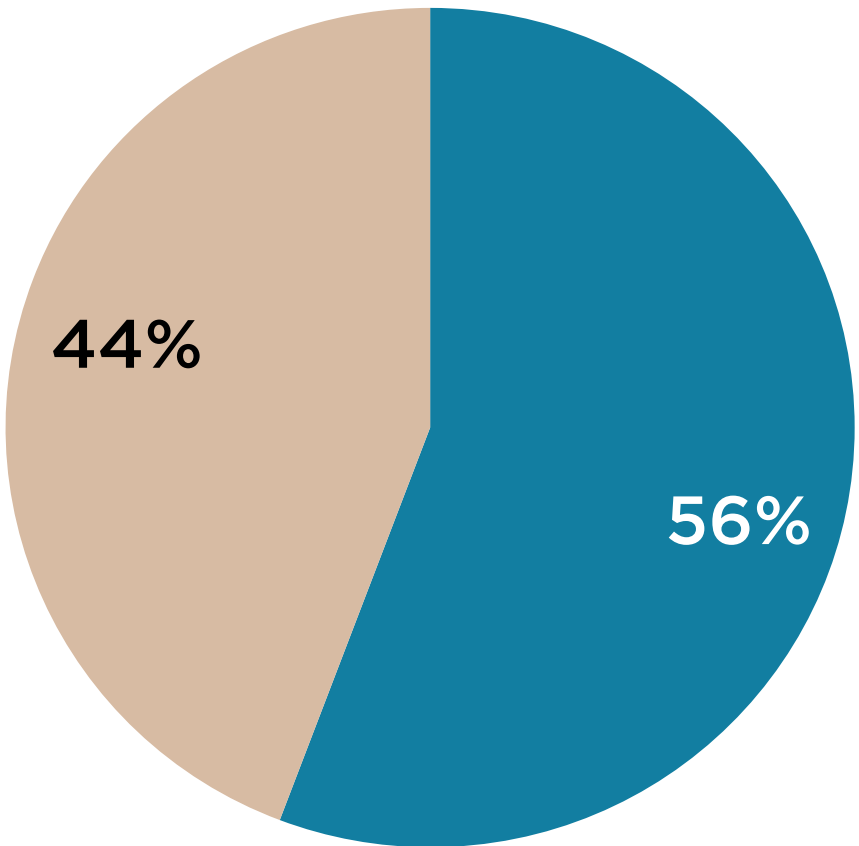
The property provides local consumers with a complementary merchandising mix of grocery, health & wellness, food & beverage, banks, services, and other tenants. National retailers comprise 61% of the Property’s gross leasable area and 56% of rental revenue, creating a secure income stream for future ownership.

Merchandise Mix by % of Rent



GROCER FOOD AND BEVERAGE HEALTH AND BEAUTY OTHER BANKS

In-Place Tenants by % of Rent



NATIONAL LOCAL/REGIONAL



# STRONG SUBMARKET IN THE #5 WEALTHIEST COUNTY IN THE UNITED STATES

The asset is surrounded by strong demographics as Northern Virginia's diverse and thriving economy boasts a significant presence from state and local governments, finance and insurance, law, and the cloud computing world. With an estimated population of over 1.2 million people, Fairfax County is the most populous county in Virginia by a factor of two and since 1990 has been the most populous jurisdiction in the Washington, DC metropolitan area, making it a preferred location for retailers.

# CONVENIENT & STRATEGIC LOCATION DRIVES SHOPPER TRAFFIC

Barcroft Plaza is ideally located at the intersection of Route 7 (Columbia Pike - 20,700 VPD) and Lincolnia Road. Major Fairfax County Thoroughfares including I-66, Route 50, Fairfax County Parkway, and Fair Lakes Parkway provide residents in the Metro DC area to quickly access the Property.



## DESTINATION LEVEL DWELL TIME

The Property has an average dwell time of 30 minutes, outpacing local competitors and quantifying a synergistic tenancy mix



## ROBUST TENANT PERFORMANCE

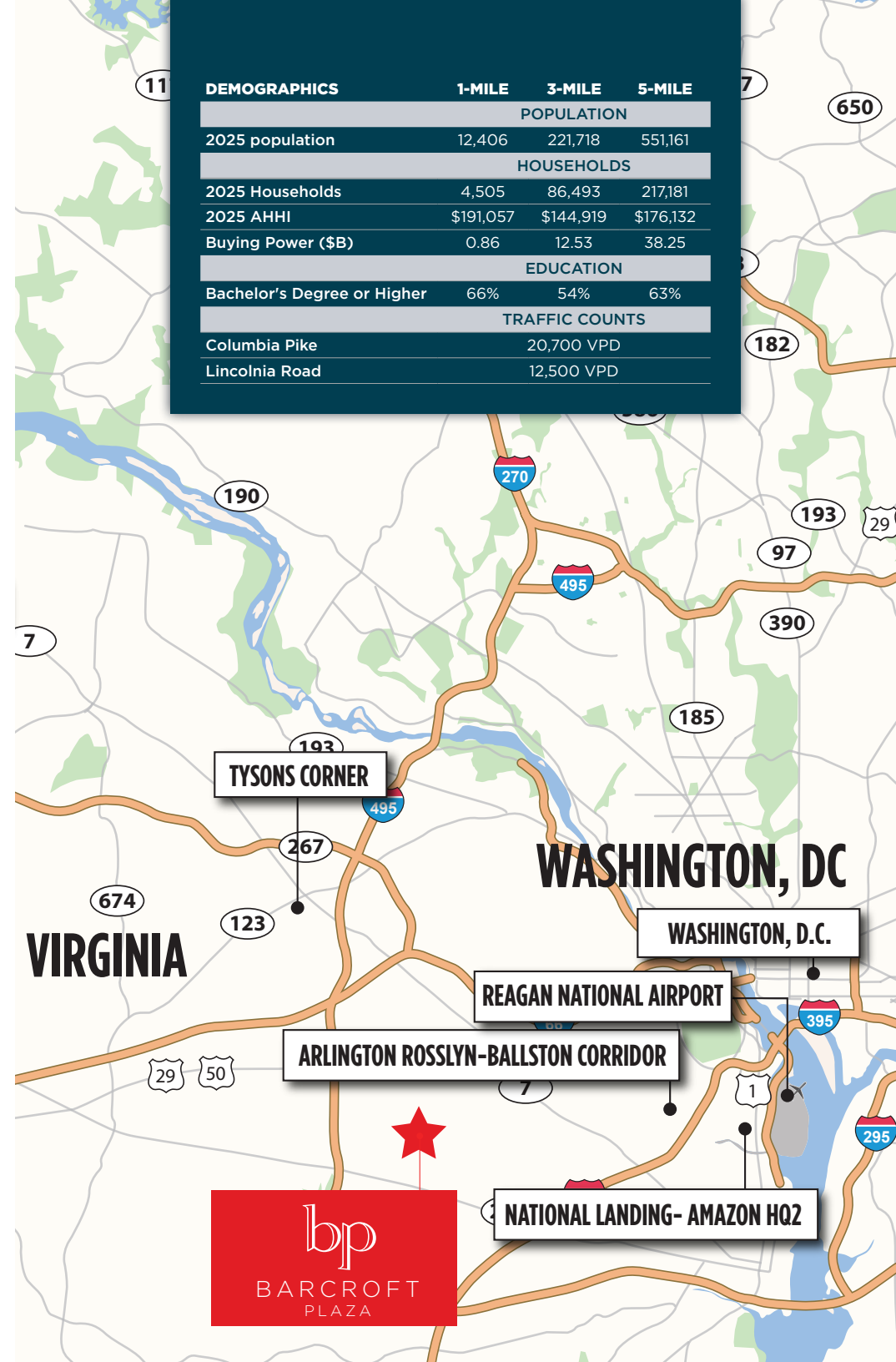
Starbucks, 7-Eleven, and Virginia ABC, all rank in the top 25% of stores nationwide



## DOMINANT PROPERTY IN THE MARKET

2M Visits over the last 12 months puts the shopping center in the top 25% of shopping centers in the State

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION			
2025 population	12,406	221,718	551,161
HOUSEHOLDS			
2025 Households	4,505	86,493	217,181
2025 AHHI	\$191,057	\$144,919	\$176,132
Buying Power (\$B)	0.86	12.53	38.25
EDUCATION			
Bachelor's Degree or Higher	66%	54%	63%
TRAFFIC COUNTS			
Columbia Pike	20,700 VPD		
Lincolnia Road	12,500 VPD		





NAVY  
FEDERAL  
Credit Union



95<sup>TH</sup> PERCENTILE  
FOR VA ABC  
WITHIN 15 MILES



Orangetheory

Glory Days  
GRILL

AQUA-TOTS  
SWIM SCHOOLS

Harris Teeter  
Neighborhood Food & Pharmacy

\$37,303,476 IN SALES | 2.46% HEALTH RATIO



STARBUCKS

93<sup>RD</sup> PERCENTILE  
FOR STARBUCKS  
WITHIN 15 MILES



BANK OF AMERICA  
\$157M IN MARKET DEPOSITS



EUROPEAN  
WAX  
CENTER

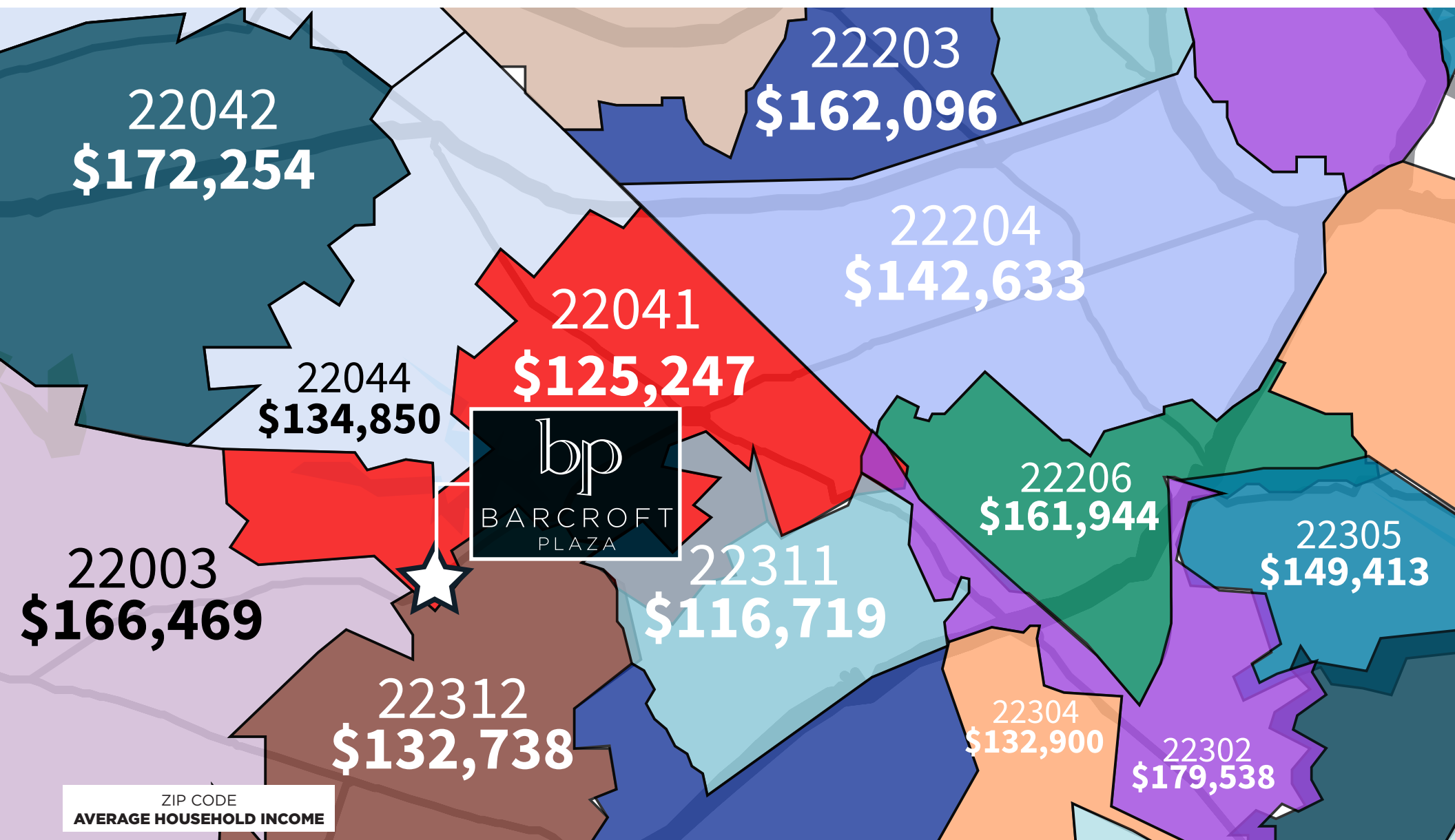
COLUMBIA PIKE (20,700 VPD)

LINCOLNIA ROAD (12,500 VPD)





## AFFLUENT SURROUNDING ZIP CODES LEADS TO ROBUST DEMAND









# SITE PLAN





# Harris Teeter

## Neighborhood Food & Pharmacy





## Conditions of Offering

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Additional information and an opportunity to inspect the property may be made available, in Owner's or JLL's sole discretion, upon written request by interested and qualified prospective investors.

Owner and JLL each expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants who have a valid need to know business reason to know such information (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of JLL and the Owner, (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or JLL or for any purpose other than use in considering whether to purchase the property, and (d) recipient will notify each of the need to know parties of the terms of this agreement and will be responsible for breach of same by any of the need to know parties. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to JLL.

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