

419 W ANNANDALE ROAD

~ FALLS CHURCH, VA 22046 ~



RARE CORE DEVELOPMENT SITE WITH OPTIONALITY
IN THE HEART OF FALLS CHURCH, VA





JLL is pleased to present the opportunity to acquire 419 W Annandale Road, a premier 0.98-acre development site in the heart of Falls Church, Virginia, one of the DC Metro's most affluent and sought-after submarkets. Surrounded by major transportation arteries including I-66, Route 50, and Route 7, the site offers unmatched connectivity to the thriving employment and commercial hubs throughout Northern Virginia and the greater DC Metro. Additionally, the site's zoning allows for business plan optionality across a multitude of uses.

Conveniently located in the heart of Northern Virginia's rapidly growing business corridor, the site benefits from a robust economic environment with 70MM+ square feet of office space and 20MM+ square feet of retail within a five-mile radius. In addition, the site is located minutes from Fairfax County's 11 Fortune 500 headquarters and The Pentagon. The site is located 1.5-miles from the Seven Corners Center, featuring over 500,000 SF of retail, and is directly next door to Harris Teeter and Whole Foods. It is also within a fifteen-minute drive to the highly amenitized Rosslyn-Ballston Corridor, headlined by The Crossing Clarendon and Ballston Quarter.

This offering presents a unique opportunity to develop a dynamic asset in a thriving live-work-play environment. The property capitalizes on its transit-oriented, infill market and exceptional area demographics, including an average household income of \$223K and an average home value of \$1.1MM in Falls Church. The submarket continues to demonstrate strong multifamily fundamentals with 3.7% average annual projected rent growth through 2030 and a dwindling supply pipeline. 419 W Annandale presents a compelling development opportunity in one of Northern Virginia's most desirable submarkets.



INVESTMENT HIGHLIGHTS



RARE DEVELOPMENT OPPORTUNITY IN FALLS CHURCH

Premier 0.98-acre infill site with business plan optionality supporting condominium or multifamily development with ground-floor retail



UNMATCHED CONNECTIVITY TO NORTHERN VIRGINIA'S EMPLOYMENT HUBS

Direct access via I-66, Route 50, and Route 7 to 110MM SF of Northern Virginia office space including Amazon HQ2, Rosslyn-Ballston Corridor, and The Pentagon



GATEWAY LOCATION IN A LIVE-WORK-PLAY ENVIRONMENT

Adjacent to Seven Corners Center (520K SF) with 5MM+ SF of premier retail within 3 miles including The Crossing Clarendon and Ballston Quarter



STRONG SUBMARKET FUNDAMENTALS SUPPORT FUTURE RENT GROWTH

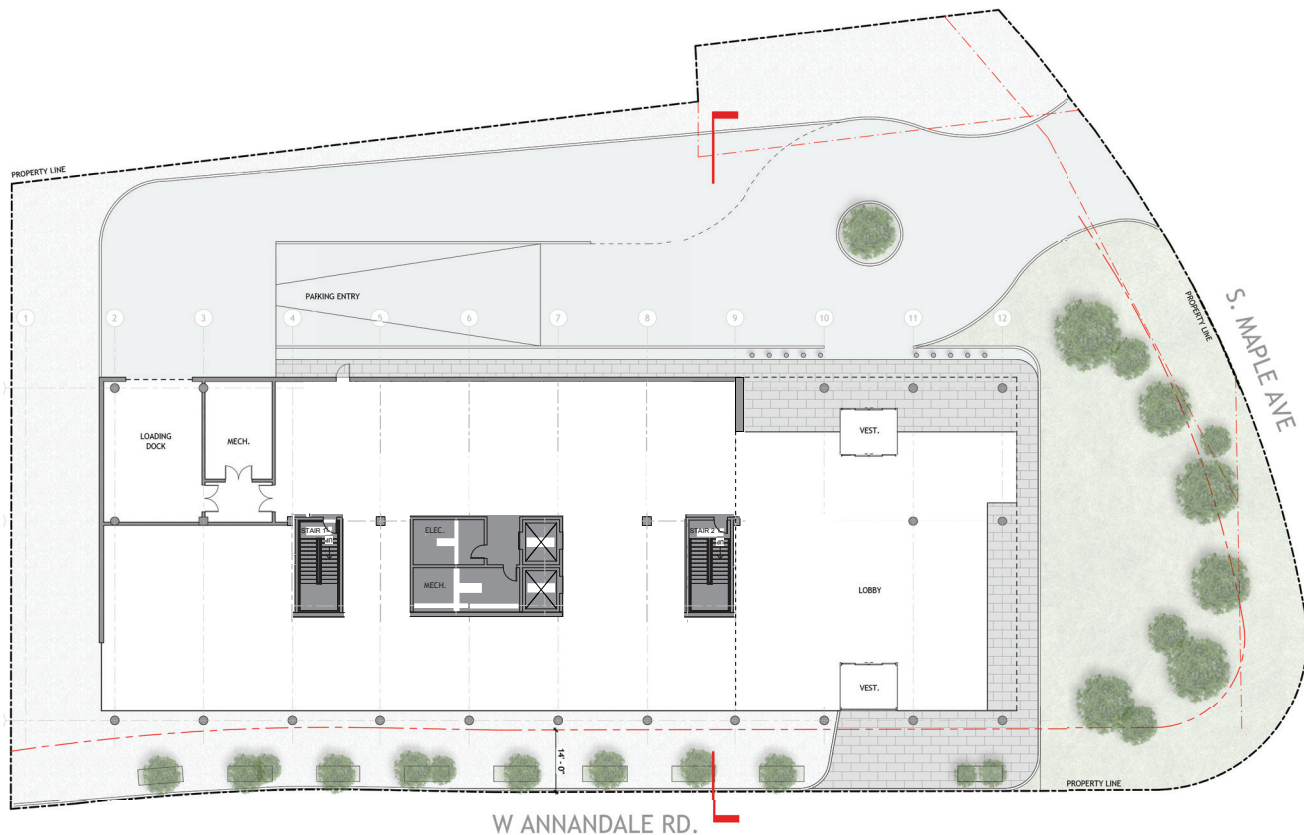
3.7% average annual rent growth projected through 2030 with 95% stabilized occupancy in a supply-constrained Falls Church submarket



EXCEPTIONAL DEMOGRAPHIC PROFILE DRIVES DEMAND

\$222,634 average household income, \$1,066,696 average home value, and 2.7% unemployment rate

ZONING OVERVIEW



SITE

The project site consists of a single 0.98 AC parcel located at the northwest intersection of South Maple Avenue and West Annandale Road. The property is identified on the Future Land Use Map as a Mixed-Use Area and is currently zoned B-2.

B-2 (CENTRAL BUSINESS) ZONING

The central business district allows a broad range of commercial activities including offices (business, professional, medical), retail stores, restaurants, hotels, museums, clinics, public buildings, group homes (up to 8 individuals), parking lots, and mixed-use developments. Elementary and secondary schools up to seven stories are permitted in designated special revitalization areas.

Located within the City Center/Downtown Planning Opportunity Area and designated Mixed-Use on the Future Land Use Map, the site supports a compelling redevelopment thesis: ground-floor commercial with upper-floor residential density exceeding B-2 by-right allowances.

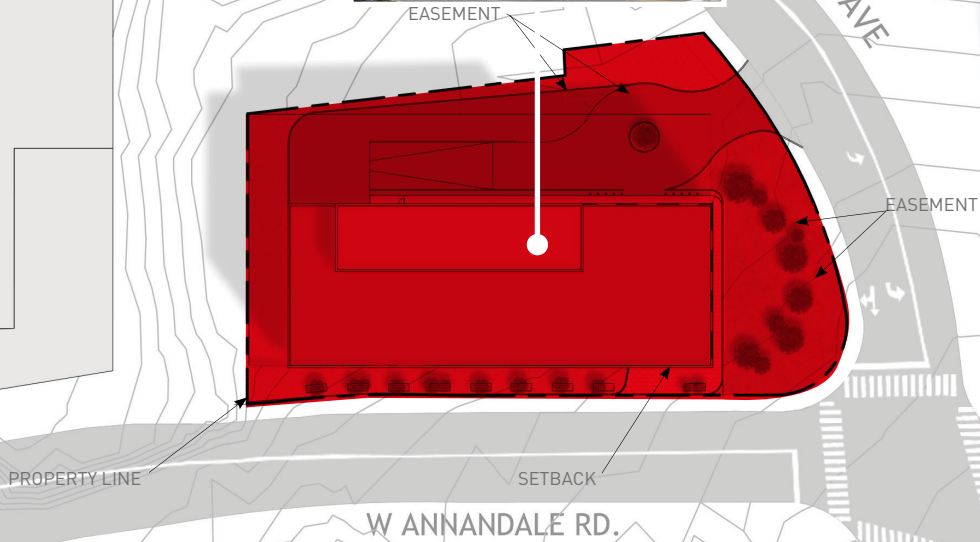
The central business district includes unique flexibility for mixed-use development through special exceptions. The city council can approve projects that exceed standard requirements, grant height bonuses up to 40 feet (maximum 115 feet total) for exemplary projects or preferred ground-floor uses like entertainment venues and restaurants, and modify parking requirements.

Buildings must buffer adjacent residential districts, and structures with residential components must be at least four stories tall.

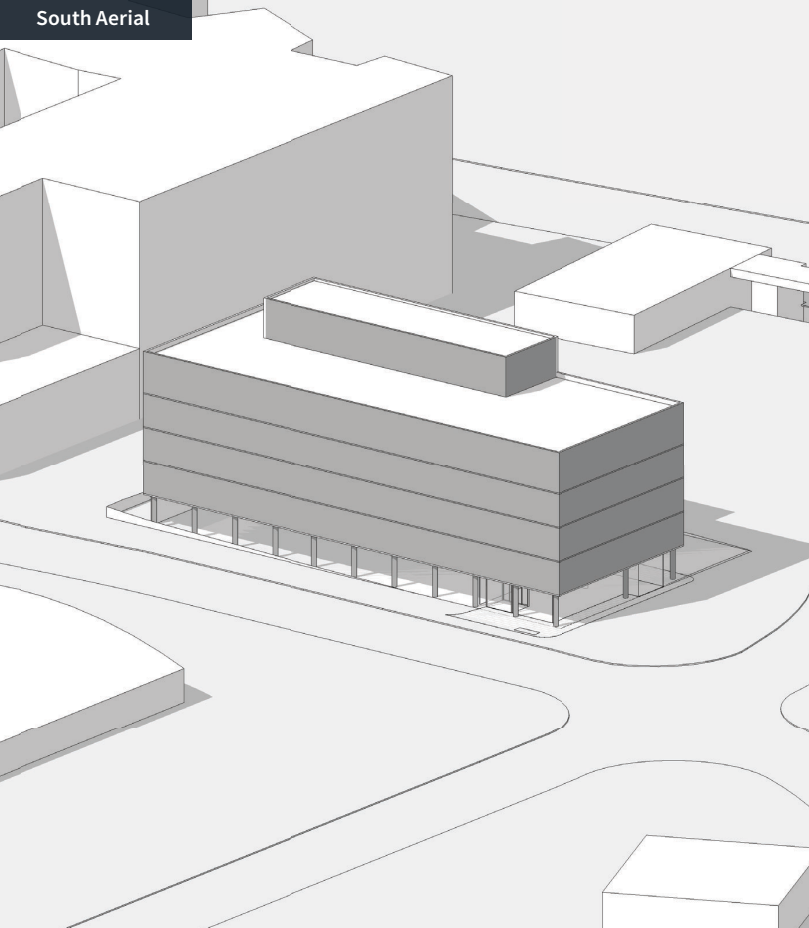
* Please refer to the Doc Center for an in-depth zoning overview

SITE PLAN & MASSING

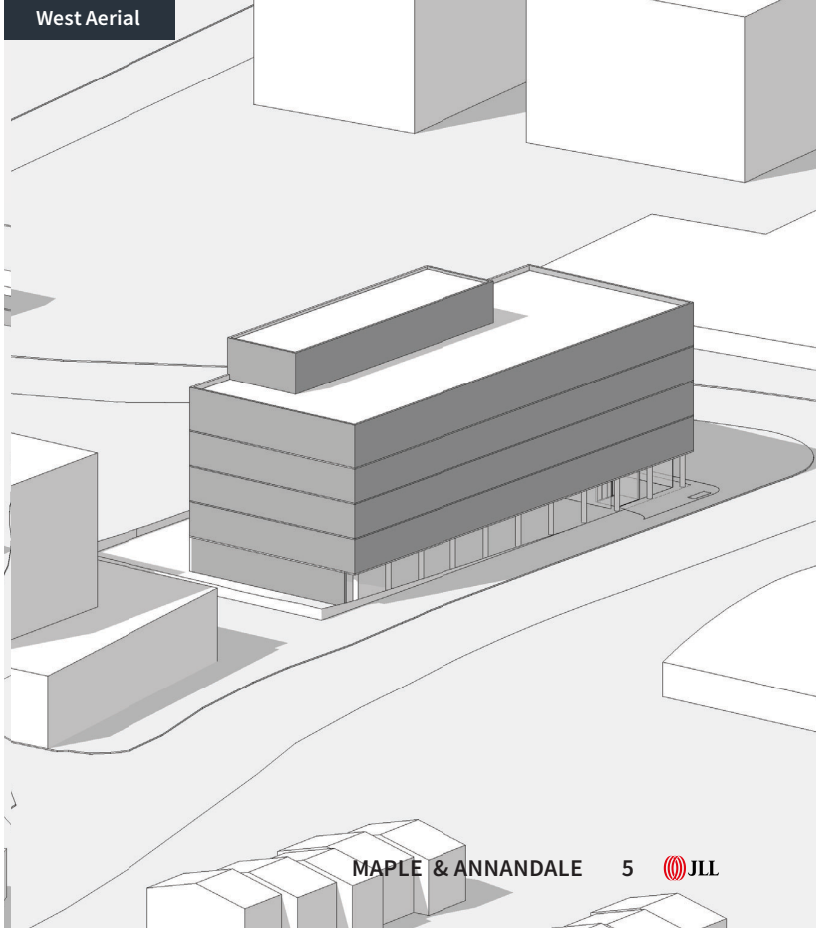
419 W ANNANDALE ROAD



South Aerial



West Aerial



UNMATCHED REGIONAL ACCESS

MAJOR DC EMPLOYERS

FEDERAL GOVERNMENT: 164K EMPLOYEES
ACCENTURE: 15K EMPLOYEES
DELOITTE: 8K EMPLOYEES

accenture  Deloitte.

WASHINGTON, DC



1MM+
Daytime
Population



~700,000
Residents



~163MM SF
Office
Space

THE CROSSING CLAREDON

LIFETIME



Crate&Barrel



Tatte
Bakery & Cafe



BARNES & NOBLE

BALLSTON QUARTER



CITY OF FALLS CHURCH PREMIER PLACEMAKING RETAIL



TOP SCHOOL DISTRICT IN VIRGINIA

- A Tuckahoe Elementary School
- A Mary Ellen Henderson Middle School
- A+ Meridian High School

MULTIMODAL ACCESSIBILITY

	DCA	16 Minute Drive
	IAD	22 Minute Drive
	EAST FALLS CHURCH METRO	6 Minute Drive
	WEST FALLS CHURCH METRO	8 Minute Drive



RONALD REAGAN WASHINGTON NATIONAL AIRPORT
800+ FLIGHTS PER DAY

MAJOR NOVA EMPLOYERS

AMAZON: 25K EMPLOYEES
CAPITAL ONE: 10K EMPLOYEES
BOOZ ALLEN: 8K EMPLOYEES

SEVEN CORNERS







TOWER SQUARE SHOPPING CENTER


419 W ANNANDALE ROAD



**SUPERIOR FALLS CHURCH
DEMOGRAPHICS**

	Average HH Income: \$222,634
	Average Home Value: \$1,066,696
	5-year HH Income Growth: 14%

PREMIER CITY OF FALLS CHURCH LOCATION

The City of Falls Church stands as one of Northern Virginia's most coveted communities, offering an exceptional blend of top-rated schools, premier retail destinations, and charming tree-lined streets. This compact yet sophisticated city provides residents with walkable access to diverse dining, shopping, and cultural attractions while maintaining its distinctive small-town character and natural beauty.

UNMATCHED LOCAL ATTRACTIONS & LIFESTYLE AMENITIES

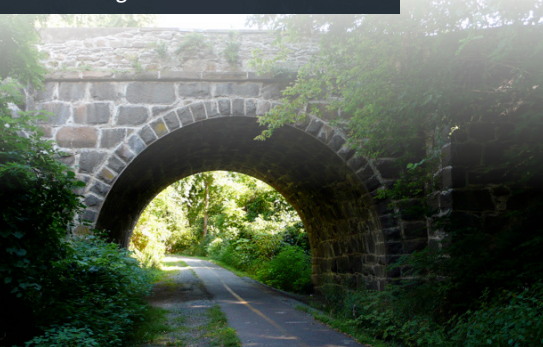
FALLS CHURCH CITY SCHOOL DISTRICT #2 SCHOOL DISTRICT IN VA	
Tuckahoe Elementary School	A
Mary Ellen Henderson Middle School	A
Meridian High School	A+

FALLS CHURCH DEMOGRAPHICS SNAPSHOT WITHIN A 3-MILE RADIUS		
 \$222,634 AVERAGE HOUSEHOLD INCOME	 \$1,066,696 AVERAGE HOME VALUE	 2.7% UNEMPLOYMENT RATE

ANCHORED BY EXCELLENT GROCERS	
	

IN THE EPICENTER OF LOCAL AND NATIONAL RESTAURANTS, SHOPS, & OTHER RETAILERS	
	
	
	
	
	
	

Washington and Old Dominion Trail



The State Theatre



Falls Church Farmers Market



SURROUNDED BY TOP-TIER PLACEMAKING RETAIL HUBS

SEVEN CORNERS

520,000 SF of Retail



BAILEY'S CROSSROADS

166,000 SF of Retail



THE CROSSING CLARENDON

400,000+ SF Shopping Center



BALLSTON EXCHANGE

776,000 SF of Retail and Office Space



BALLSTON QUARTER

400,000+ SF Shopping Center



MOSAIC DISTRICT

500,000 SF of Retail



DIRECT ACCESS TO NORTHERN VIRGINIA'S EMPLOYMENT HUBS

419 W Annandale Road's prime location in Falls Church provides excellent proximity to major transportation routes (I-395, the Capital Beltway, I-95, George Washington Parkway), and top employment and lifestyle amenity centers. Alexandria, the R-B Corridor, Falls Church, Fairfax, Tysons Corner, and Washington, D.C., with a combined total office space of over 290 million SF and over 65 million SF of retail, are all within a 30-minute drive of the Property. Additional area benefits include: ten miles to Washington Ronald Reagan Airport and Amazon's HQ2, and six miles to the DC Capital Beltway (I-495).

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Fortune 500 HQs in
Fairfax County

70MM+ SF

of Office Space in
Northern Virginia

2.7%

Unemployment Rate
(within 3-miles)

MAJOR LOCAL HEADQUARTERS



MAJOR NEARBY EMPLOYERS

Booz | Allen | Hamilton



Microsoft



Raytheon
Technologies

ORACLE



Grant Thornton



Guidehouse



CAMBRIDGE
ASSOCIATES

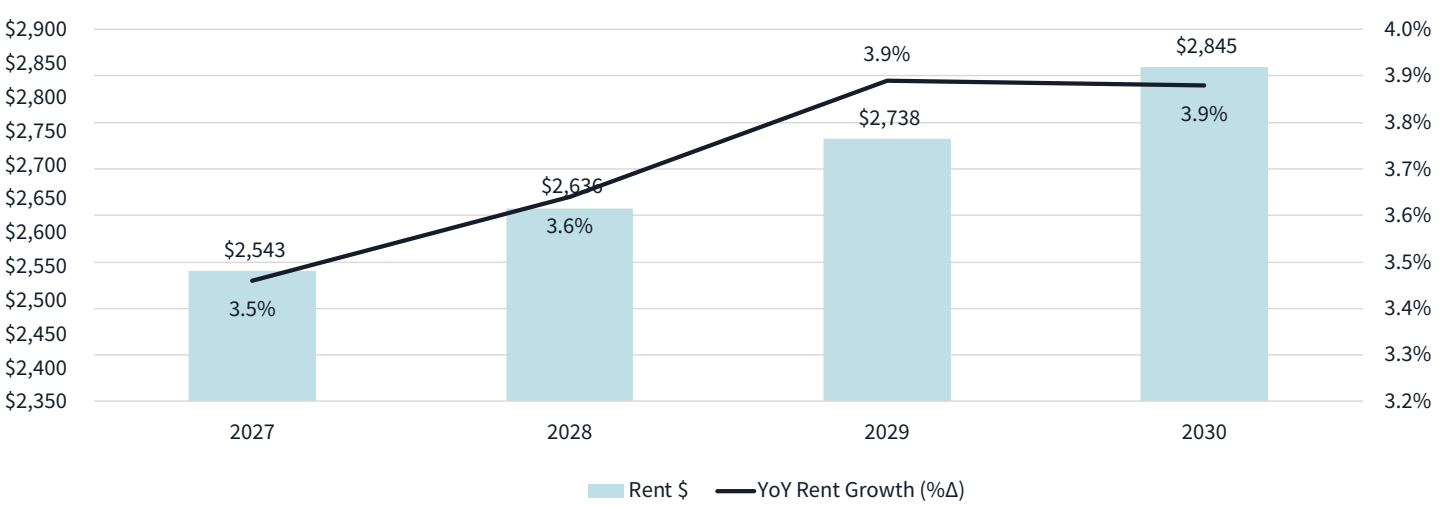
Gartner®

STRONG FUNDAMENTALS SUPPORT FALLS CHURCH GROWTH STORY

CITY OF FALLS CHURCH

A compact 2.2-square-mile enclave in Northern Virginia with an average household income of \$222,634. This highly educated community of approximately 15,000 residents boasts an exceptional 85% of adults holding bachelor’s degrees or higher. Despite its compact size, Falls Church offers both close-knit community spirit and economic prosperity.

Falls Church Projected Rent Growth



\$825K

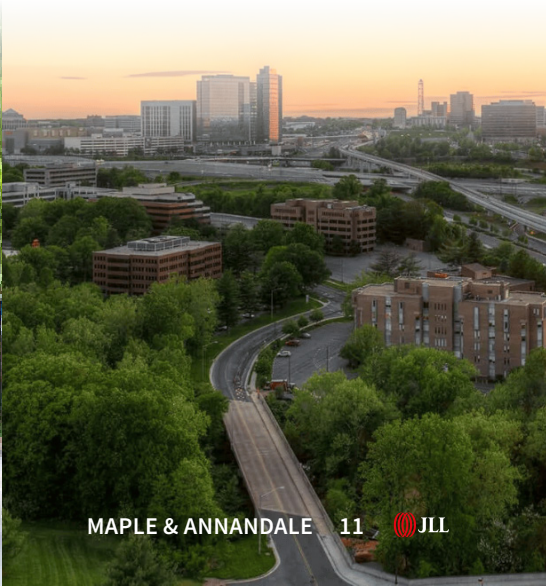
Median Home Listing
Price and a **100%**
Sale-to-List Price Ratio

16.82%

Increase in YoY
Median Home
Sale Price

25-Day

Median Home
Sale Cycle



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FALLS CHURCH, VA 22046

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