

## City of Fairfax - Available Retail Space (Jan-12)

### 1 9500-9542 Arlington Blvd - Fairfax Circle Plaza, Fairfax Circle Plaza

AKA 9470 Arlington Blvd Building Type: **Retail** Space Avail: **10,640 SF**  
 Building Status: **Built 1965, Renov 1986** Max Contig: **5,275 SF**  
 Building Size: **47,702 SF** Smallest Space: **2,325 SF**  
 Fairfax, VA 22031 Land Area: **9.14 AC** Rent/SF/Yr: **Withheld**  
 Fairfax City County Stories: **1** % Leased: **77.7%**  
 Expenses: **2005 Combined Est Tax/Ops @ \$9.41/sf**  
 Parking: **577 free Surface Spaces are available; Ratio of 4.58/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Combined Properties, Inc. / Linda R. Dreyer 202-293-4500x2813 / Stephanie Cramer-Friedman 202-736-2827 -- 10,640 SF (2,325-5,275 SF)**

#### Building Notes:

"Adjacent to the Fairfax traffic circle and easily accessible via Routes 50 and 29 and Blake Lane. This community center offers a wide selection of lifestyle retailers.  
 Adjacent to the Fairfax traffic circle and easily accessible via Routes 50 and 29 and Blake Lane. This community center offers a wide selection of lifestyle retailers."-Combined Properties, Incorporated.

### 2 9629-9709 Fairfax Blvd - Fairfax Circle Center

Fairfax, VA 22031 Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **13,020 SF**  
 Fairfax City County Building Status: **Built 1964, Renov 1992** Max Contig: **5,606 SF**  
 Building Size: **125,447 SF** Smallest Space: **1,326 SF**  
 Land Area: **9.14 AC** Rent/SF/Yr: **\$18.00 - \$35.00**  
 Stories: **2** % Leased: **89.6%**  
 Expenses: **2010 Tax @ \$0.80/sf**  
 Parking: **650 Surface Spaces are available**  
 For Sale: **Not For Sale**



Landlord Rep: **Rosenthal Properties, LLC Carol Murphy 703-893-5141x122 Nora Foley 703-893-5141x104 -- 13,020 SF (1,326-5,606 SF)**

### 3 10120 Fairfax Blvd - Boulevard Marketplace At Fairfax

Fairfax, VA 22030 Building Type: **Retail/Storefront** Space Avail: **12,341 SF**  
 Fairfax City County Building Status: **Under Construction, delivers Jan 2012** Max Contig: **2,786 SF**  
 Building Size: **14,377 SF** Smallest Space: **981 SF**  
 Land Area: - Rent/SF/Yr: **\$42.00 - \$47.00/nnn**  
 Stories: **1** % Leased: **14.2%**  
 For Sale: **Not For Sale**



Landlord Rep: **KLNB Retail / Craig Cheney 703-722-2705 -- 12,341 SF (981-2,786 SF)**

## City of Fairfax - Available Retail Space (Jan-12)

### 4 10815 Fairfax Blvd

Fairfax, VA 22030  
Fairfax City County

Building Type: **Retail/Freestanding**  
 Building Status: **Existing**  
 Building Size: **3,650 SF**  
 Land Area: -  
 Stories: **1**  
 Parking: **5 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **3,650 SF**  
 Max Contig: **3,650 SF**  
 Smallest Space: **3,650 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **0%**



Landlord Rep: **Avison Young Commercial Real Estate / Eileen Xu CCIM 703-288-2700 -- 3,650 SF (3,650 SF)**

### 5 9617-9625 Lee Hwy

Fairfax, VA 22031  
Fairfax City County

Building Type: **Retail/Freestanding**  
 Building Status: **Built Nov 2011**  
 Building Size: **18,000 SF**  
 Land Area: **2 AC**  
 Stories: **1**  
 Parking: **30 free Surface Spaces are available; Ratio of 10.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **11,325 SF**  
 Max Contig: **3,800 SF**  
 Smallest Space: **1,335 SF**  
 Rent/SF/Yr: **\$40.00 - \$45.00/nnn**  
 % Leased: **37.1%**



Landlord Rep: **William J. Reap Co, Inc. / William J. Reap 703-892-4966 -- 11,325 SF (1,335-3,800 SF)**

### 6 9711 Lee Hwy

Fairfax, VA 22031  
Fairfax City County

Building Type: **Retail/Auto Dealership**  
 Building Status: **Existing**  
 Building Size: **10,853 SF**  
 Land Area: **1.18 AC**  
 Stories: **1**  
 Parking: **60 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **10,853 SF**  
 Max Contig: **10,853 SF**  
 Smallest Space: **10,853 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**



Landlord Rep: **Grubb & Ellis Tyson's Corner / Robert J. Raczynski 703-918-4661 -- 10,853 SF (10,853 SF)**

## City of Fairfax - Available Retail Space (Jan-12)

### 7 10332-10392 Lee Hwy - Fairfax Shopping Center

**Fairfax, VA 22030**  
**Fairfax City County**  
 Building Type: **Retail/(Neighborhood Ctr)**  
 Building Status: **Built 1952, Renov 1978**  
 Building Size: **66,347 SF**  
 Land Area: **6 AC**  
 Stories: **1**  
 Parking: **325 Surface Spaces are available; Ratio of 4.42/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **10,274 SF**  
 Max Contig: **4,771 SF**  
 Smallest Space: **1,262 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **84.5%**



Landlord Rep: **Regency Centers / Brian Greene 703-442-4331**

Leasing Company: **Regency Centers / Rich Sutphin 703-442-4310 -- 10,274 SF (1,262-4,771 SF)**

**Building Notes:**

[http://www.regencycenters.com/properties/property\\_brochure.php?id=60223](http://www.regencycenters.com/properties/property_brochure.php?id=60223)

### 8 10701-10780 Lee Hwy - Shops at Fairfax, Shops at Fairfax

**Fairfax, VA 22030**  
**Fairfax City County**  
 Building Type: **Retail/(Neighborhood Ctr)**  
 Building Status: **Built Oct 1999**  
 Building Size: **68,743 SF**  
 Land Area: **11.70 AC**  
 Stories: **1**  
 Parking: **205 Surface Spaces are available; Ratio of 1.64/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **3,741 SF**  
 Max Contig: **3,741 SF**  
 Smallest Space: **3,741 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **100%**



Landlord Rep: **Saul Centers, Inc. / Walter Minerbi 301-986-6116 -- 3,741 SF (3,741 SF)**

**Building Notes:**

The Shops at Fairfax/Boulevard consists of approximately 124,813sf of retail space located on Lee Highway in the heart of Fairfax City, Virginia. Saul Centers has completed construction of the redevelopment of this site with a new 53,000sf SuperFresh Supermarket which opened in October 1999. This shopping center serves densely populated communities and is highly visible to 44,000 cars per day.

The redevelopment of The Shops at Fairfax/Boulevard is complimented by Saul Centers' renovation of the adjacent property known as Boulevard, which it owns. Boulevard is approximately 57,000sf and includes high traffic anchors such as Party City and Petco. The new and distinctive facade includes prominent architectural features, awnings and attractive signage.

Anchor: Super H Supermarket

**Demographics (2005):**

Traffic - 44,000 +/-ADT

Population:

1 mile: 136,860

3 Miles: 90,569

5 Miles: 232,692

Average Household Income

1 mile: \$96,608

3 Miles: \$133,085

5 Miles: \$139,941

Total Retail Sales:

3 Miles: \$993,646,000

5 Miles: \$2,767,438,000

This center is located in the heart of Fairfax City and offers a vibrant retail setting on a major thoroughfare, with high traffic anchors and strong visibility.

## City of Fairfax - Available Retail Space (Jan-12)

### 9 11001 Lee Hwy - Fairfax Junction Shopping Center, Fairfax Junction Shopping Center

**Fairfax, VA 22030**  
**Fairfax City County**  
 Building Type: **Retail/(Neighborhood Ctr)**  
 Building Status: **Built 1981, Renov 1999**  
 Building Size: **59,087 SF**  
 Land Area: -  
 Stories: **2**  
 Expenses: **2011 Tax @ \$2.37/sf; 2011 Est Ops @ \$2.63/sf**  
 Parking: **250 free Surface Spaces are available; Ratio of 3.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **8,527 SF**  
 Max Contig: **8,527 SF**  
 Smallest Space: **8,527 SF**  
 Rent/SF/Yr: **\$20.00/nnn**  
 % Leased: **85.6%**



Landlord Rep: **First Allied Corporation / Jeff Lieber 585-359-3000 -- 8,527 SF (8,527 SF)**

#### Building Notes:

\* On the corner of Rt. 29 and Rt. 50

\* Outstanding amenities

\* Great exposure

\* Health club

9,000 sf office space and 60,745 sf retail space within 69,745 sf building

### 10 11011-11041 Lee Hwy - Westfair Center, Westfair Shopping Center

**Fairfax, VA 22030**  
**Fairfax City County**  
 Building Type: **Retail/Storefront**  
 Building Status: **Built 1980**  
 Building Size: **18,720 SF**  
 Land Area: **2.36 AC**  
 Stories: **1**  
 Expenses: **2011 Est Tax @ \$1.87/sf; 2011 Est Ops @ \$3.75/sf**  
 Parking: **165 Surface Spaces are available; Ratio of 6.11/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **5,400 SF**  
 Max Contig: **3,600 SF**  
 Smallest Space: **1,800 SF**  
 Rent/SF/Yr: **\$28.00/nnn**  
 % Leased: **71.2%**



Landlord Rep: **Grubb & Ellis / Glenn E. Ulick 410-625-4205 / Edward T. Goldmeier, SCLS 410-625-4202 -- 5,400 SF (1,800 SF)**

## City of Fairfax - Available Retail Space (Jan-12)

### 11 11054 Lee Hwy - Kamp Washington Shopping Center, Kamp Washington Shopping Center

AKA 11040 Lee Hwy Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **30,000 SF**  
 US Route 50 @ US Route 29 Building Status: **Built 1960, Renov 1995** Max Contig: **30,000 SF**  
 Fairfax, VA 22030 Building Size: **61,200 SF** Smallest Space: **30,000 SF**  
 Fairfax City County Land Area: **6 AC** Rent/SF/Yr: **\$27.50/nnn**  
 Stories: **1** % Leased: **100%**  
 Expenses: **1998 Combined Tax/Ops @ \$2.35/sf**  
 Parking: **375 Surface Spaces are available; Ratio of 5.22/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Regency Centers / Jessica Hurst 703-442-4332**  
 Sublet Contact: **DJM Realty Services, LLC / James Avallone 631-752-1100x224 Emilio Amendola 631-752-1100x223 -- 30,000 SF (30,000 SF)**

#### Building Notes:

Kamp Washington is located at the intersection of Lee Highway and Main Street in Fairfax, VA.

[http://www.regencycenters.com/properties/property\\_brochure.php?id=90091](http://www.regencycenters.com/properties/property_brochure.php?id=90091)

### 12 11110-11118 Lee Hwy - Hilltop Shopping Center, Hilltop Shopping Center

Fairfax, VA 22030 Building Type: **Retail/Freestanding (Strip Ctr)** Space Avail: **1,500 SF**  
 Fairfax City County Building Status: **Existing** Max Contig: **1,500 SF**  
 Building Size: **12,661 SF** Smallest Space: **1,500 SF**  
 Land Area: **-** Rent/SF/Yr: **\$30.00/nnn**  
 Stories: **1** % Leased: **88.2%**  
 Expenses: **2010 Est Tax @ \$0.49/sf; 2010 Est Ops @ \$3.51/sf**  
 Parking: **20 free Surface Spaces are available**  
 For Sale: **Not For Sale**



Landlord Rep: **Capitol Commercial Realty / Joseph A. Caputo 301-947-6901 -- 1,500 SF (1,500 SF)**

### 13 11123-11139 Lee Hwy - Shop N Go Center

Fairfax, VA 22030 Building Type: **Retail** Space Avail: **2,750 SF**  
 Fairfax City County Building Status: **Built 1988** Max Contig: **2,750 SF**  
 Building Size: **26,826 SF** Smallest Space: **2,750 SF**  
 Land Area: **1.83 AC** Rent/SF/Yr: **\$20.00/nnn**  
 Stories: **2** % Leased: **89.8%**  
 Expenses: **2010 Est Tax @ \$1.32/sf; 2010 Est Ops @ \$3.68/sf**  
 Parking: **80 free Surface Spaces are available**  
 For Sale: **Not For Sale**



Landlord Rep: **Capitol Commercial Realty / Joseph A. Caputo 301-947-6901 -- 2,750 SF (2,750 SF)**

## City of Fairfax - Available Retail Space (Jan-12)

### 14 11206-11218 Lee Hwy - Jermantown Square, Jermantown Square

AKA 11180-11218 Lee Hwy Building Type: **Retail/Freestanding (Strip Ctr)** Space Avail: **1,290 SF**  
 Building Status: **Built 1981** Max Contig: **1,290 SF**  
 Fairfax, VA 22030 Building Size: **34,794 SF** Smallest Space: **1,290 SF**  
 Fairfax City County Land Area: **3.50 AC** Rent/SF/Yr: **Withheld**  
 Stories: **1** % Leased: **96.3%**  
 Parking: **60 free Surface Spaces are available; Ratio of 1.72/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **A.J. Dwoskin & Associates, Inc. / Arthur Matarazzo 703-277-3488 -- 1,290 SF (1,290 SF)**

#### Building Notes:

JERMANTOWN SQUARE, with 22,200 square feet of retail space and 12,600 square feet of office space, is conveniently located at the intersection of Jermantown Road and Lee Highway (Route 29) in Fairfax, VA. Tenants include: 7-Eleven, Tippy's Tacos and Personal Touch Jewelers.

### 15 9400-9484 Main St - Pickett Shopping Center, Pickett Shopping Center

AKA Route 236 and Pickett Rd Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **2,000 SF**  
 Building Status: **Built 1967** Max Contig: **2,000 SF**  
 Fairfax, VA 22031 Building Size: **89,564 SF** Smallest Space: **2,000 SF**  
 Fairfax County Land Area: **10.23 AC** Rent/SF/Yr: **Withheld**  
 Stories: **1** % Leased: **97.8%**  
 Expenses: **2005 Combined Est Tax/Ops @ \$4.75/sf**  
 Parking: **642 Surface Spaces are available; Ratio of 7.13/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Combined Properties, Inc. / Stephanie Cramer-Friedman 202-736-2827 -- 2,000 SF (2,000 SF)**

#### Building Notes:

"Located at the intersection of Little River Turnpike and Pickett Road in the heart of Fairfax, Virginia. This center and the adjacent Turnpike Shopping Center are community centers that enjoy high traffic volumes, excellent access, visibility and established site recognition in the marketplace."-Combined Properties, Inc.

## City of Fairfax - Available Retail Space (Jan-12)

### 16 9570 Main St - Turnpike Shopping Center, Turnpike Shopping Center

**Fairfax, VA 22031** Building Type: **Retail** Space Avail: **33,075 SF**  
**Fairfax City County** Building Status: **Built 1967, Renov 1986** Max Contig: **15,000 SF**  
 Building Size: **118,000 SF** Smallest Space: **1,200 SF**  
 Land Area: **10 AC** Rent/SF/Yr: **Withheld**  
 Stories: **1** % Leased: **84.7%**  
 Parking: **755 Surface Spaces are available; Ratio of 6.40/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Combined Properties, Inc. / Stephanie Cramer-Friedman 202-736-2827 -- 18,075 SF (1,200-4,000 SF)**

Sublet Contact: **CBRE / Lillian Calsi 312-935-1400 Nena Mass 312-297-7653 -- 15,000 SF (15,000 SF)**

#### Building Notes:

"Located at the intersection of Little River Turnpike (Route 236) and Pickett Road (Route 655), in the heart of Fairfax, Virginia. This center and the adjacent Pickett Shopping Center, are community centers that enjoy high traffic volumes, excellent access, visibility and established site recognition in the marketplace. A supermarket expansion is planned for this center." - Combined Properties, Inc

### 17 9602-9670 Main St - Fair City Mall, Fair City Mall

**AKA 9670 Main St** Building Type: **Retail/(Regional Mall)** Space Avail: **20,000 SF**  
**Fairfax, VA 22031** Building Status: **Built 1974, Renov 1989** Max Contig: **20,000 SF**  
**Fairfax City County** Building Size: **363,927 SF** Smallest Space: **20,000 SF**  
 Land Area: **34 AC** Rent/SF/Yr: **Withheld**  
 Stories: **1** % Leased: **94.5%**  
 Parking: **2400 Surface Spaces are available; 60 free Covered Spaces are available; Ratio of 6.09/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **KLNB Retail / Ryan Wilner 443-632-2058 / Andrew Feldman 443-632-2053 -- 20,000 SF (20,000 SF)**

#### Building Notes:

Fair City Mall is a partially enclosed power center with 394,891 square feet of retail space. It features more than 50 popular retail and service destinations, including Bed Bath & Beyond, Marshalls, and Lifetime Fitness. The property is on Main Street at the intersection of Little River Turnpike and Pickett Road, just minutes away from the most visited attractions in Virginia.

Fair City Mall is located in Fairfax County, Virginia, a thriving urban county that is also the most populous jurisdiction in both Virginia and the Washington metropolitan area. Fairfax County has a dynamic economy and an increasingly diverse population. More than 28,700 businesses employing nearly 543,000 works and six Fortune 500 companies are headquartered here. It is home to more than 4,800 technology firms, ranging from high profile, publicly held companies to entrepreneurial startups.

At \$107,051, the average household income of Fairfax County residents is one of the highest in the nation. The county has a well-educated citizenry; more than half of its adult residents have four-year college degrees. Campuses of three major universities (George Mason University, University of Virginia, and Virginia Tech) and the largest community college in the state (Northern Virginia Community College) are located in Fairfax County.

Fair City Mall has a prime location and accessible layout, offering a number of conveniences. Its mix of fashion apparel, home goods, and lifestyle amenities make this a popular destination for the area's residents, workers, and out-of-town visitors.

FOR LEASING INFORMATION PLEASE CALL 301/464-8844

## City of Fairfax - Available Retail Space (Jan-12)

### 18 3226 Old Lee Hwy

Fairfax, VA 22030

Fairfax City County

Building Type: **Retail**  
 Building Status: **Built 1959**  
 Building Size: **2,400 SF**  
 Land Area: **0.11 AC**  
 Stories: **1**  
 Parking: **12 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,400 SF**  
 Max Contig: **2,400 SF**  
 Smallest Space: **2,400 SF**  
 Rent/SF/Yr: **\$38.00/nnn**  
 % Leased: **0%**



Landlord Rep: **William J. Reap Co, Inc. / William J. Reap 703-892-4966 -- 2,400 SF (2,400 SF)**

### 19 3900 Pickett Rd

Fairfax, VA 22031

Fairfax City County

Building Type: **Retail/Storefront**  
 Building Status: **Built 1969**  
 Building Size: **8,740 SF**  
 Land Area: **0.99 AC**  
 Stories: **1**  
 Expenses: **2011 Tax @ \$2.00/sf, 2010 Est Tax @ \$3.05/sf; 2011 Ops @ \$2.75/sf, 2010 Est Ops @ \$1.95/sf**  
 Parking: **15 Surface Spaces are available; Ratio of 1.72/1,000 SF**  
 For Sale: **Not For Sale**

Space Avail: **2,000 SF**  
 Max Contig: **2,000 SF**  
 Smallest Space: **2,000 SF**  
 Rent/SF/Yr: **\$27.00/nnn**  
 % Leased: **77.1%**



Landlord Rep: **Mar-West Realty Partners / Mark B. Schall 703-893-4840x108 -- 2,000 SF (2,000 SF)**

#### Building Notes:

#### PARKING:

Composition	Open(Tandem)	Covered(Tandem)	Total	Condition
Asphalt:	4(0)	0(0)	4	Average
Gravel/Dirt:	15(0)	0(0)	15	Not Available

Property Description: WAREHOUSE/OFFICE BUILDING

### 20 3910 University Dr

Fairfax, VA 22030

Fairfax City County

Building Type: **Retail/Convenience Store**  
 Building Status: **Existing**  
 Building Size: **6,400 SF**  
 Land Area: **0.54 AC**  
 Stories: **1**  
 Expenses: **2009 Tax @ \$1.14/sf; 2009 Est Ops @ \$0.39/sf**  
 Parking: **14 free Surface Spaces are available**  
 For Sale: **Not For Sale**

Space Avail: **2,200 SF**  
 Max Contig: **2,200 SF**  
 Smallest Space: **2,200 SF**  
 Rent/SF/Yr: **\$16.00/nnn**  
 % Leased: **65.6%**



Landlord Rep: **Proplocare Realty / Robert Gamzeh 202-361-3050 -- 2,200 SF (2,200 SF)**

## City of Fairfax - Available Retail Space (Jan-12)

**21** 10384 Willard Way - Courthouse Plaza, Courthouse Plaza

<b>AKA 10350 Willard Way</b>	<b>Building Type: Retail/(Neighborhood Ctr)</b>	<b>Space Avail: 10,631 SF</b>
<b>Fairfax, VA 22030</b>	<b>Building Status: Existing</b>	<b>Max Contig: 5,131 SF</b>
<b>Fairfax City County</b>	<b>Building Size: 83,170 SF</b>	<b>Smallest Space: 1,500 SF</b>
	<b>Land Area: 8.73 AC</b>	<b>Rent/SF/Yr: Withheld</b>
	<b>Stories: 1</b>	<b>% Leased: 87.2%</b>
	<b>For Sale: Not For Sale</b>	



Landlord Rep: **Combined Properties, Inc. / Stephanie Cramer-Friedman 202-736-2827 -- 10,631 SF (1,500-5,131 SF)**

### Building Notes:

December 2005: Property sold to Courthouse Subsidiary LLC. See comp FXC-25978-01-0620.