



PROJECT FACTS

GLA: 92,000 SF

- ▶ Dominant grocery & pharmacy-anchored neighborhood center
- ▶ Center is located in affluent Fairfax County which ranked as the 5th wealthiest county in the U.S. with a median HH income of \$145,165
- ▶ Shopping center is located in a major regional employment area with the presence of Fairfax County's government facilities & courthouse, the City of Fairfax government offices and nearby George Mason University

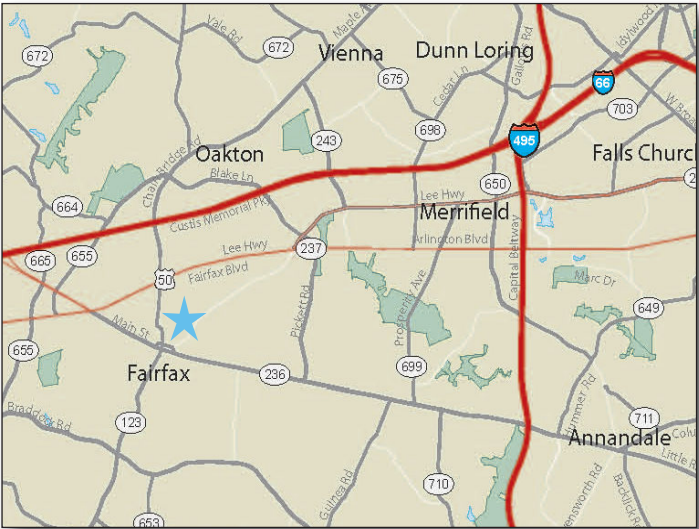
FEATURED TENANTS

Safeway, Down the Line Sports

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	14,787	\$184,824	5,256
3 mile	117,316	\$194,909	40,781
5 mile	287,228	\$205,110	101,687

2025 ESRI



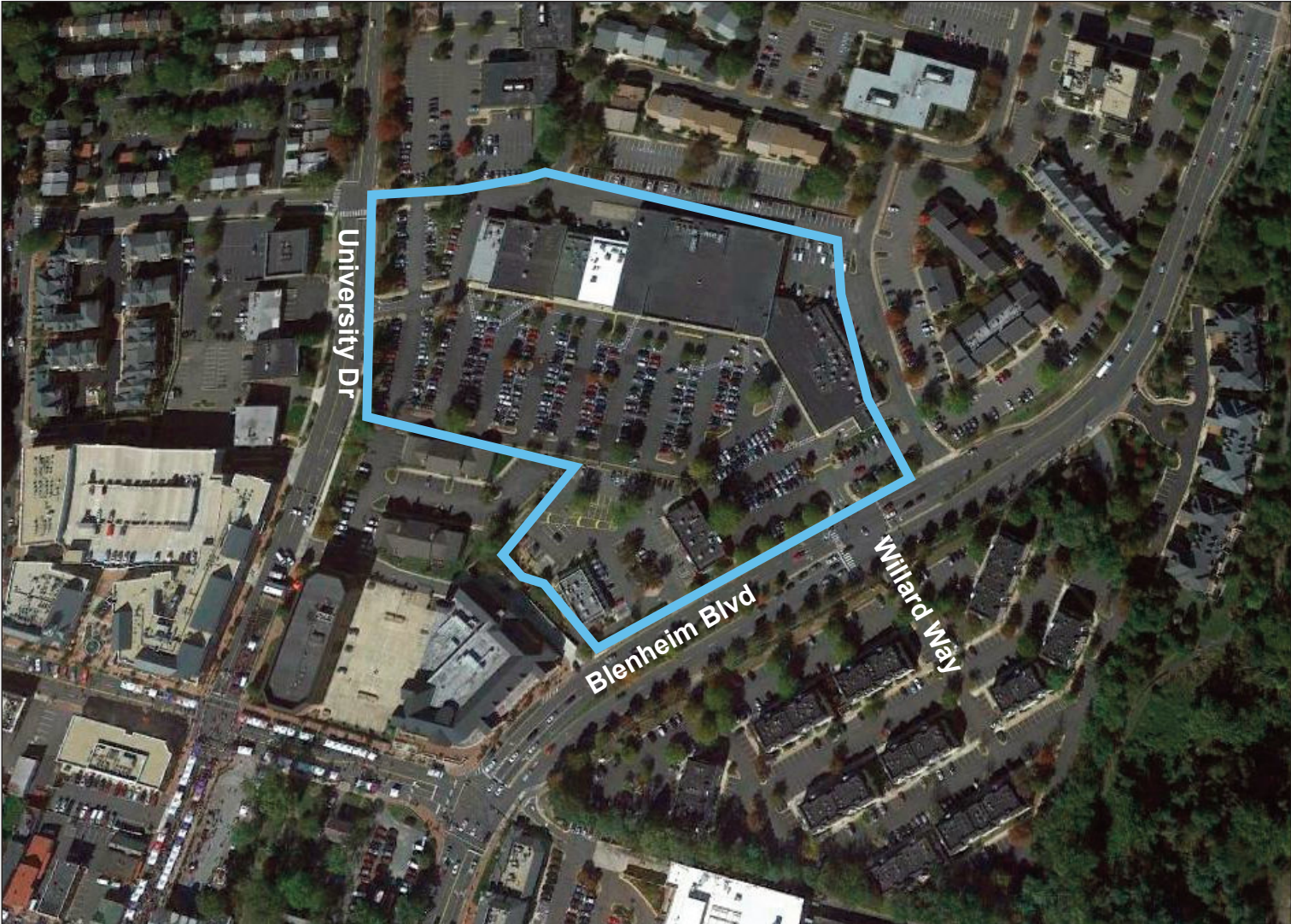
LOCATION

Blenheim Boulevard & University Drive - Fairfax, VA

LEASING CONTACT

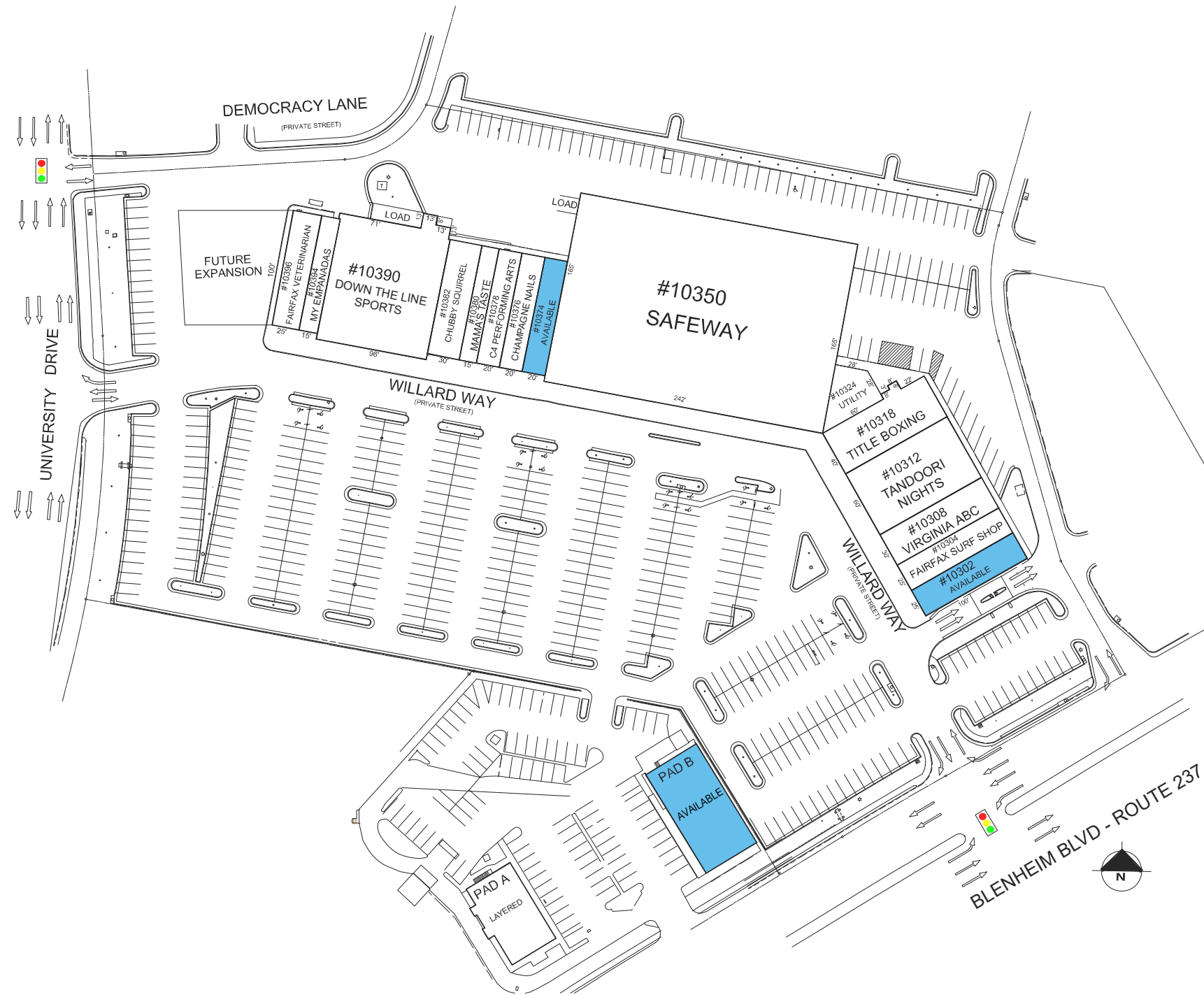
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COURTHOUSE PLAZA

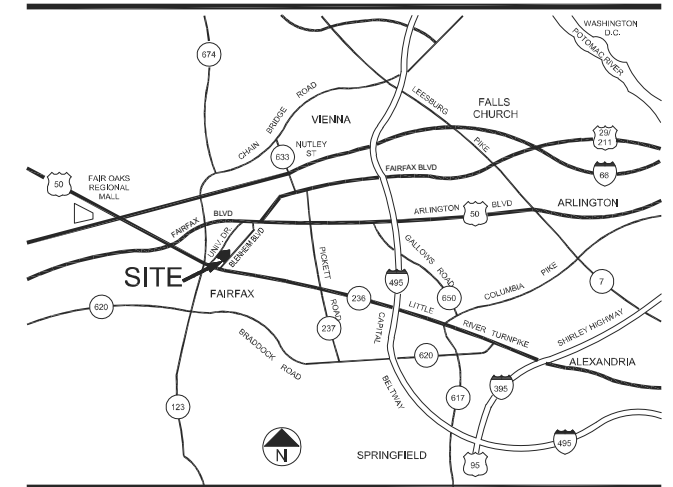
FAIRFAX CITY, VIRGINIA



THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

APPROX. SCALE

LEASING PLAN



TENANT ROSTER

10302 AVAILABLE	2,500 SF	10376 CHAMPAGNE NAILS	2,000 SF
10304 FAIRFAX SURF SHOP	2,500 SF	10378 C4 PERFORMING ARTS	2,000 SF
10308 VIRGINIA ABC	3,000 SF	10380 MAMA'S TASTE	1,500 SF
10312 TANDORI NIGHTS	6,000 SF	10382 CHUBBY SQUIRREL	3,000 SF
10318 TITLE BOXING	4,000 SF	10390 DOWN THE LINE SPORTS	10,670 SF
10350 SAFEWAY	40,000 SF	10394 MY EMPANADAS	1,500 SF
10374 AVAILABLE	2,000 SF	10396 FAIRFAX VETERINARIAN	2,500 SF

10324 UTILITY ROOM	1,680 SF
PAD A LAYERED	3,559 SF
PAD B AVAILABLE	5,131 SF
TOTAL GLA =	8,690 SF
PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	83,170 SF
ZONED =	C-2 COMMERCIAL RETAIL
REV. DATE =	FEB 2026

COURTHOUSE PLAZA

UNIVERSITY DRIVE & BLENHEIM BOULEVARD
10300-10398 WILLARD WAY
FAIRFAX, VIRGINIA 22030



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