THE BLVD

COME JOIN THE EXPERIENCE

ST. LOUIS, MISSOURI



L3 Commercial Real Estate

OWNED AND MANAGED BY:

EDWARDS REALTY COMPANY

MIXED-USE LIFESTYLE CENTER

THE BOULEVARD

MARKET AERIAL

PLEASE CONTACT: L³ CORPORATION

TIM GEARHART
314.282.9826 (DIRECT)
315.569.9812 (MOBILE)
TGEARHART@L3CORPORATION.COM

RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

THE BOULEVARD

ST. LOUIS IS...

PLEASE CONTACT: L³ CORPORATION

TIM GEARHART
314.282.9826 (DIRECT)
315.569.9812 (MOBILE)
TGEARHART@L3CORPORATION.COM

RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM

ST. LOUIS

ST. LOUIS' TOP EMPLOYERS

1.49 MILLION
Total Labor Force in the STL MSA

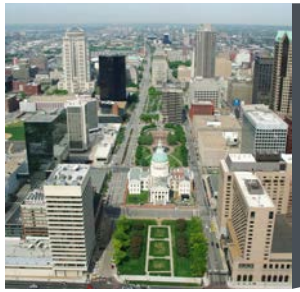
2.81 MILLION
Total Population in the STL MSA
(23rd largest in US)

ST. LOUIS' FORTUNE 500 COMPANIES

BJC HealthCare — 47,000 Employees	Washington University in St. Louis — 22,136 Employees	Walmart — 17,000 Employees
Boeing — 16,681 Employees	SSM Health — 15,681 Employees	Mercy — 15,514 Employees
U.S. Air Force — 13,100 Employees	Washington University Physicians — 9,275 Employees	Schnucks — 8,698 Employees

$ OVER 5.8 BILLION
Total amount spent by visitors to St. Louis each year





26 MILLION
Total number of visitors to St. Louis each year

Centene Corporation — Ranked #19	RGA — Ranked #193
Emerson — Ranked #245	Edward Jones, Making Sense of Investing — Ranked #249
GraybaR — Ranked #342	Ameren — Ranked #466
Post Holdings, Inc. — Ranked #479	Core & Main — Ranked #495

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

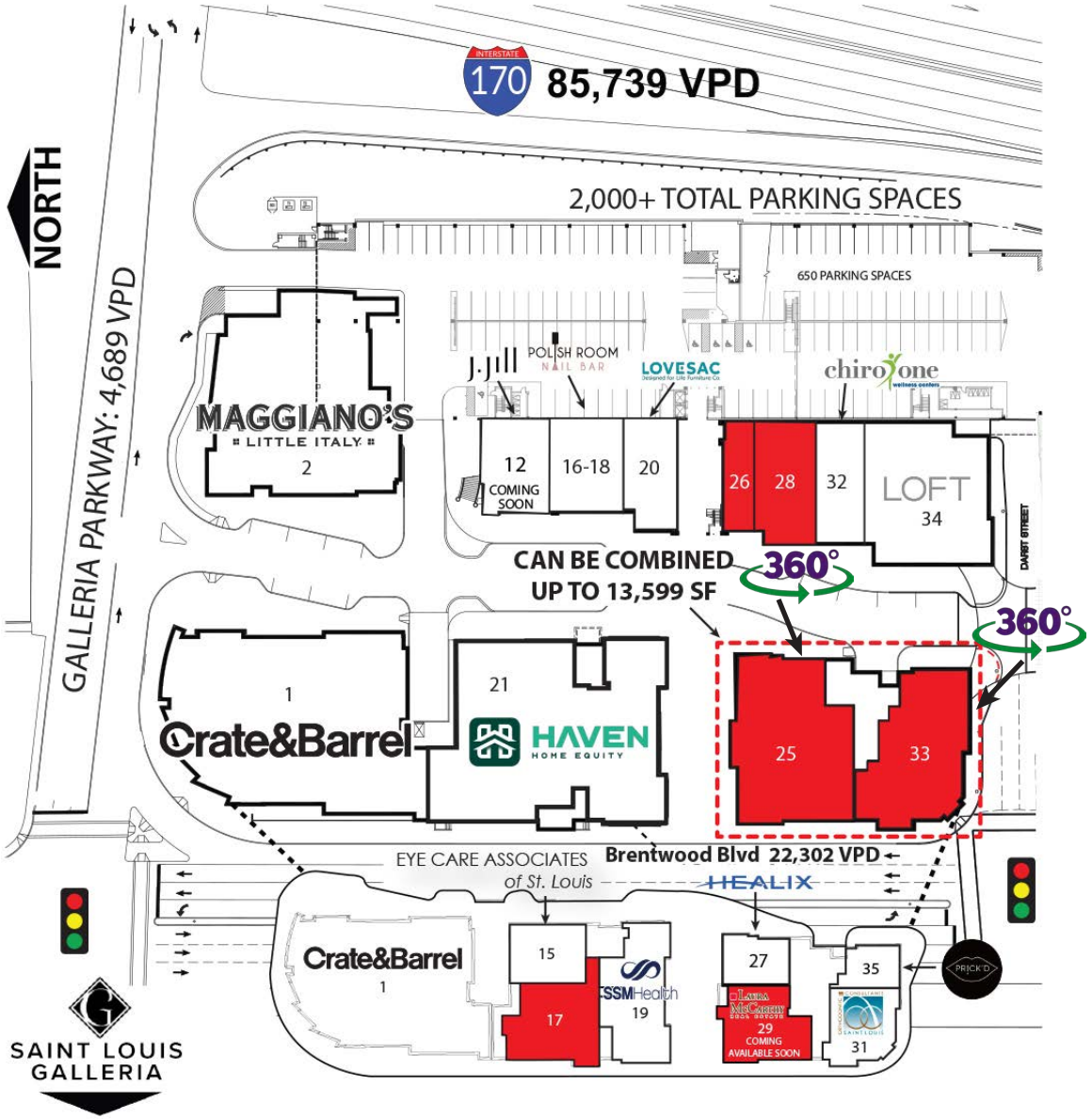
THE BOULEVARD

RETAIL SITE PLAN

PLEASE CONTACT: L³ CORPORATION

TIM GEARHART
314.282.9826 (DIRECT)
315.569.9812 (MOBILE)
TGEARHART@L3CORPORATION.COM

RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM



SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	J. JILL (COMING SOON)
15	4,851	EYE CARE ASSOCIATES
16-18	2,297	POLISH ROOM NAIL BAR
17	3,937	AVAILABLE NOW
19	6,128	SSM HEALTH
20	2,180	LOVESAC
21	14,407	HAVEN HOME EQUITY
25	6,947	AVAILABLE NOW
26	1,380	AVAILABLE NOW
27	2,795	HEALIX
28	2,950	AVAILABLE NOW
29	4,500	LAURA MCCARTHY REAL ESTATE (COMING AVAILABLE)
31	3,312	ORTHODONTIC CONSULTANTS
32	2,430	CHIRO ONE
33	5,196	AVAILABLE NOW
34	6,629	LOFT
35	2,921	PRICK'D

- **STRATEGICALLY SITUATED 0.3 MILES FROM INTERSTATES 64 (182,657 VPD) & 170 (85,739 VPD)**
- **MIXED-USE LIFESTYLE CENTER WITH 74 PRIVATE LUXURY APARTMENTS, UPSCALE BOUTIQUES, POPULAR RESTAURANTS, AND MODERN MEDICAL OFFICE USERS**
- **$725 SALES PSF AT ST. LOUIS GALLERIA LOCATED DIRECTLY WEST AND ACROSS THE STREET FROM THE BOULEVARD**

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

THE BOULEVARD

NUMBER OF VISITS

PLEASE CONTACT: L³ CORPORATION

TIM GEARHART
314.282.9826 (DIRECT)
315.569.9812 (MOBILE)
TGEARHART@L3CORPORATION.COM

RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM

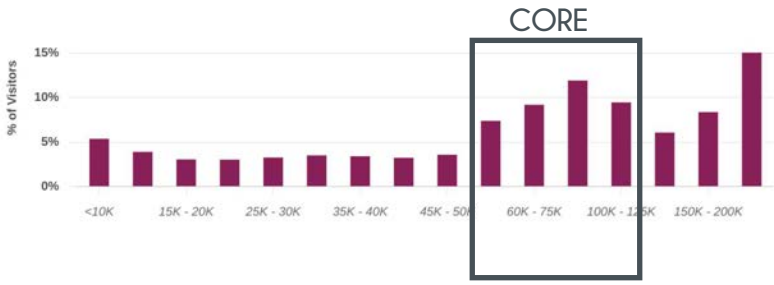
WHERE DO OUR CUSTOMERS COME FROM?



	3 MI	5 MI	10 MI
POPULATION	109,536	294,545	913,250
HOUSEHOLDS	48,566	134,287	402,416
AVG HH INCOME	$139,602	$110,482	$90,761

AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH INCOME $123 K



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

THE BOULEVARD

PHOTOS

PLEASE CONTACT: L³ CORPORATION

TIM GEARHART
314.282.9826 (DIRECT)
315.569.9812 (MOBILE)
TGEARHART@L3CORPORATION.COM

RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RSPECTOR@L3CORPORATION.COM









The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.