

# THE BLVD

COME JOIN THE  
EXPERIENCE

ST. LOUIS, MISSOURI

WELCOME: 🌙



HEALIX



OWNED AND  
MANAGED BY:

EDWARDS  
REALTY COMPANY

MIXED-USE LIFESTYLE CENTER



# THE BOULEVARD

## ST. LOUIS IS...

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

**ST. LOUIS'  
TOP  
EMPLOYERS**



**1.4 MILLION**  
Total Labor Force in the  
STL MSA

# ST. LOUIS

**2.8 MILLION**  
Total Population in the  
STL MSA  
(21st largest in US)



**ST. LOUIS'  
FORTUNE 500  
COMPANIES**

**BJC**  
HealthCare

30,876  
Employees

**Washington**  
University in St. Louis

19,972  
Employees

**BOEING**

15,796  
Employees

**Mercy**

15,084  
Employees

**SSMHealth**

14,226  
Employees

**U.S. AIR FORCE**

13,000  
Employees

**Schnucks**

8,768  
Employees

**ARCHDIOCESE  
OF ST. LOUIS**

7,000  
Employees



6,609  
Employees



**OVER 5 BILLION**  
Total amount  
spent by visitors  
to St. Louis each year



**28.2 MILLION**  
Total number of visitors  
to St. Louis each year

**CENTENE**  
Corporation

Ranked #25



**EMERSON**  
Ranked #206

**RGA**

Ranked #257

**Edward Jones**  
MAKING SENSE OF INVESTING

Ranked #333

**Graybar**

Ranked #378

**olin**

Ranked #410

**Ameren**  
Ranked #480



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## RETAIL SITE PLAN

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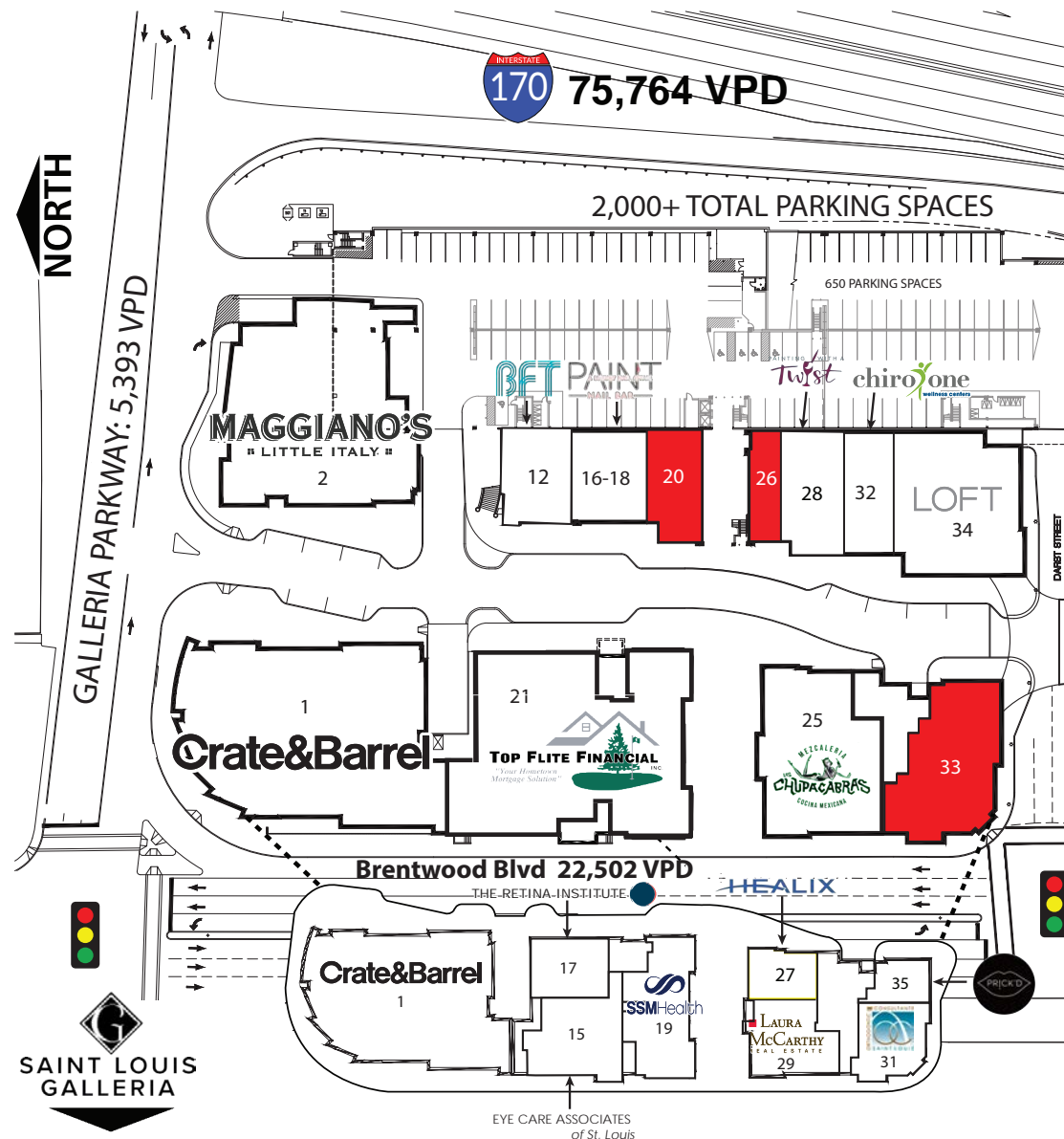
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| SUITE | SIZE   | STATUS                     |
|-------|--------|----------------------------|
| 01    | 35,953 | CRATE & BARREL             |
| 02    | 12,324 | MAGGIANO'S LITTLE ITALY    |
| 12    | 3,000  | BODY FIT TRAINING          |
| 15    | 4,851  | EYE CARE ASSOCIATES        |
| 16-18 | 2,297  | PAINT NAIL BAR             |
| 17    | 3,808  | THE RETINA INSTITUTE       |
| 19    | 6,128  | SSM HEALTH                 |
| 20    | 2,180  | COMING AVAILABLE           |
| 21    | 14,332 | TOP FLITE FINANCIAL        |
| 25    | 6,947  | LAS CHUPACABRAS            |
| 26    | 1,380  | AVAILABLE                  |
| 27    | 2,795  | HEALIX                     |
| 28    | 2,950  | PAINTING WITH A TWIST      |
| 29    | 4,500  | LAURA MCCARTHY REAL ESTATE |
| 32    | 2,430  | CHIRO ONE                  |
| 33    | 5,196  | AVAILABLE                  |
| 34    | 6,629  | LOFT                       |
| 35    | 2,921  | PRICK'D                    |

- STRATEGICALLY SITUATED 0.3 MILES FROM INTERSTATES 64 (169,822 VPD) & 170 (75,764 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



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## MARKET AERIAL

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# THE BOULEVARD

## NUMBER OF VISITS

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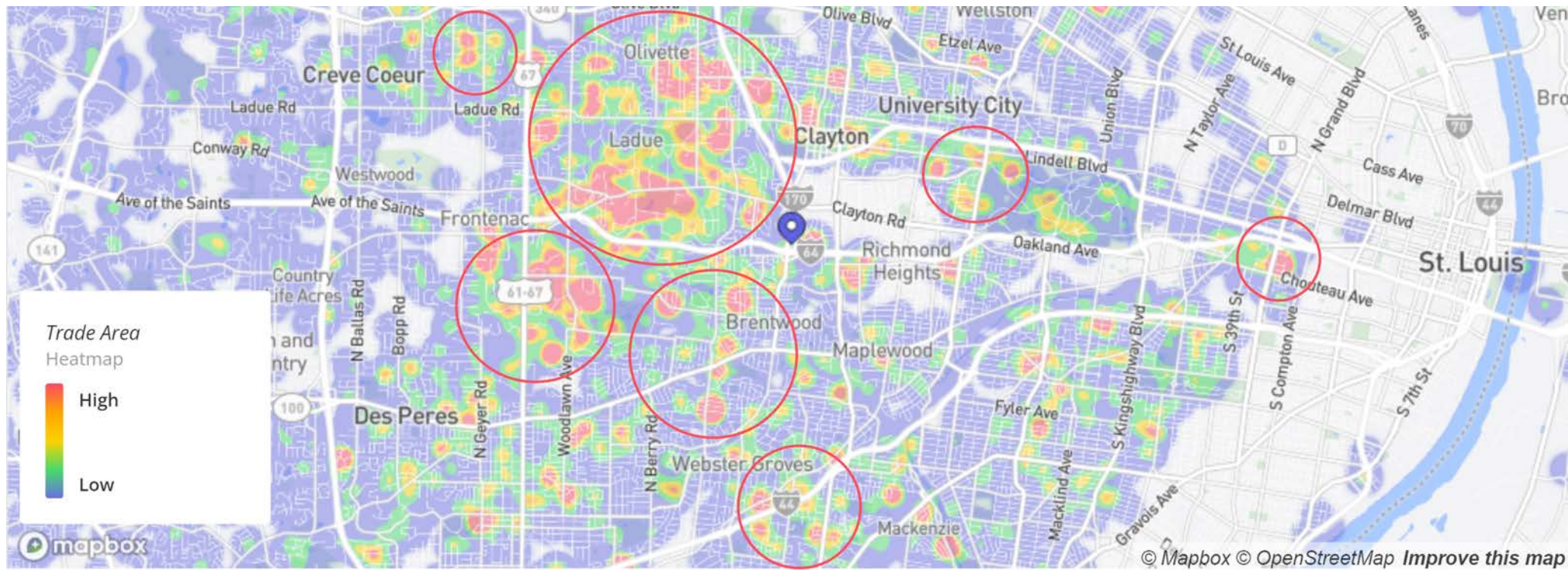
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## WHERE DO OUR CUSTOMERS COME FROM?



### POPULATION



| 3 MI    | 5 MI    | 10 MI    |
|---------|---------|----------|
| 108,799 | 293,716 | 929,6790 |

### HOUSEHOLDS



| 3 MI   | 5 MI    | 10 MI   |
|--------|---------|---------|
| 48,178 | 132,216 | 397,989 |

### AVG HH INCOME



| 3 MI      | 5 MI      | 10 MI    |
|-----------|-----------|----------|
| \$141,809 | \$111,626 | \$91,707 |

### AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH  
INCOME  
\$106K

