

# THE BLVD

COME JOIN THE  
EXPERIENCE  
ST. LOUIS, MISSOURI



PHASE I NOW OPEN  
PHASE II OPENING 2025



# THE BOULEVARD

## ST. LOUIS IS...



MID-AMERICA®



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



29,595  
Employees



18,805  
Employees



15,410  
Employees



14,865  
Employees



14,600  
Employees



13,000  
Employees



8,658  
Employees



9,576  
Employees



9,000  
Employees

  
5.9 BILLION  
Total amount  
spent by visitors  
to St. Louis each year



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



Ranked #26



Ranked #199



Ranked #222



Ranked #303



Ranked #393



Ranked #399



Ranked #500

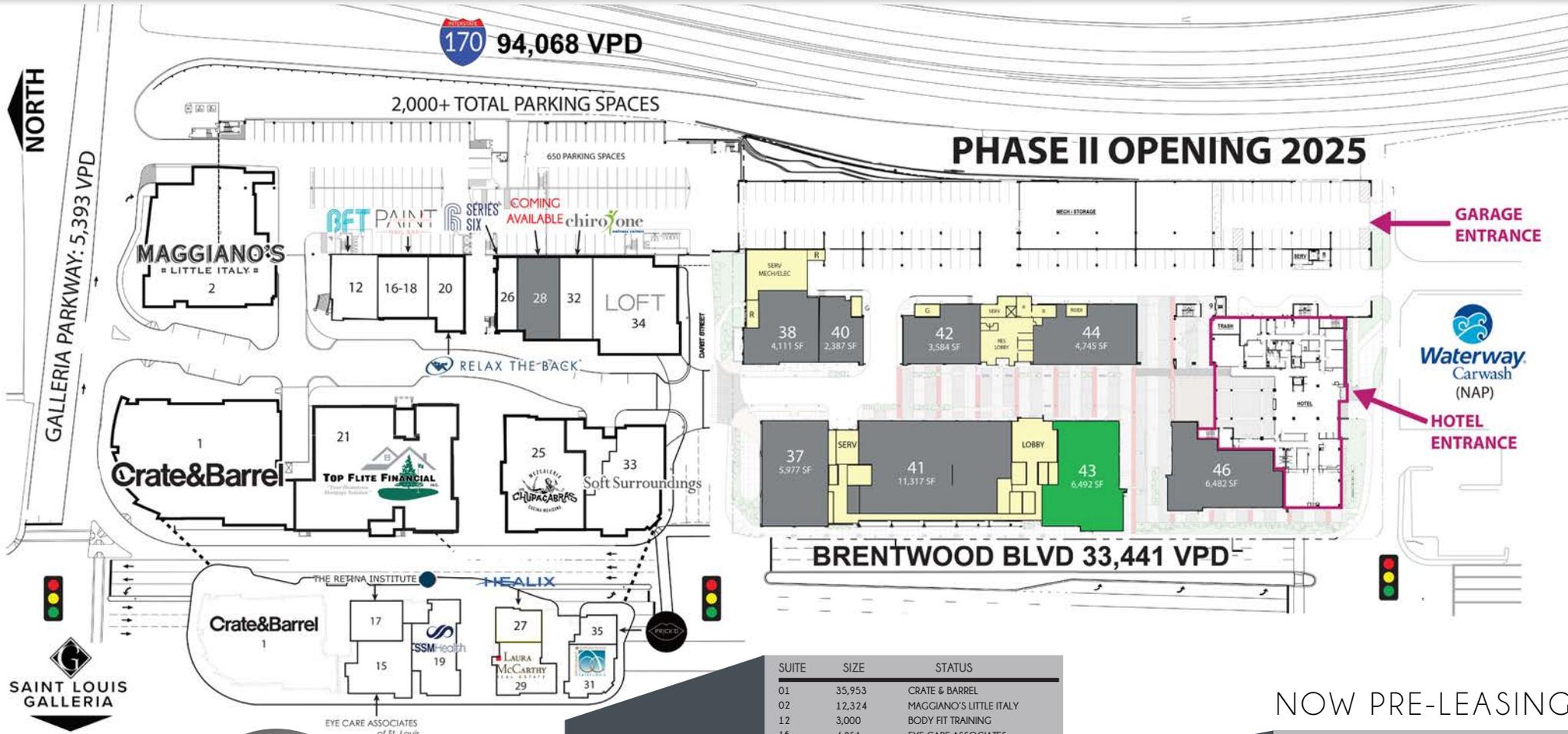


# THE BOULEVARD

## RETAIL SITE PLAN



MID-AMERICA®



SAINT LOUIS GALLERIA

74 PRIVATE LUXURY APARTMENTS IN PHASE I

128 NEW APARTMENTS IN PHASE II

+115,000 SF OF NEW OFFICE SPACE IN PHASE II

THE BOULEVARD PHASE I

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	RELAX THE BACK
21	14,332	TOP FLITE FINANCIAL
25	6,947	LAS CHUPACABRAS
26	1,380	SERIES SIX
27	2,795	HEALIX
28	2,950	COMING AVAILABLE
29	4,500	LAURA MCCARTHY REAL ESTATE
32	2,430	CHIRO ONE
33	5,196	SOFT SURROUNDINGS
34	6,629	LOFT
35	2,921	PRICK'D

THE BOULEVARD PHASE II

NOW PRE-LEASING

SUITE	SIZE	STATUS
37	5,977	AVAILABLE
38	4,111	AVAILABLE
40	2,387	AVAILABLE
41	11,317	AVAILABLE
42	3,584	AVAILABLE
43	6,492	LEASE PENDING
44	4,745	AVAILABLE
46	6,482	AVAILABLE

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. The 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

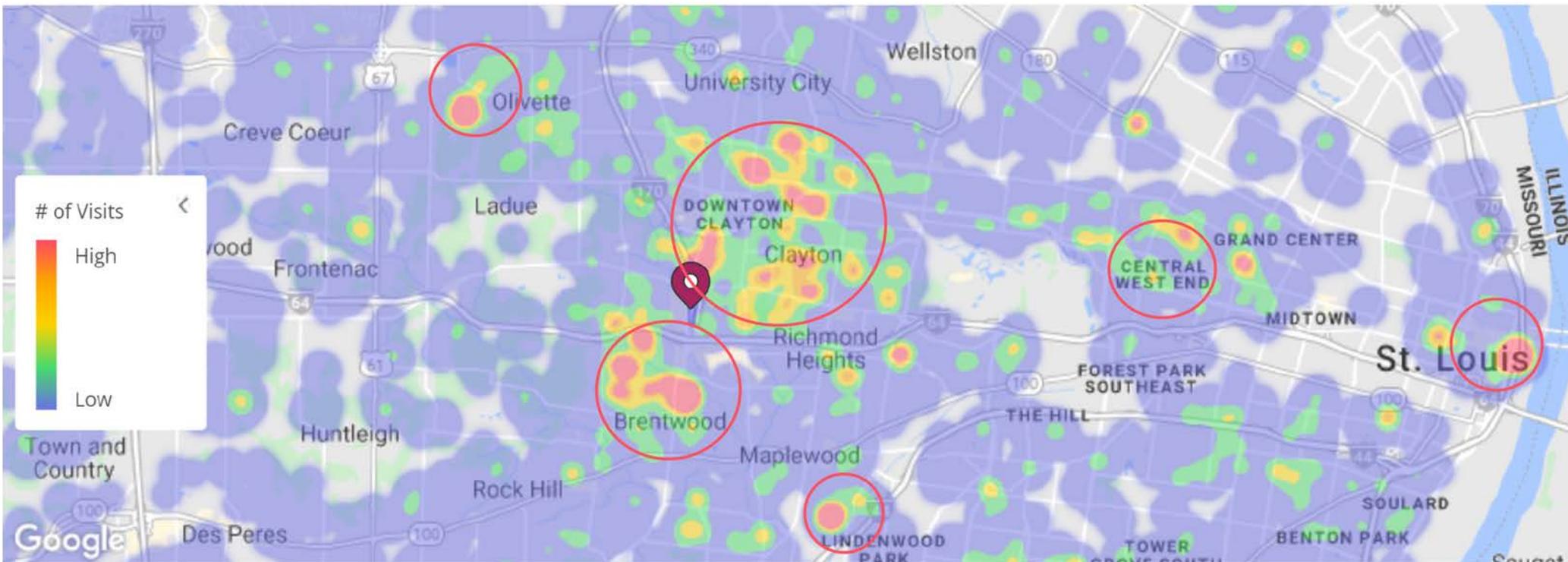


MID-AMERICA®



## NUMBER OF VISITS

### WHERE DO OUR CUSTOMERS COME FROM?



#### POPULATION



3 MI	5 MI	10 MI
108,580	293,716	929,638

#### HOUSEHOLDS



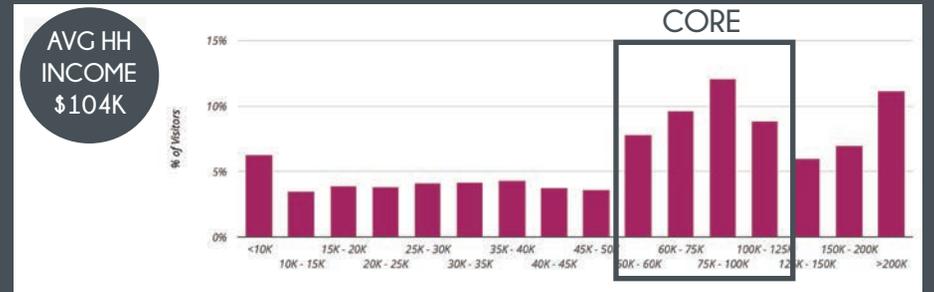
3 MI	5 MI	10 MI
48,082	132,166	399,136

#### AVG HH INCOME



3 MI	5 MI	10 MI
\$134,925	\$110,005	\$89,254

#### AVERAGE HH INCOME OF THE BOULEVARD VISITORS



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. The 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

## CONTACTS



MID-AMERICA®



### THE BOULEVARD LEASING TEAM

**RICK SPECTOR**

L<sup>3</sup> Corporation  
+1 (314) 708 2009  
rick@L3corp.net

**ALANA MOYLAN**

L<sup>3</sup> Corporation  
+1 (314) 495 5013  
alana@L3corp.net

**PAIGE SCHIESSER**

Mid-America Asset Management, Inc.  
+1 (630) 954 7221  
pschiesser@midamericagr.com

