

# THE BLVD

COME JOIN THE  
EXPERIENCE  
ST. LOUIS, MISSOURI

JOIN **Crate&Barrel**  
**MAGGIANO'S** **LOVESAC**  
LITTLE ITALY® Designed for Life Furniture Co.  
**LOFT AND MORE!**



OWNED AND  
MANAGED BY:

**EDWARDS**  
REALTY COMPANY

*MIXED-USE LIFESTYLE CENTER*



# THE BOULEVARD

ST. LOUIS IS...

PLEASE CONTACT: L<sup>3</sup> CORPORATION

TIM GEARHART

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315.569.9812 (MOBILE)

TGEARHART@L3CORPORATION.COM

RICK SPECTOR

314.282.9827 (DIRECT)

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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

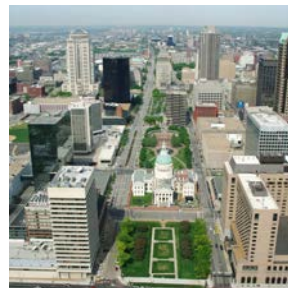
  
Washington  
University in St. Louis

22,136  
Employees

Walmart 

17,000  
Employees

  
**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 #23

  
RGA<sup>®</sup>

Ranked #196

  
BOEING

16,681  
Employees

  
SSMHealth

15,681  
Employees

  
Mercy

15,514  
Employees

  
U.S. AIR FORCE

13,100  
Employees

  
Washington  
University in St. Louis  
Physicians

9,275  
Employees

  
Schnucks

8,698  
Employees

  
EMERSON  
Ranked #238

  
Edward Jones  
MAKING SENSE OF INVESTING  
Ranked #260

  
GraybaR.  
Ranked #365

  
POST HOLDINGS, INC.  
Ranked #477

  
CORE & MAIN

Ranked #497

# THE BOULEVARD

## RETAIL SITE PLAN

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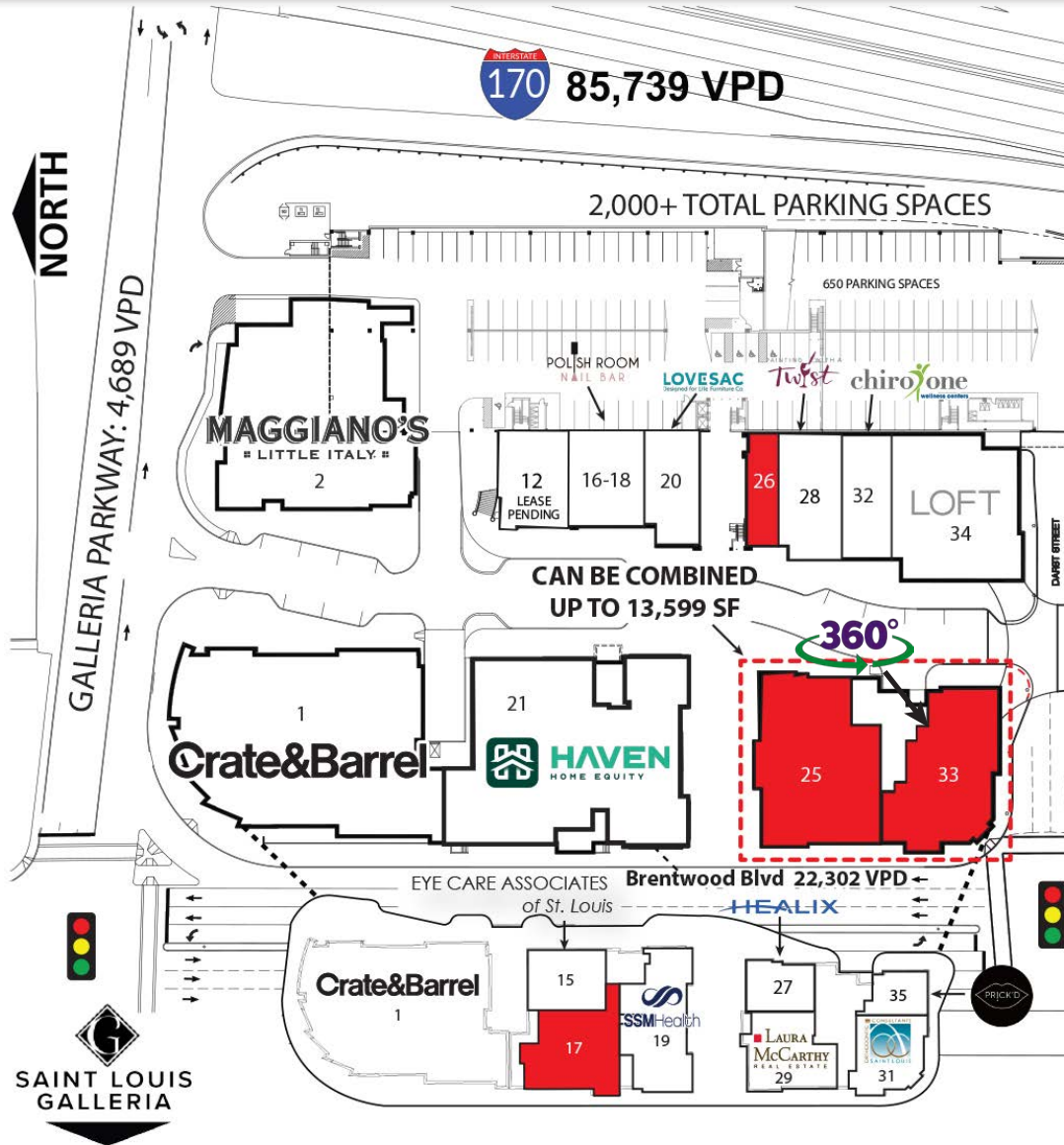
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SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	LEASE PENDING
15	4,851	EYE CARE ASSOCIATES
16-18	2,297	POLISH ROOM NAIL BAR
17	3,937	AVAILABLE NOW
19	6,128	SSM HEALTH
20	2,180	LOVESAC
21	14,407	HAVEN HOME EQUITY
25	6,947	AVAILABLE NOW
26	1,380	AVAILABLE NOW
27	2,795	HEALIX
28	2,950	PAINTING WITH A TWIST
29	4,500	LAURA MCCARTHY REAL ESTATE
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 BOULEVARD

## NUMBER OF VISITS

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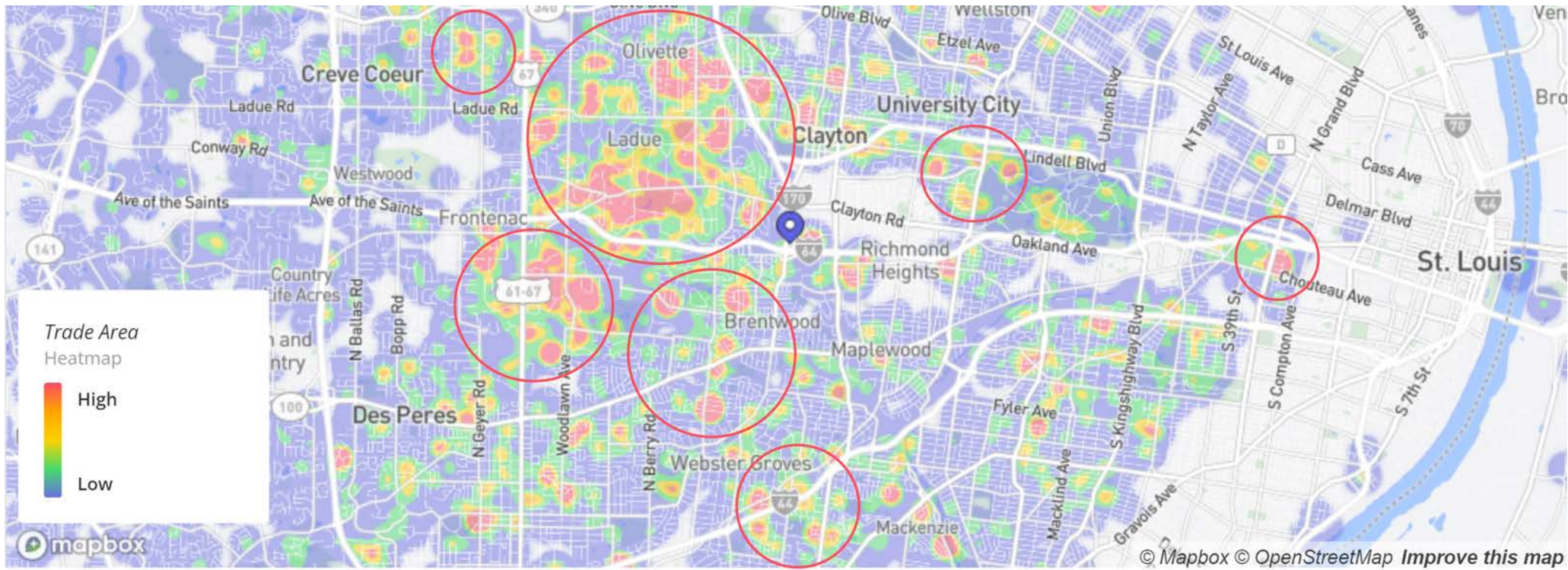
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## WHERE DO OUR CUSTOMERS COME FROM?



### POPULATION



3 MI	5 MI	10 MI
109,536	294,545	913,250

### HOUSEHOLDS



3 MI	5 MI	10 MI
48,566	134,287	402,416

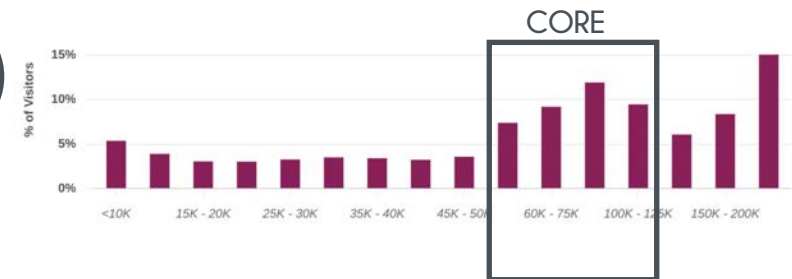
### AVG HH INCOME



3 MI	5 MI	10 MI
\$139,602	\$110,482	\$90,761

### AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH INCOME  
\$123 K



# THE BOULEVARD

## PHOTOS

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