

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

L³ 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

THE BOULEVARD

RETAIL SITE PLAN

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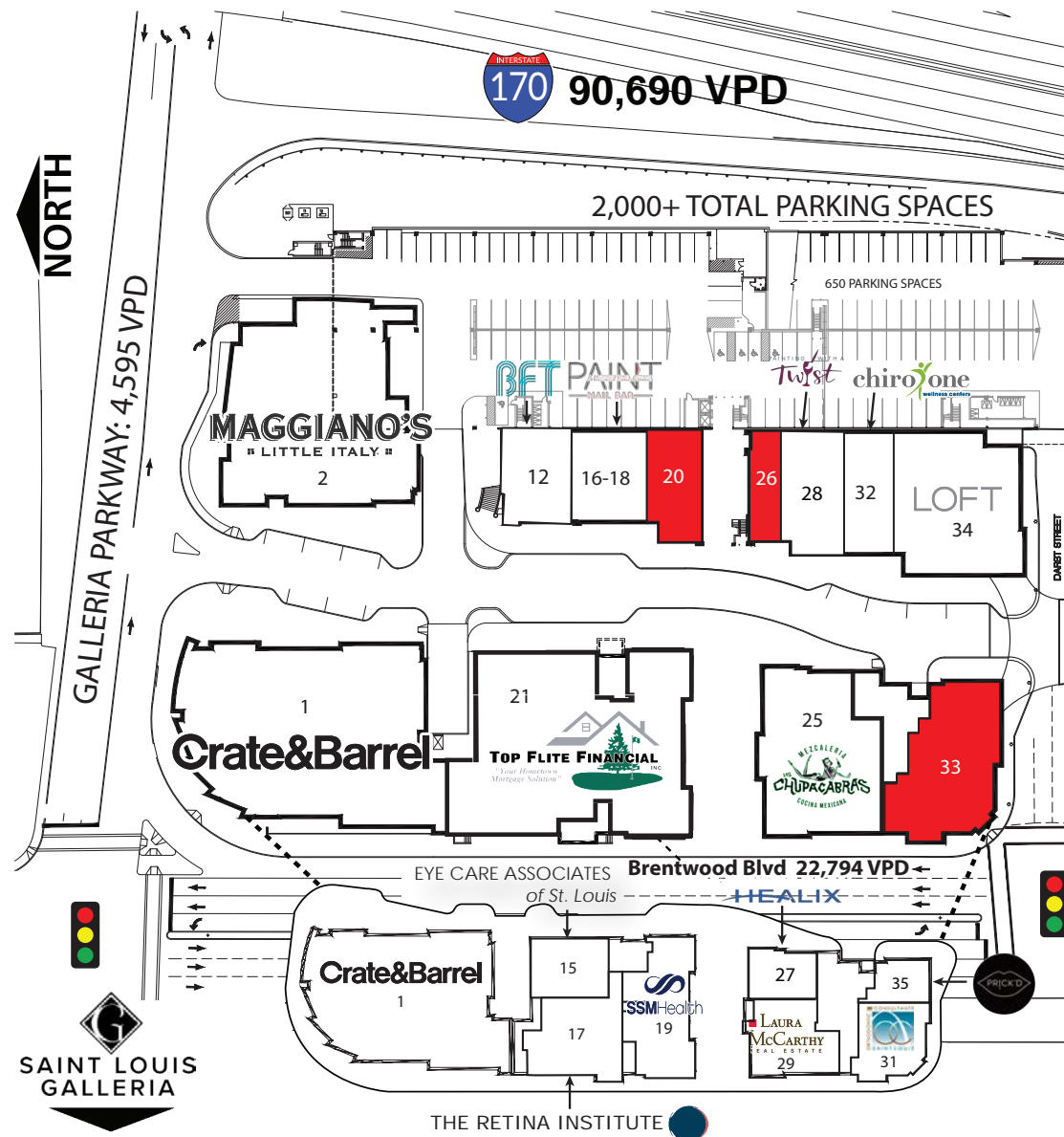
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SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	BODY FIT TRAINING
15	4,851	EYE CARE ASSOCIATES
16-18	2,297	PAINT NAIL BAR
17	3,937	THE RETINA INSTITUTE
19	6,128	SSM HEALTH
20	2,180	COMING AVAILABLE MAY 1, 2024
21	14,332	TOP FLITE FINANCIAL
25	6,947	LAS CHUPACABRAS
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 (165,796 VPD) & 170 (90,690 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

MARKET AERIAL

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THE BOULEVARD

NUMBER OF VISITS

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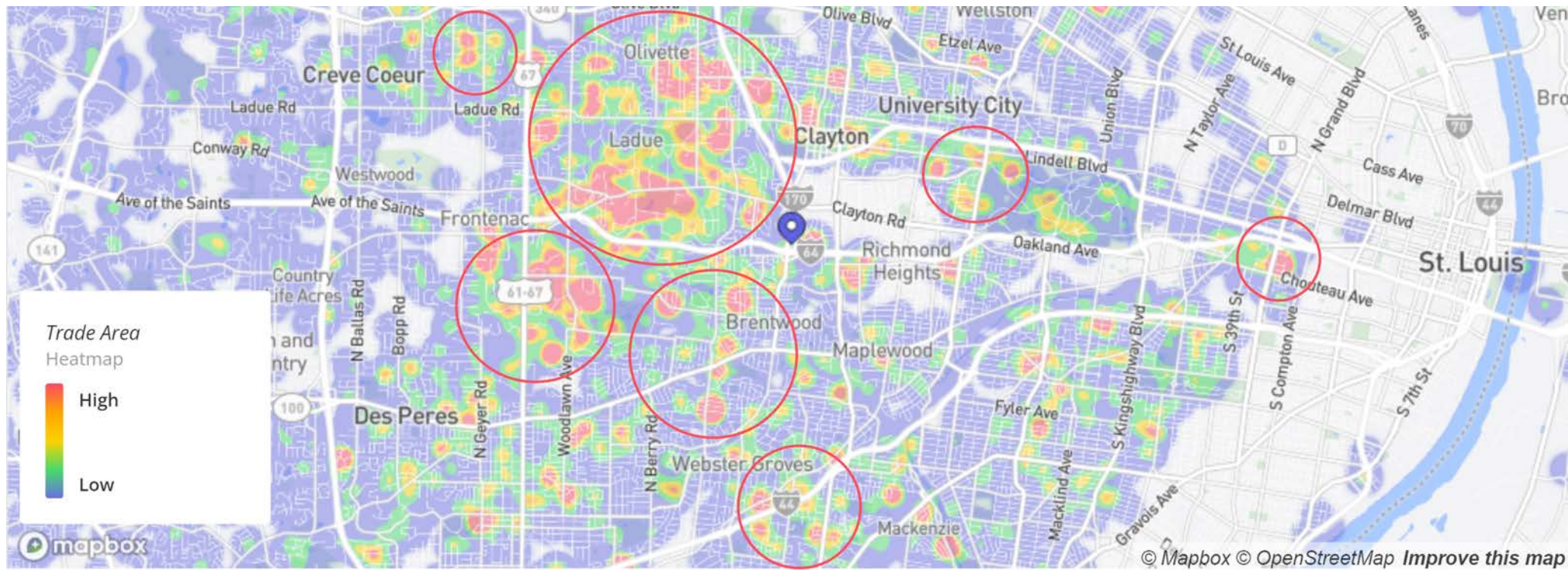
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WHERE DO OUR CUSTOMERS COME FROM?



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

