

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!

FULL FLOOR AVAILABLE

OWNED AND
MANAGED BY:

EDWARDS
REALTY COMPANY

MIXED-USE LIFESTYLE CENTER

THE BOULEVARD

MARKET AERIAL

PLEASE CONTACT: L³ CORPORATION
 RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



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THE BOULEVARD

ST. LOUIS IS...

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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

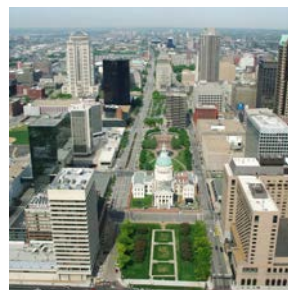

Washington
University in St. Louis

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[®]

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

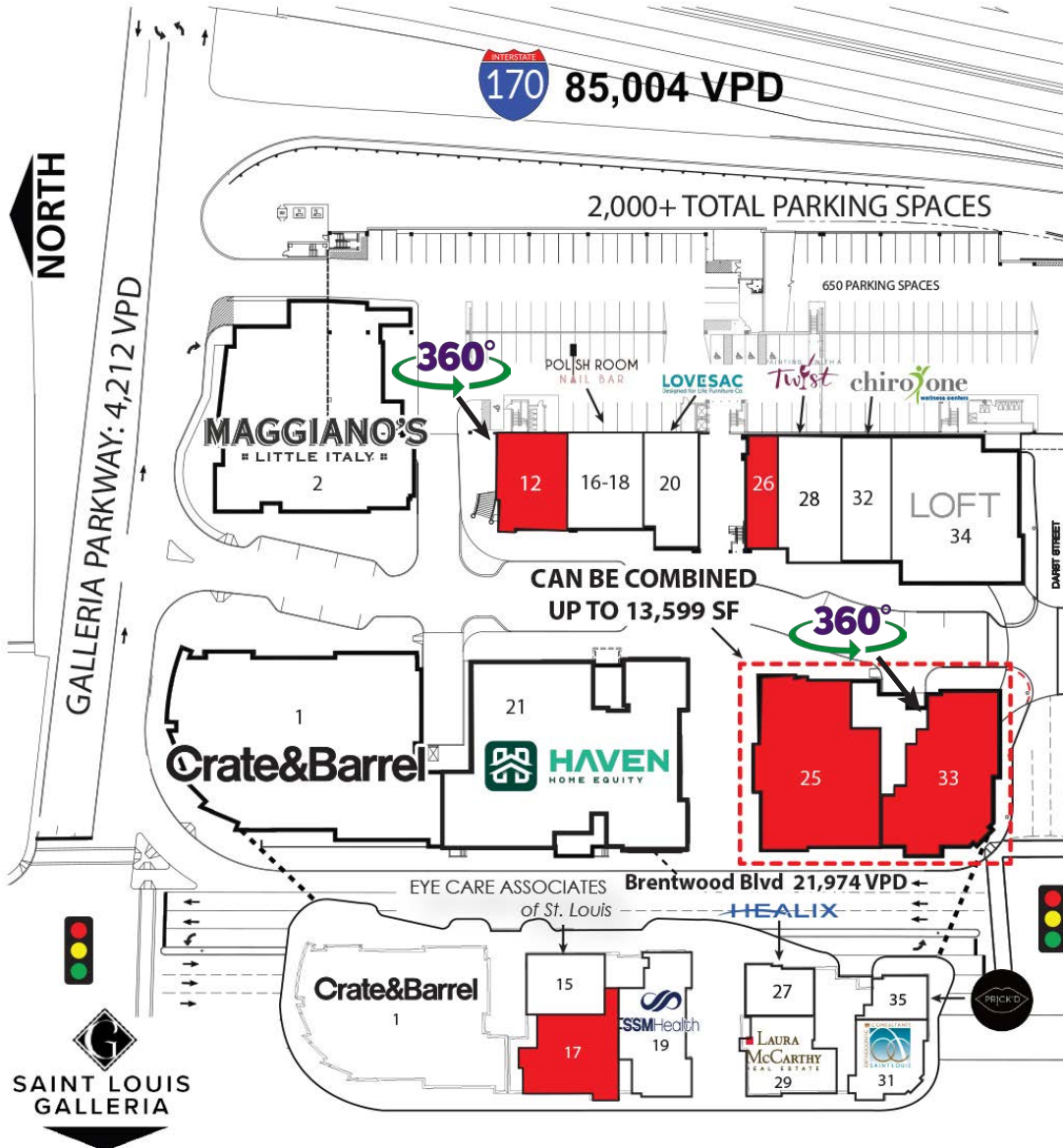
RETAIL SITE PLAN

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SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	AVAILABLE NOW
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 (173,596 VPD) & 170 (85,004 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

SAINT LOUIS GALLERIA

THE BOULEVARD

NUMBER OF VISITS

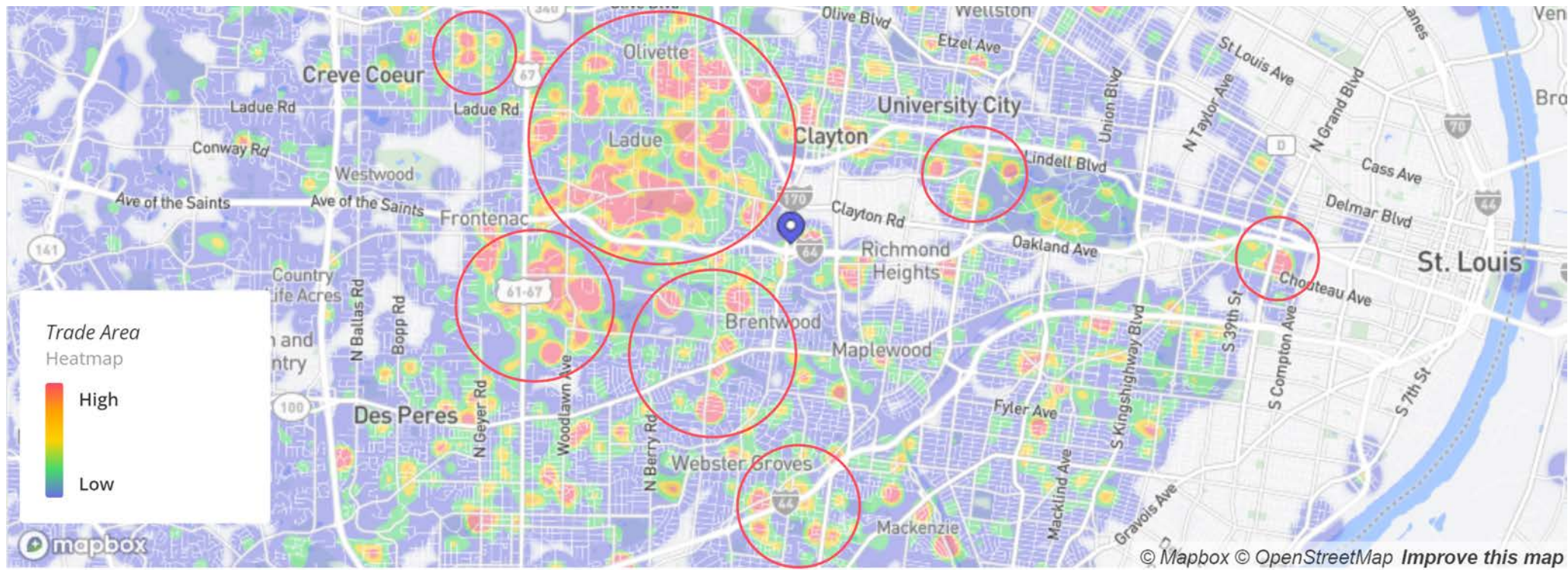
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WHERE DO OUR CUSTOMERS COME FROM?



POPULATION



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

HOUSEHOLDS



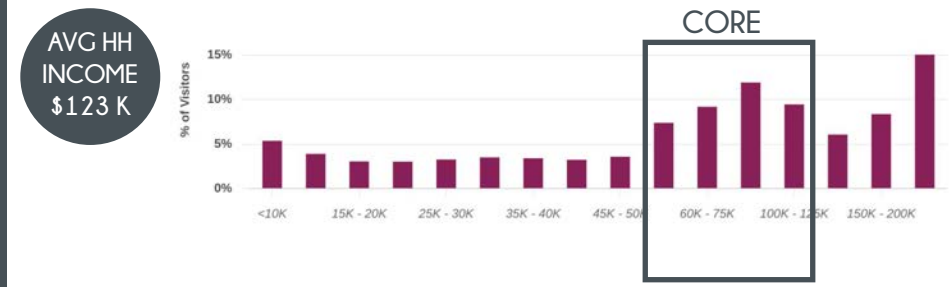
3 MI	5 MI	10 MI
48,566	134,287	402,416

AVG HH INCOME



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

AVERAGE HH INCOME OF THE BOULEVARD VISITORS



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PHOTOS

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