



# THE BOULEVARD PHASE II

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ST. LOUIS, MO

OPENING 2025



Commercial  
Real Estate

FEATURING

**aloft**<sup>®</sup>  
HOTELS

# THE BOULEVARD PHASE II

## ST. LOUIS IS...



### STL's 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)

**STL's  
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**



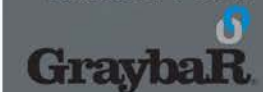
**Edward Jones**  
MAKING SENSE OF INVESTING

**Ranked #303**



**Ranked #393**

**Ranked #399**



**Ranked #500**



# THE BOULEVARD PHASE II

## MARKET AERIAL

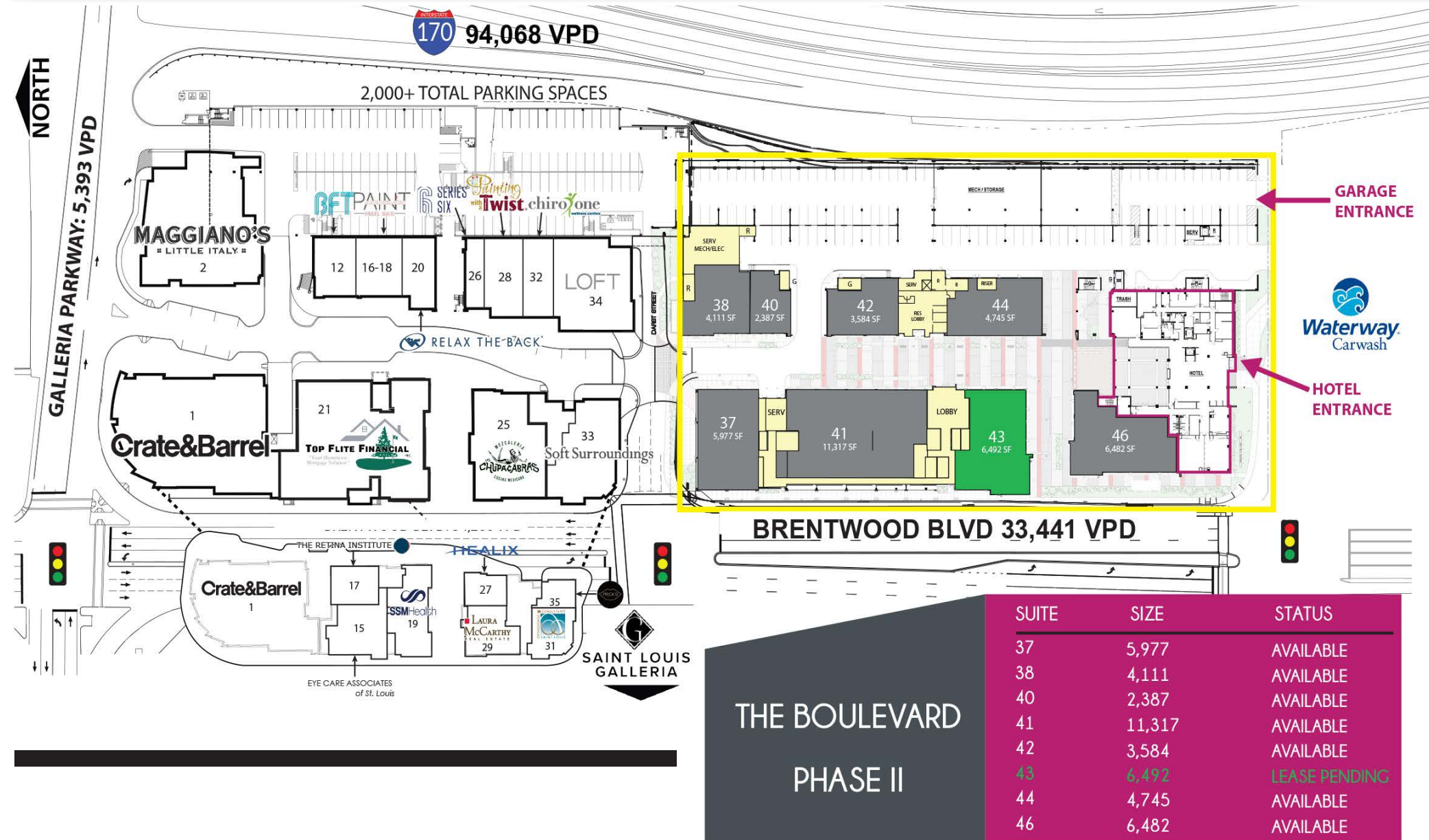


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# THE BOULEVARD PHASE II

## RETAIL SITE PLAN

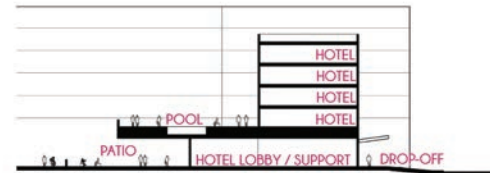
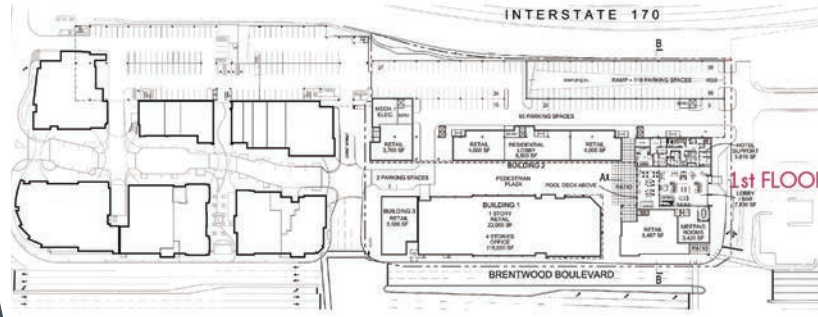


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## ALOFT INFO & RENDERING



- 115,000 SF OF OFFICE SPACE
- 127 ROOM ALOFT HOTEL
- 128 APARTMENTS (202 TOTAL)
- 779 PARKING SPACES (1,400 TOTAL)
- DAYTIME POPULATION WITHIN 1 MILE IS 18,401



EAST VIEW



SOUTH VIEW



5th and 6th FLOORS  
RESIDENTIAL - 68 UNITS

5th FLOOR



4th FLOOR  
RESIDENTIAL - 20 UNITS

4th FLOOR



3rd FLOOR  
RESIDENTIAL - 20 UNITS

3rd FLOOR



2nd FLOOR  
RESIDENTIAL - 20 UNITS

2nd FLOOR



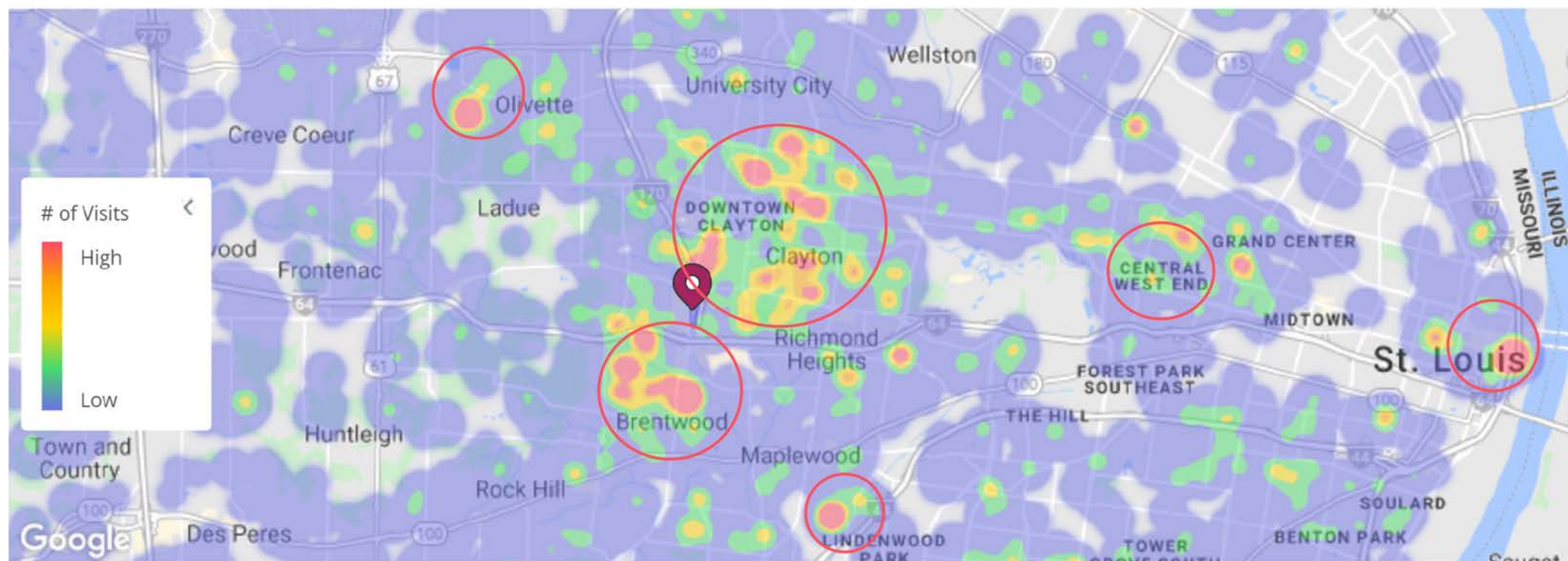


# THE BOULEVARD PHASE II

## NUMBER OF VISITS TO PHASE I



### WHERE DO OUR CUSTOMERS COME FROM



#### POPULATION



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

#### HOUSEHOLDS



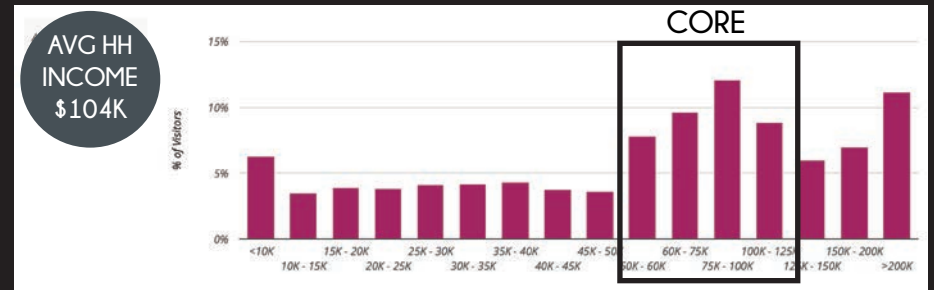
3 MI	5 MI	10 MI
48,082	132,166	399,136

#### AVG HH INCOME



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

#### AVERAGE HH INCOME OF THE BOULEVARD VISITORS



# THE BOULEVARD PHASE II

## CONTACT



### THE BOULEVARD PHASE II LEASING TEAM

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PERSPECTIVE LOOKING SOUTH



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING NORTH