



THE BOULEVARD PHASE II

ST. LOUIS, MO

OPENING 2025



FEATURING



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



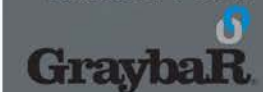
Edward Jones
MAKING SENSE OF INVESTING

Ranked #303



Ranked #393

Ranked #399



Ranked #500

THE BOULEVARD PHASE II

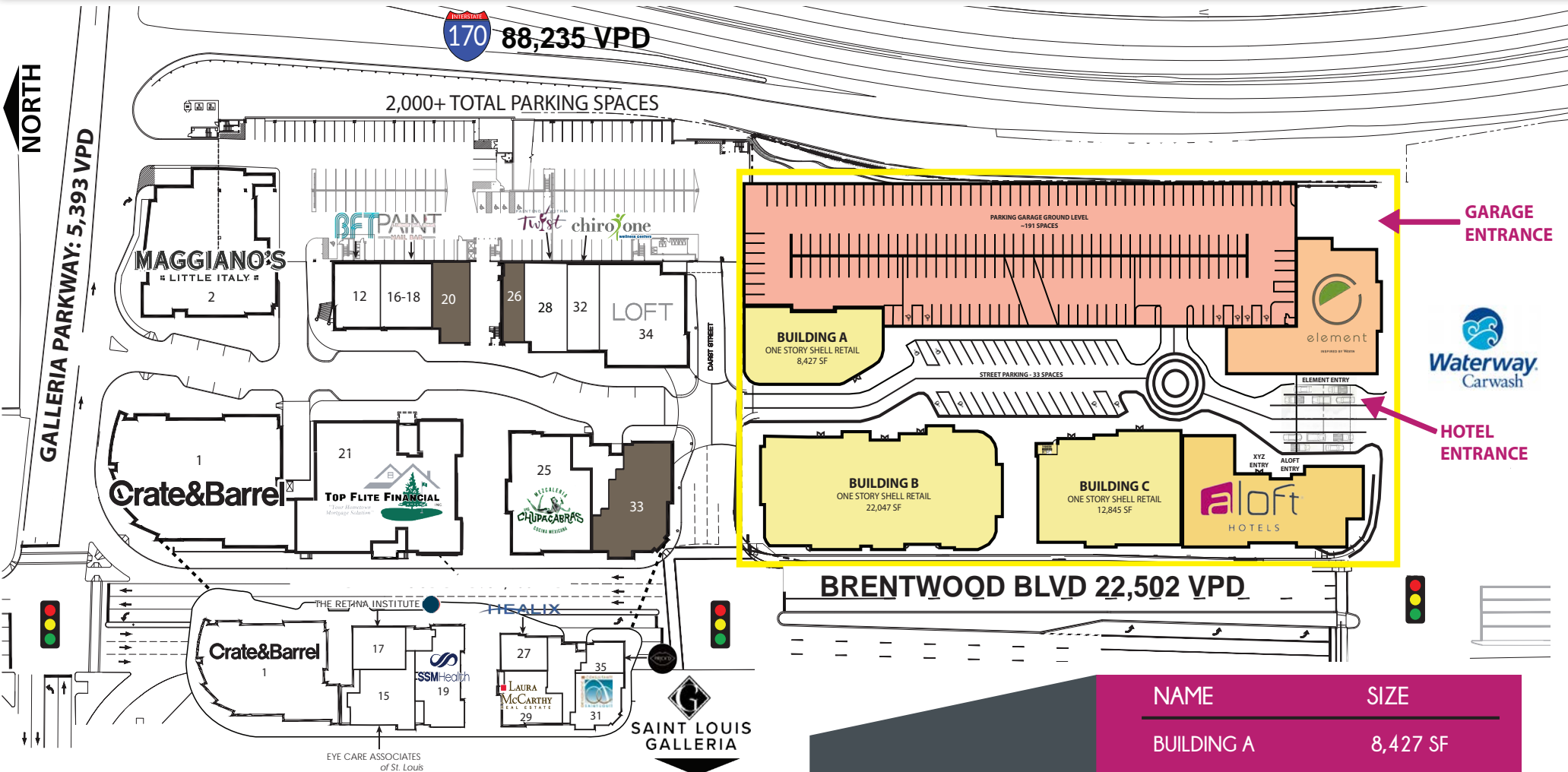
MARKET AERIAL



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THE BOULEVARD PHASE II

RETAIL SITE PLAN



THE BOULEVARD PHASE II

NAME	SIZE
BUILDING A	8,427 SF
BUILDING B	22,047 SF
BUILDING C	12,845 SF
ALOFT HOTEL	102 ROOMS
ELEMENT HOTEL	129 ROOMS

THE BOULEVARD PHASE II

HOTEL INFO & RENDERING



- 102 ROOM ALOFT HOTEL
- 129 ROOM ELEMENT HOTEL
- 128 APARTMENTS (202 TOTAL)
- 779 PARKING SPACES (1,400 TOTAL)
- DAYTIME POPULATION WITHIN 1 MILE IS 18,401

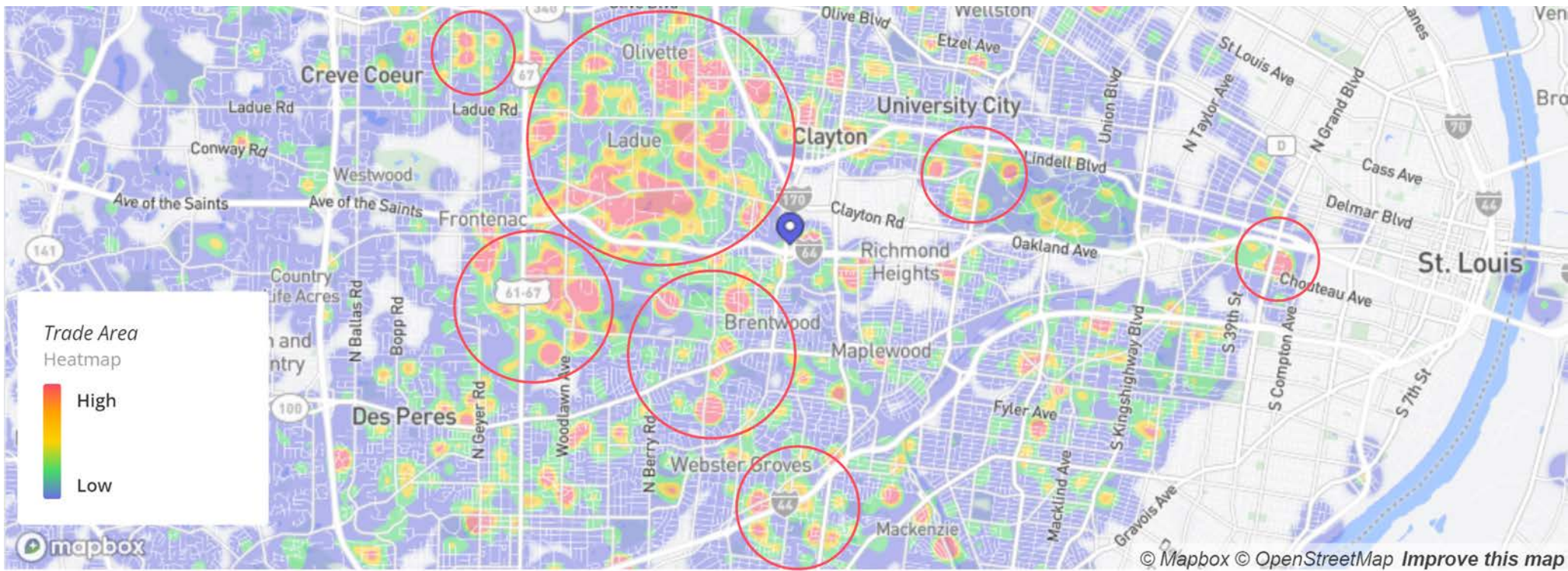


THE BOULEVARD PHASE II

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



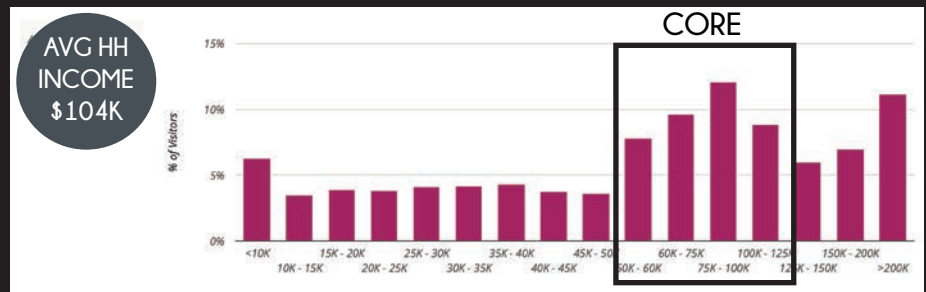
3 MI	5 MI	10 MI
48,082	132,166	399,136

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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