



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

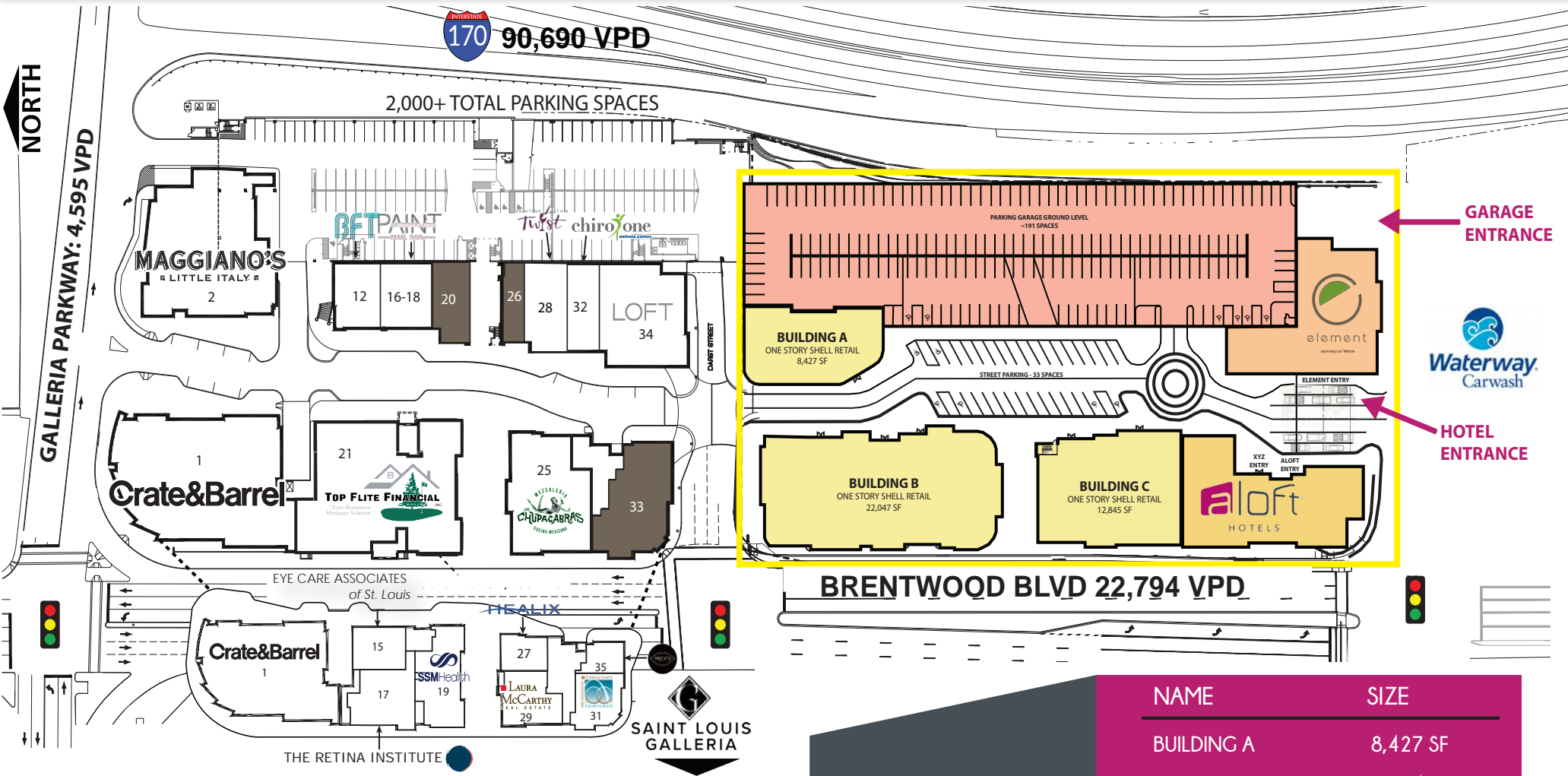
MARKET AERIAL



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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

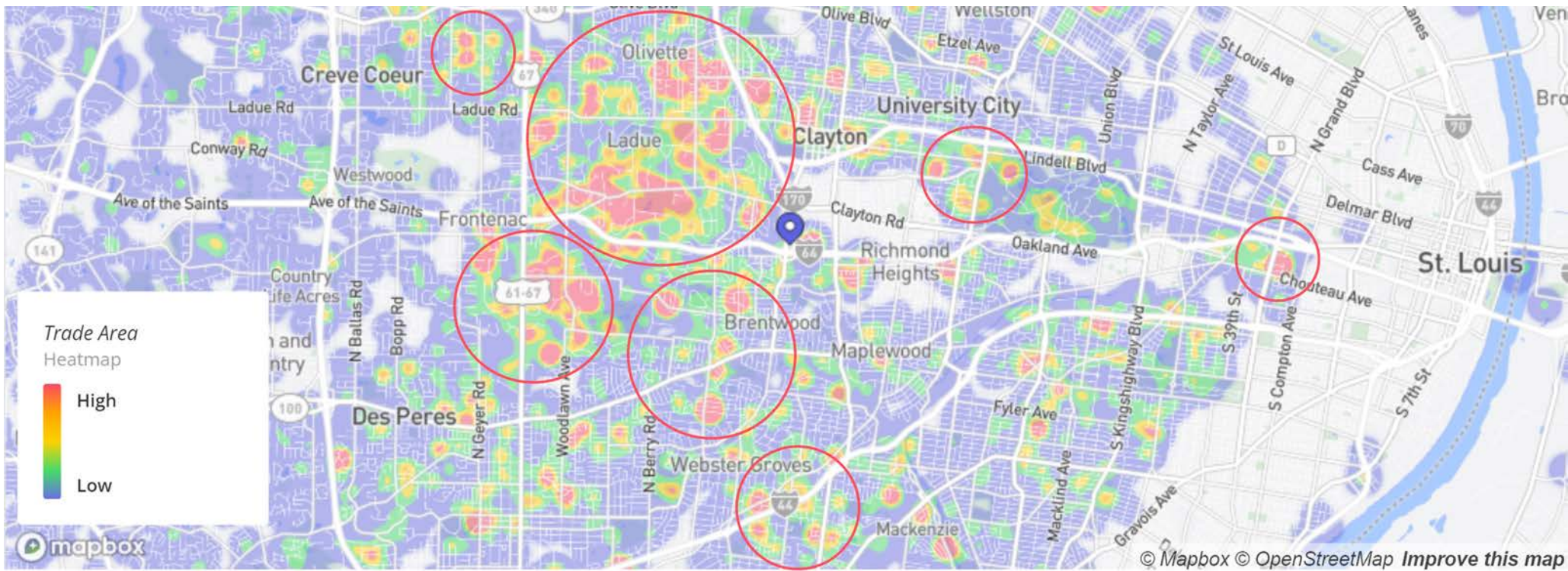


THE BOULEVARD PHASE II

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



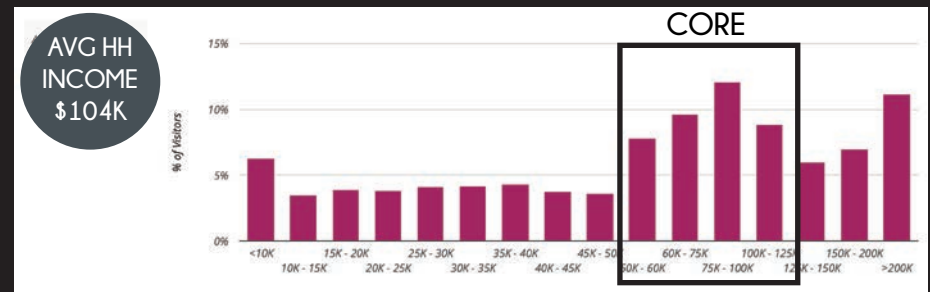
| 3 MI | 5 MI | 10 MI |
|--------|---------|---------|
| 48,082 | 132,166 | 399,136 |

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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