

DELIVERING 2026
OPENING LATE 2027


OLIVIA VILLAGE

THE HEART OF CREVE COEUR



XTEAM
RETAIL ADVISORS



DEPARTMENT
STORE

PRELIMINARY RENDERING ONLY

ABOUT CREVE COEUR

Creve Coeur is a premier community for business in the St. Louis Area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64, Olive Boulevard and Lindbergh Boulevard connect Creve Coeur to the greater St. Louis Metropolitan Area. St. Louis Lambert International Airport is less than a 10 mile drive from the City of Creve Coeur.

Creve Coeur is a key node for technology, life sciences and health services in St. Louis. The city is home to Bayer Crop Science Division Headquarters and the Donald Danforth Plant Science Center. Eight of the 25 largest IT consulting firms, two of the largest banks, and two of the largest international companies in the St. Louis Metropolitan Area are located in Creve Coeur.

3 MILE POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
65,884	28,255	\$128,210



POPULATION:	20,877
HOUSEHOLDS:	8,904
AVG HH INCOME:	\$169,482
EMPLOYEES:	41,096
DAYTIME POP:	35,669



ABOUT OLIA VILLAGE



Nestled in the rolling hills of Creve Coeur, Olia Village is a sophisticated urban locale with boundless possibilities. The juxtaposition of eclectic restaurants, peaceful trails, innovative businesses and upscale residences within a natural landscape embodies the best life can offer. Explore a community rich with art, culture and enthusiasm within the heart of Creve Coeur.

Experience the best at Olia Village.



LIVE — LUXURIOUSLY

WORK — CONVENIENTLY

PLAY — ADVENTUROUSLY

SHOP — ECLECTICALLY

LIVE LUXURIOUSLY

Residents at Olia Village have it all; a diverse, multi-generational community with 1,200 modern apartments and 75 luxury villas just steps away from first-class shopping, dining and work, conveniently located in the beautiful scenic hills of Creve Coeur.

WORK CONVENIENTLY

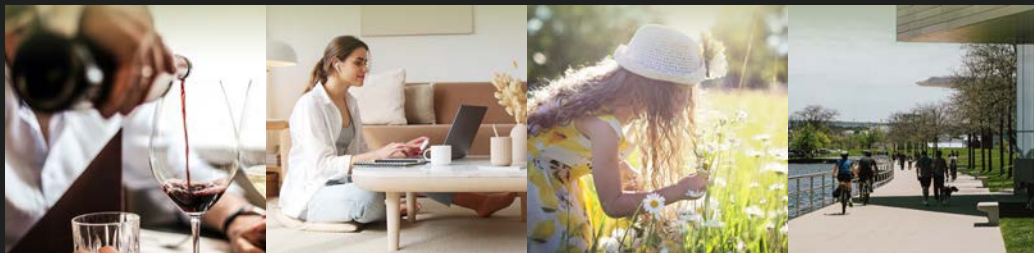
With ±300,000 sf of office space, Olia Village provides the optimal work experience. Olia offers the convenience of a metropolitan city with easy access to major highways and within walking distance to the area's finest shops, restaurants, picturesque trails and parkland.

PLAY ADVENTUROUSLY

Merging an eclectic mix of casual and sophisticated restaurants, public art, peaceful outdoor recreation and exciting community events, residents and visitors can experience the best life has to offer at Olia Village.

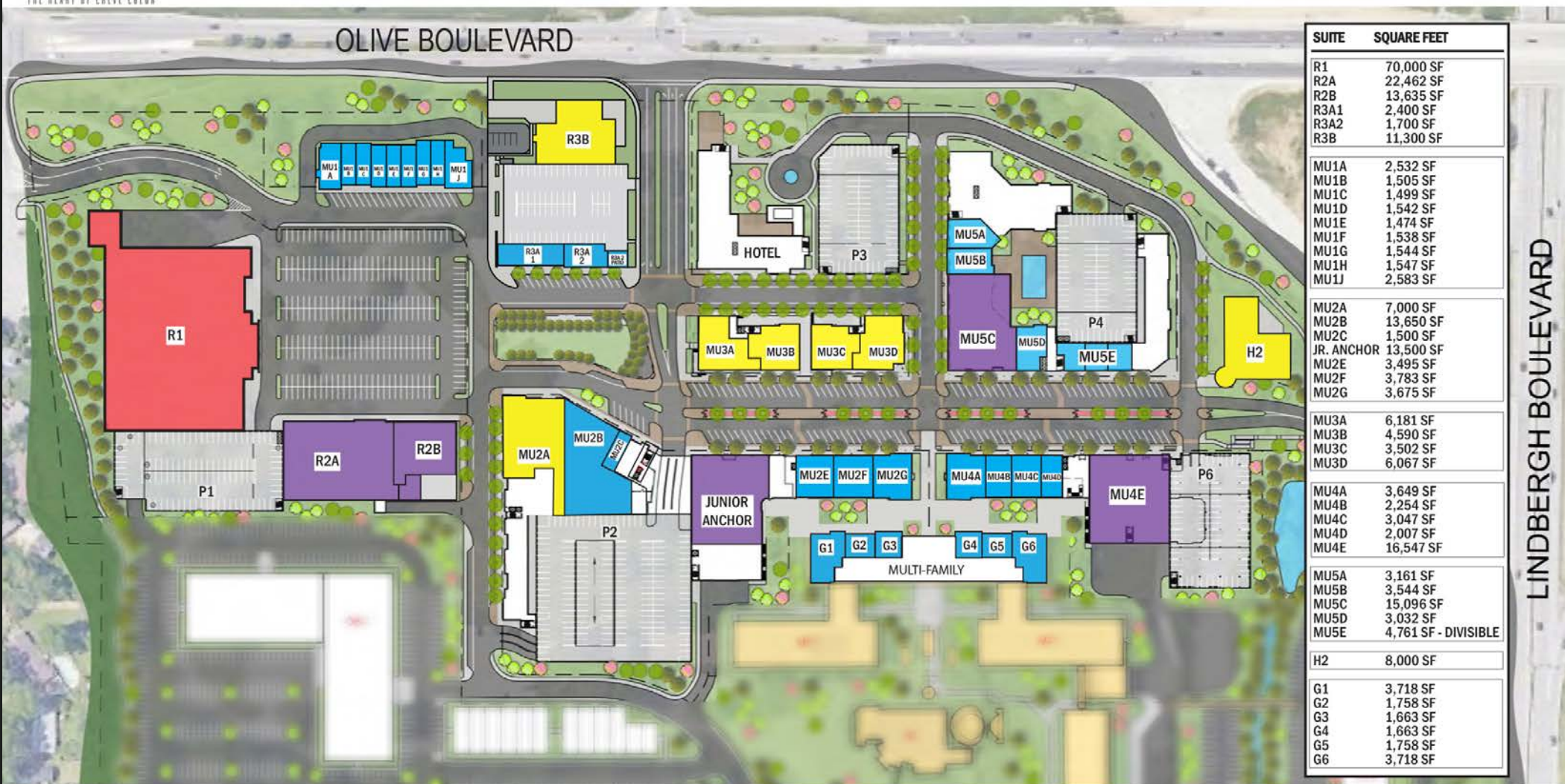
SHOP ECLECTICALLY

Olia Village provides an unbeatable location with a cosmopolitan oasis. A planned vibrant, amenity-rich shopping community that will serve Creve Coeur and beyond. The bustling main street at Olia Village will feature ±400,000 sf of retail, encompassing a unique collage of boutique shops and popular retailers to appeal to a wide variety of shoppers in a pedestrian-friendly environment.



RETAIL SITE PLAN

THE HEART OF OLIVE COVE



SUITE	SQUARE FEET
R1	70,000 SF
R2A	22,462 SF
R2B	13,635 SF
R3A1	2,400 SF
R3A2	1,700 SF
R3B	11,300 SF
MU1A	2,532 SF
MU1B	1,505 SF
MU1C	1,499 SF
MU1D	1,542 SF
MU1E	1,474 SF
MU1F	1,538 SF
MU1G	1,544 SF
MU1H	1,547 SF
MU1J	2,583 SF
MU2A	7,000 SF
MU2B	13,650 SF
MU2C	1,500 SF
JR. ANCHOR	13,500 SF
MU2E	3,495 SF
MU2F	3,783 SF
MU2G	3,675 SF
MU3A	6,181 SF
MU3B	4,590 SF
MU3C	3,502 SF
MU3D	6,067 SF
MU4A	3,649 SF
MU4B	2,254 SF
MU4C	3,047 SF
MU4D	2,007 SF
MU4E	16,547 SF
MU5A	3,161 SF
MU5B	3,544 SF
MU5C	15,096 SF
MU5D	3,032 SF
MU5E	4,761 SF - DIVISIBLE
H2	8,000 SF
G1	3,718 SF
G2	1,758 SF
G3	1,663 SF
G4	1,663 SF
G5	1,758 SF
G6	3,718 SF

GROCER

JR. ANCHOR

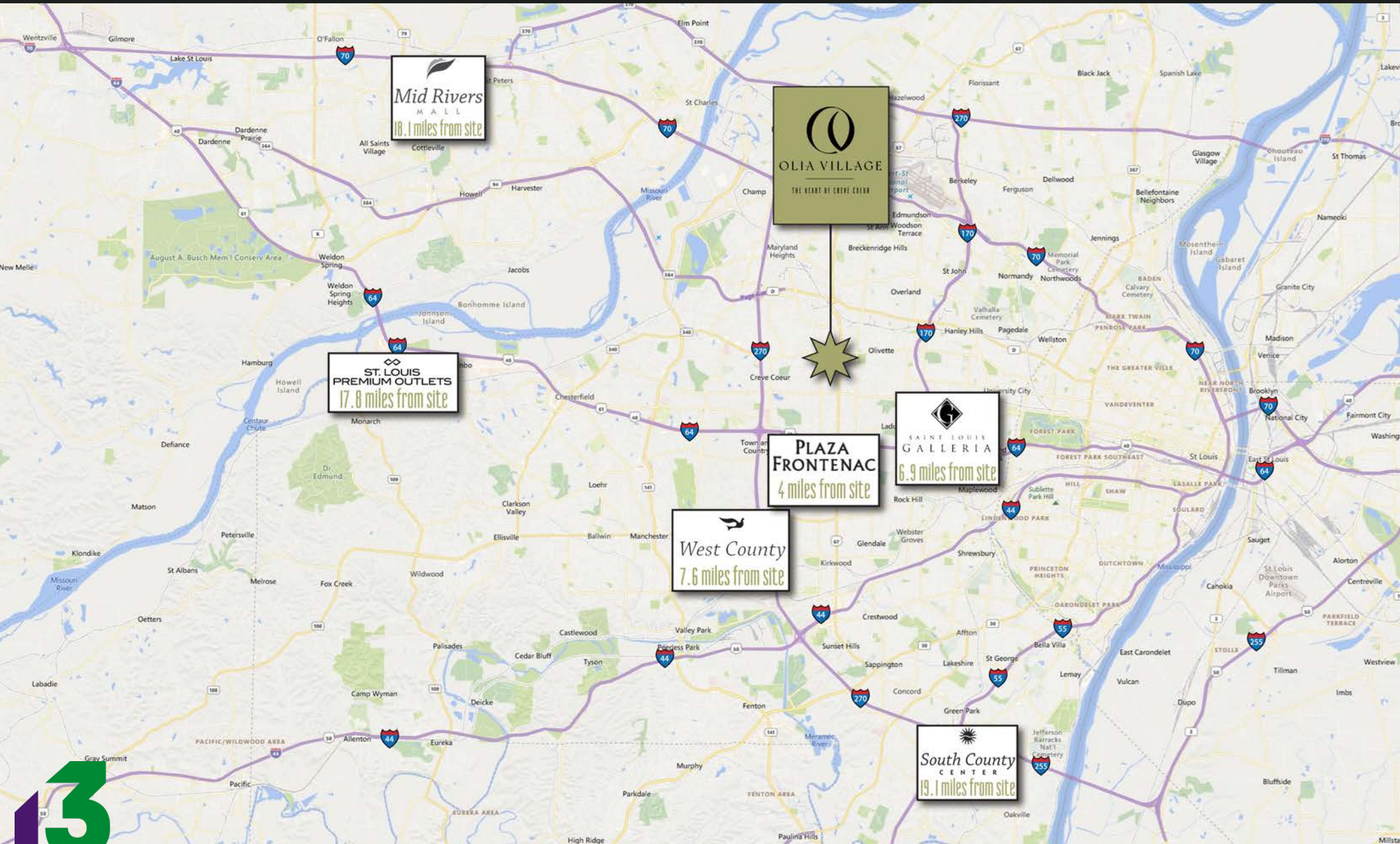
RESTAURANT

SMALL SHOPS

GARAGE

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.

ST. LOUIS MARKET MAP

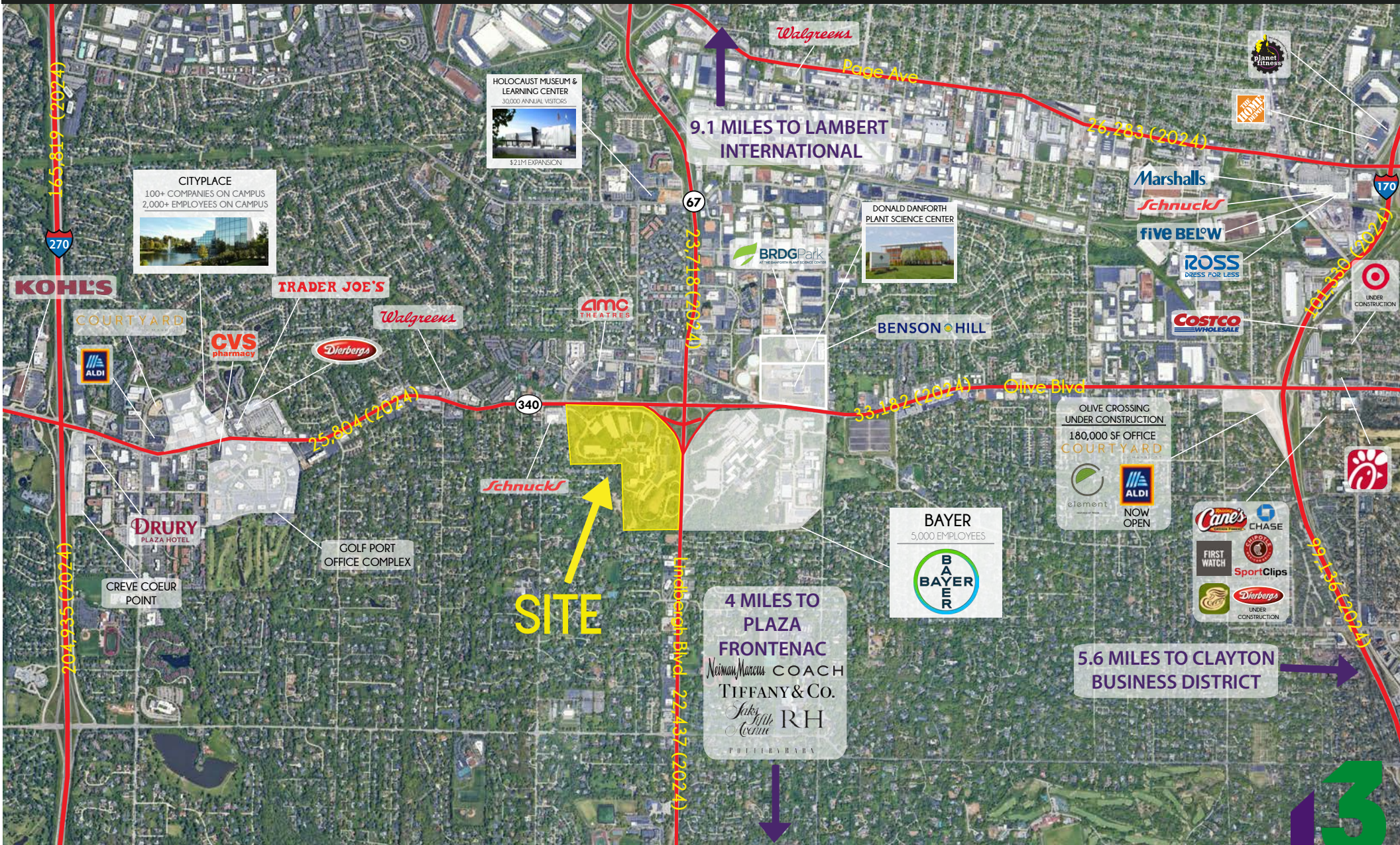


The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates 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.

CREVE COEUR AERIAL

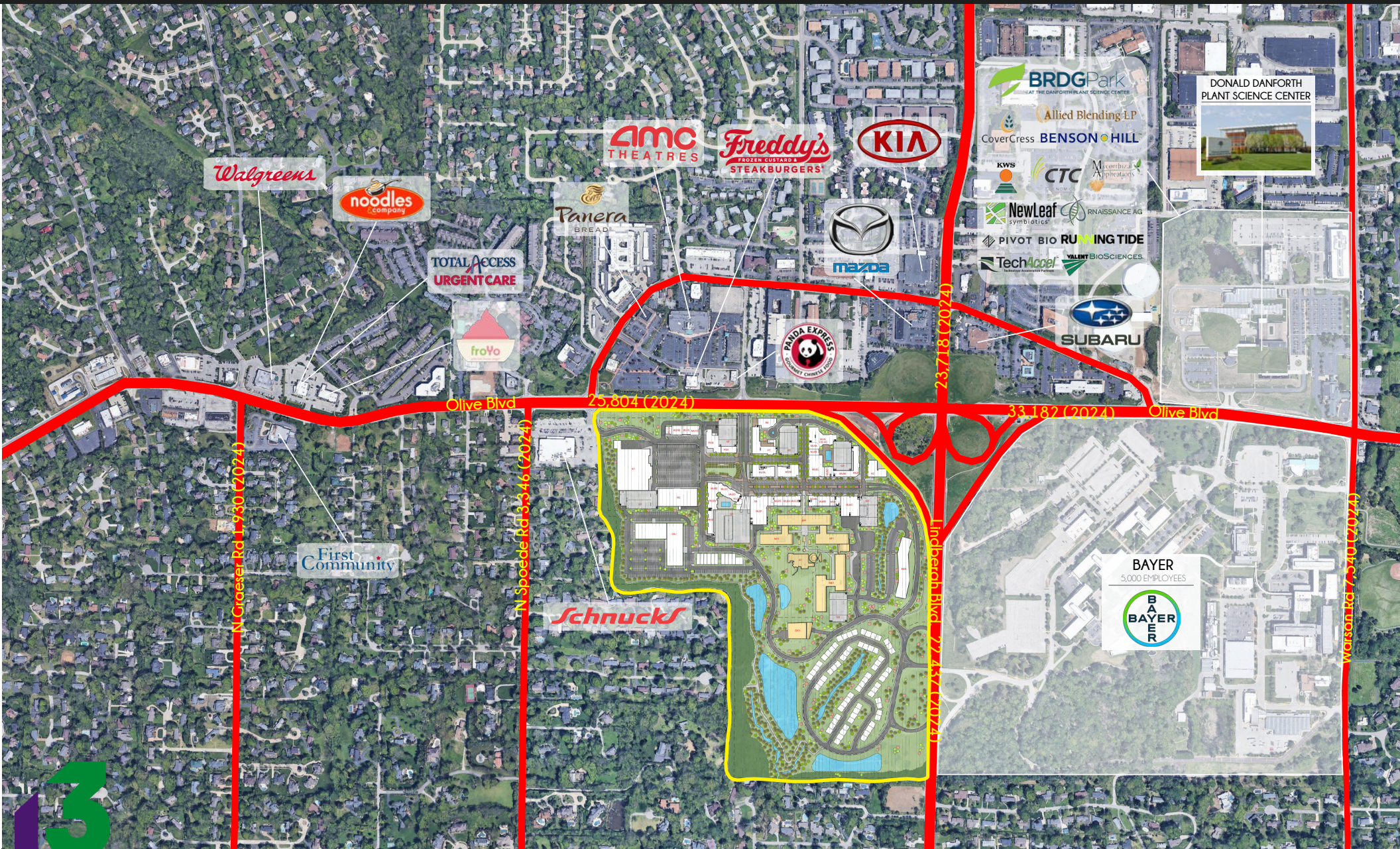


OLIVIA VILLAGE



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.

CREVE COEUR ZOOM AERIAL

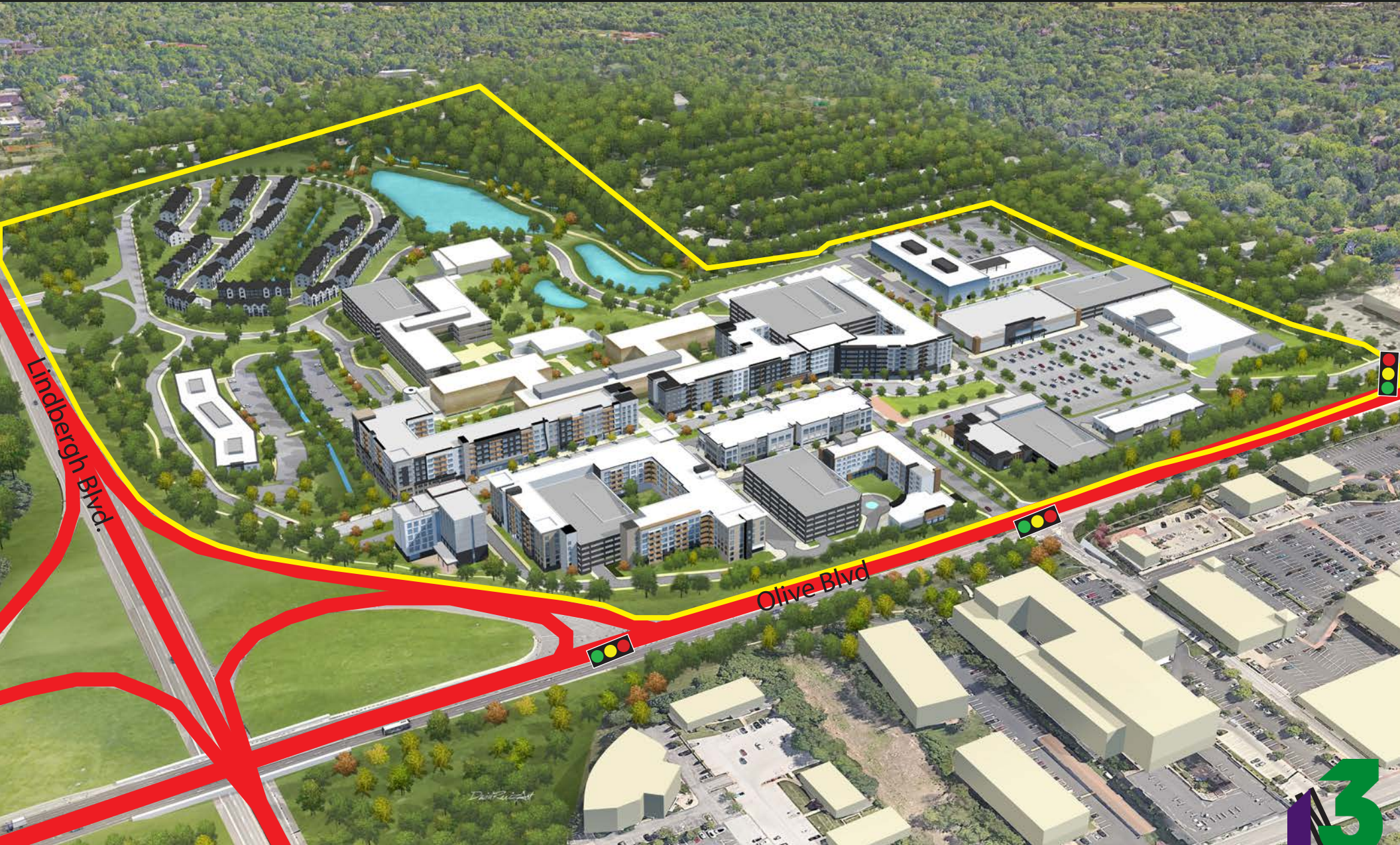


The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates 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.

OLIA VILLAGE RENDERING



OLIA VILLAGE



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.

CONTACT



OLIVIA VILLAGE

THE HEART OF CREVE COEUR



RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET