DELIVERING 2026 OPENING LATE 2027



THE HEART OF CREVE COEUI



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



POPULATION:

HOUSEHOLDS:

AVG HH INCOME: \$169,482

EMPLOYEES:

DAYTIME POP: 35,669



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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.

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.

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.

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











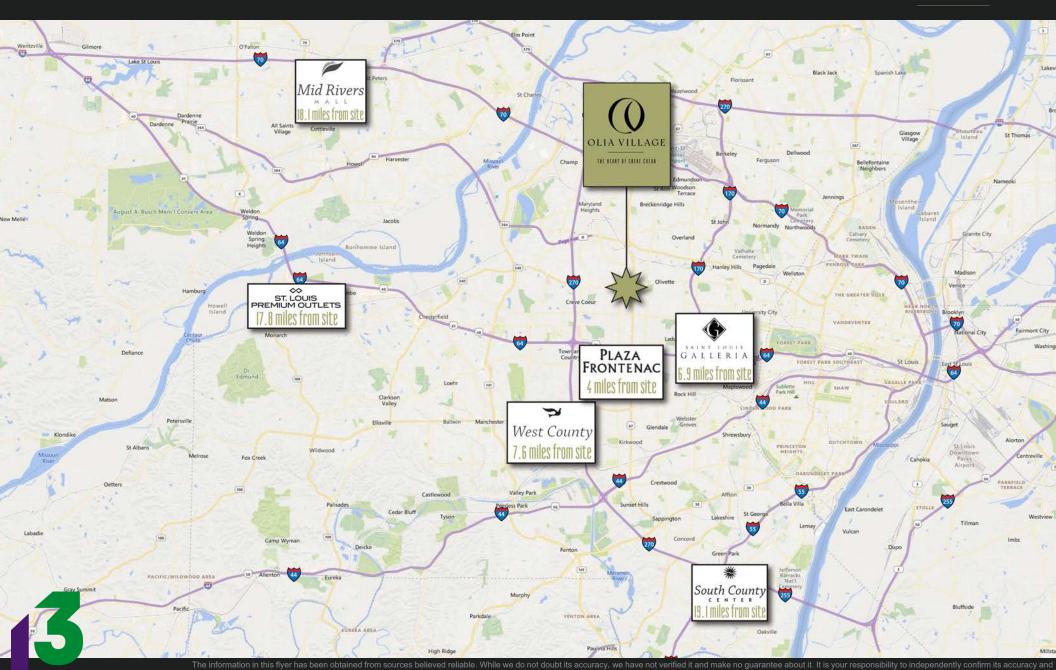






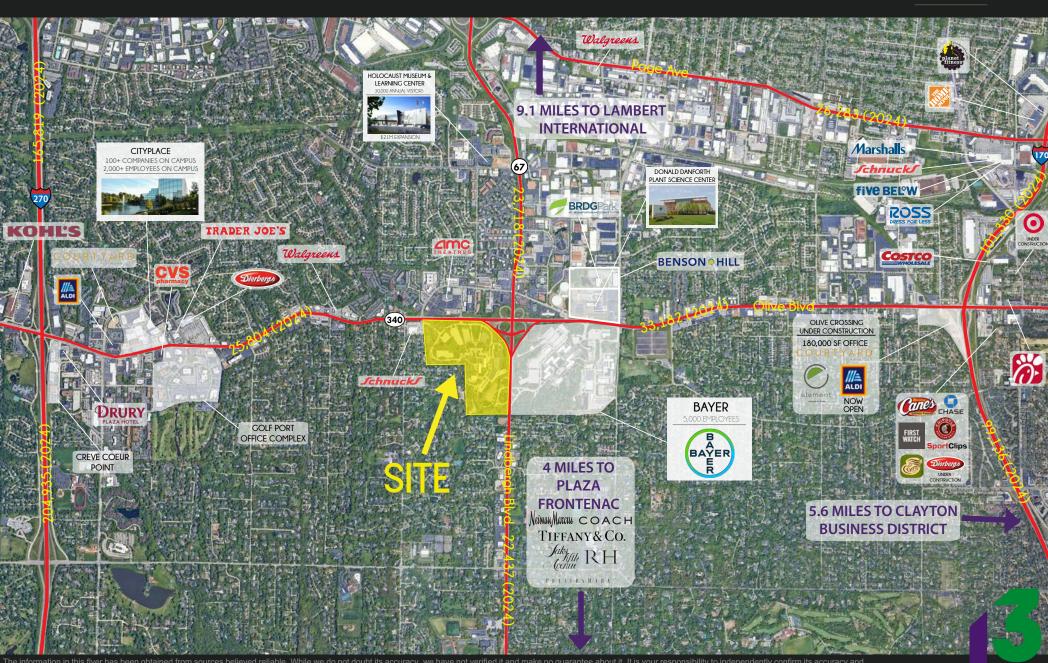
ST. LOUIS MARKET MAP





CREVE COEUR AERIAL

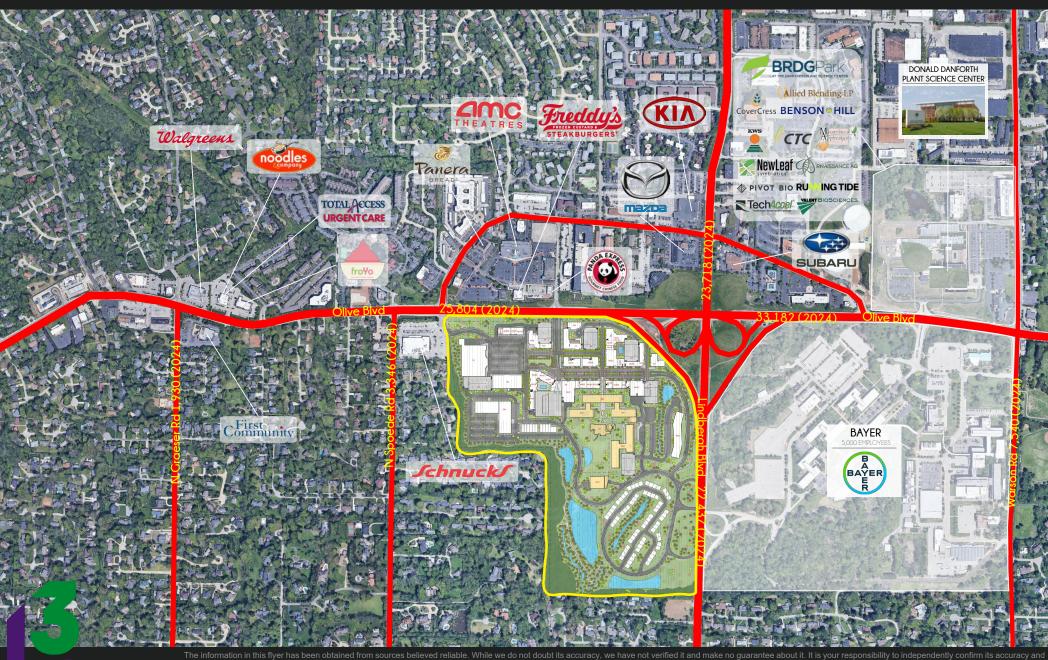




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CREVE COEUR ZOOM AERIAL





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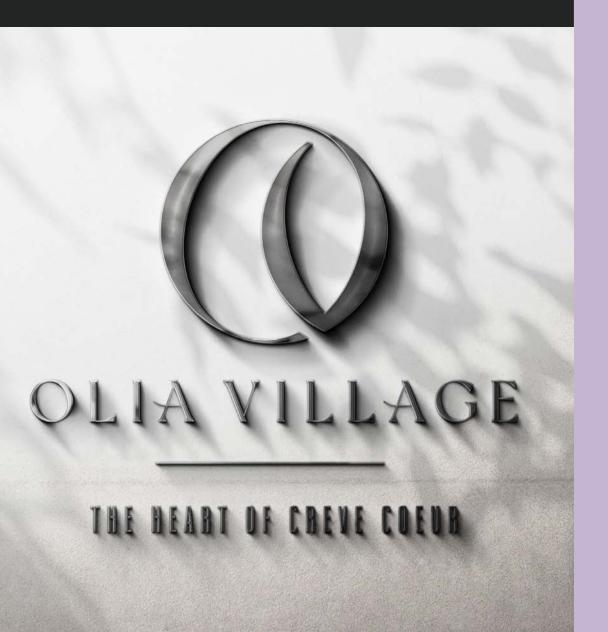
OLIA VILLAGE RENDERING





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