

AVENIR

I-170 & DELMAR BLVD

ST. LOUIS, MO



LOCATION.
commercial real estate



AVENIR AT DELMAR & 170

NEIGHBORHOOD VIBE

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ANNUAL DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
	11,314	98,253	257,392
HOUSEHOLDS	1 MI	3 MI	5 MI
	5,221	41,850	114,108
AVG HH INCOME	1 MI	3 MI	5 MI
	\$263,603	\$176,547	\$139,939

University City, Missouri, is a vibrant, diverse community of about 35,000 at the heart of the St. Louis Metropolitan area. With dozens of churches and synagogues; parks; numerous community organizations; and active entertainment and restaurant districts, University City has something for everyone in the family. Perhaps the most well-known part of University City is the U-City Loop, a vibrant six-block entertainment, restaurant and shopping district that expands into the city of St. Louis. The American Planning Association named the Loop "One of the 10 Great Streets in America."

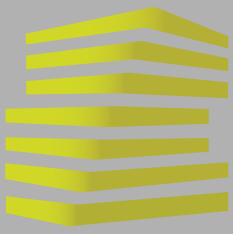


NEARBY RESTAURANTS & RETAILERS INCLUDE:



www.LocationCRE.com

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AVENIR AT DELMAR & 170

SITE PLAN

ALEX APTER

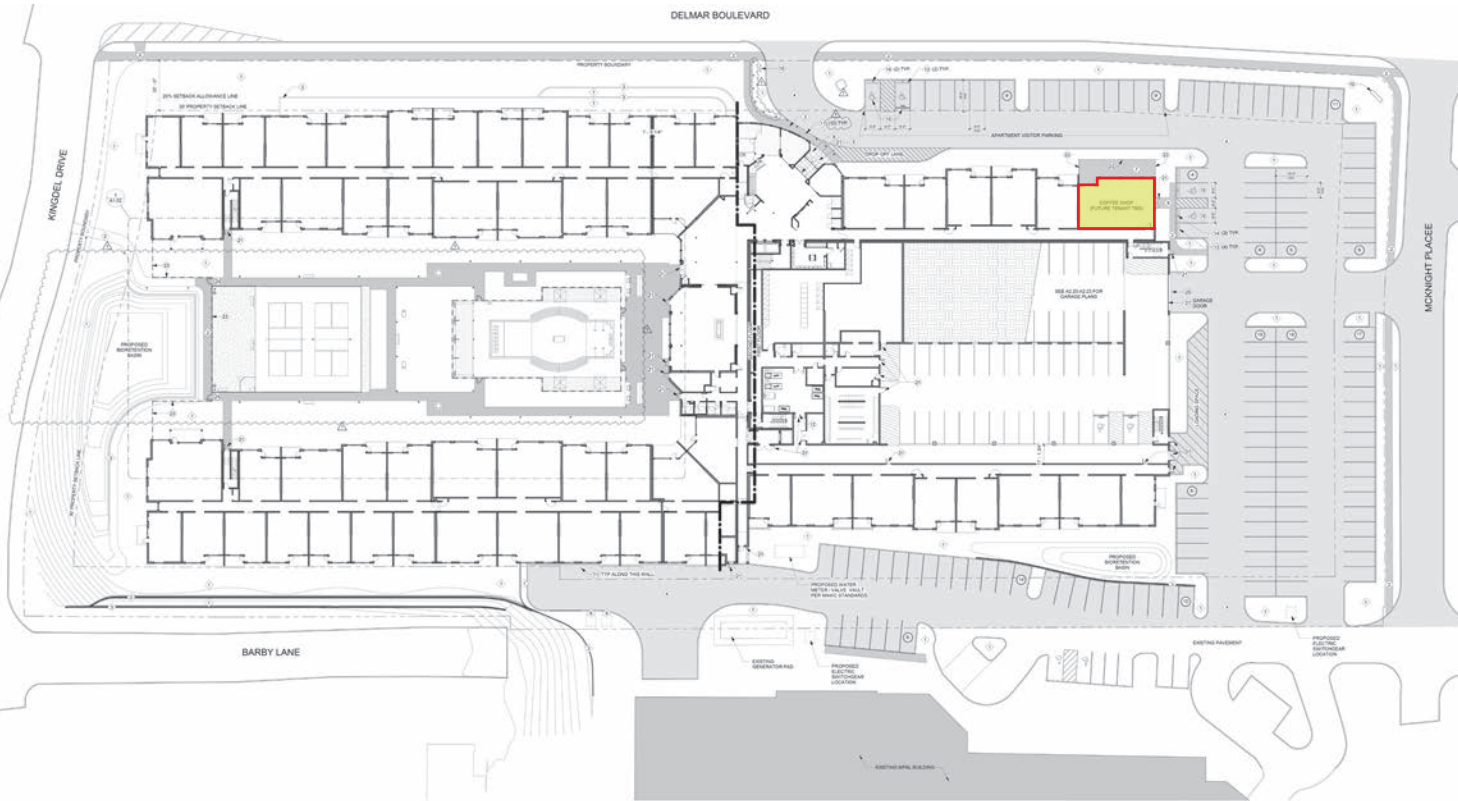
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- 1,300 SF ENDCAP AVAILABLE AT THE CORNER OF DELMAR AND MCKNIGHT PLACE
- ONLY COMMERCIAL OPPORTUNITY WITHIN THE PROJECT
- PROJECT INCLUDES 265 UPSCALE APARTMENTS
- THE UPSCALE GATESWORTH RETIREMENT COMMUNITY ABUTS THIS SITE WHICH HAS 500 RESIDENTS AND DRAWS APPROXIMATELY 500 EMPLOYEES AND 100 VISITORS DAILY
- QUICK DRIVE TO DELMAR LOOP, FOREST PARK, CLAYTON BUSINESS DISTRICT, AND ST. LOUIS GALLERA
- DENSE RESIDENTIAL AREA WITH HIGH BARRIERS OF ENTRY
- 129,438 VPD ON I-170
- CONTACT BROKER FOR PRICING



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MARKET AERIAL

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SITE

ST. LOUIS GALLERIA
BROOKFIELD PROPERTY PARTNERS
1,050,000 SF GLA

NORDSTROM

macy's

Dillard's

rack
WHOLE FOODS
Michael's
ARHAUS
The Container Store
PROPOSED
FERGUSON

Target
ULTA
WORLD MARKET
PET SMART
FIVE BELOW
TRADER
JOE'S

The Boulevard
Crate & Barrel
Migliano's

Bierbergs Brentwood Pointe
petco
DSW
FAMOUS
HomeGoods
Dierbergs

BEST BUY
FORMER
BED BATH & BEYOND

MENARDS

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