



LOCATION.
commercial real estate



M X R E T A I L

635 E. WASHINGTON AVE, ST. LOUIS, MO

MX RETAIL

ABOUT THE SPACE



IN THE HEART OF DOWNTOWN ST. LOUIS, THE MX DISTRICT STANDS AS A PREMIER HUB FOR DINING, SHOPPING, AND ENTERTAINMENT. THIS HIGH-ENERGY, AMENITY-RICH DISTRICT CATERES TO DOWNTOWN RESIDENTS, PROFESSIONALS, LOCALS, AND TOURISTS WITH A CURATED MIX OF TOP-TIER RESTAURANTS, RETAIL, AND EXPERIENCES. ANCHORED BY THE NATIONAL BLUES MUSEUM, MX MOVIES, EMBASSY SUITES, AND THE DOWNTOWN YMCA, THE MX IS JUST STEPS FROM THE ARCH, BUSCH STADIUM, AND ENTERPRISE CENTER.

WITH CONSTANT BUZZ AND A PULSE THAT KEEPS THE CITY MOVING, THE MX DISTRICT SEAMLESSLY LINKS ST. LOUIS' MOST POPULAR ATTRACTIONS. WHETHER IT'S A PRE-GAME DINNER, AN AFTER-WORK HAPPY HOUR, OR CATCHING THE LATEST MOVIE RELEASE, THIS IS THE PLACE WHERE BUSINESS MEETS PLEASURE AND THE CITY COMES ALIVE.

FOR MORE DETAILS OR TO DISCUSS LEASING OPPORTUNITIES, PLEASE REACH OUT TO OUR BROKERAGE TEAM.



M X R E T A I L N E I G H B O R H O O D V I B E



1 mile 3 mile 5 mile

POPULATION	13,360	70,453	196,541
HOUSEHOLDS	8,000	34,848	94,409
EMPLOYEES	41,420	93,504	152,018
MED HH INCOME	\$60,357	\$50,439	\$52,219

Downtown St. Louis, cradled by the Mississippi River and crowned by the Gateway Arch, is a thriving center for retail, entertainment, and tourism. Despite its compact one-square-mile size, the area is home to some of the city's biggest attractions, including Busch Stadium, Enterprise Center, the St. Louis Aquarium at Union Station, and CityPark. These iconic venues draw massive crowds year-round, making Downtown a prime spot for retail businesses looking to benefit from the influx of sports fans and event-goers.

The area's retail landscape is evolving, thanks to the 2020 Design Downtown STL initiative, which aims to boost foot traffic and foster a more walkable, bikeable environment. As part of this transformation, Downtown has been making strides to incorporate green spaces and pedestrian-friendly zones, giving shoppers an inviting experience as they explore local boutiques, national retailers, and dining options. Retailers are uniquely positioned to thrive in this vibrant atmosphere, with the steady stream of visitors drawn to Busch Stadium for Cardinals games, CityPark for St. Louis CITY SC matches, and the nearby Enterprise Center for Blues hockey and concerts.

Historic buildings, with their beautiful brick facades and modernized interiors, house many retail spaces, offering an attractive mix of old-world charm and contemporary convenience. Whether it's a specialty shop, a trendy restaurant, or a pop-up concept, these storefronts benefit from the high visibility that comes with Downtown's ever-growing event scene.

As Downtown St. Louis continues to grow, retailers are at the heart of the area's revitalization, capitalizing on its unique blend of culture, sports, and history. With affordable leasing options and major investments in infrastructure, the district is poised to become a bustling hub for commerce, attracting both locals and tourists eager to experience all that this dynamic neighborhood has to offer.



M X R E T A I L

AREA EATS + HOT SPOTS



Sugarfire
Smoke House

Hi-Pointe
DRIVE-IN

CRAZY
BOWLS
& WRAPS

MI
MOVIES & BAR

SNARF'S
Sandwiches

the **Y**
YMCA

DGX

AMERICA'S
CENTER

BUSCH
STADIUM

E
EMBASSY
SUITES
by Hilton™

CITYPARK

CITY
FOUNDRY
PUBLIC STL MARKET

ALAMO
DRAFTHOUSE CINEMA

CITY WINERY

FRESH THYME
MARKET™

Puttshack
BAR • DINING • MINI GOLF

TARGET

TOPGOLF

IKEA

CORTEX
innovation community

Enterprise
CENTER

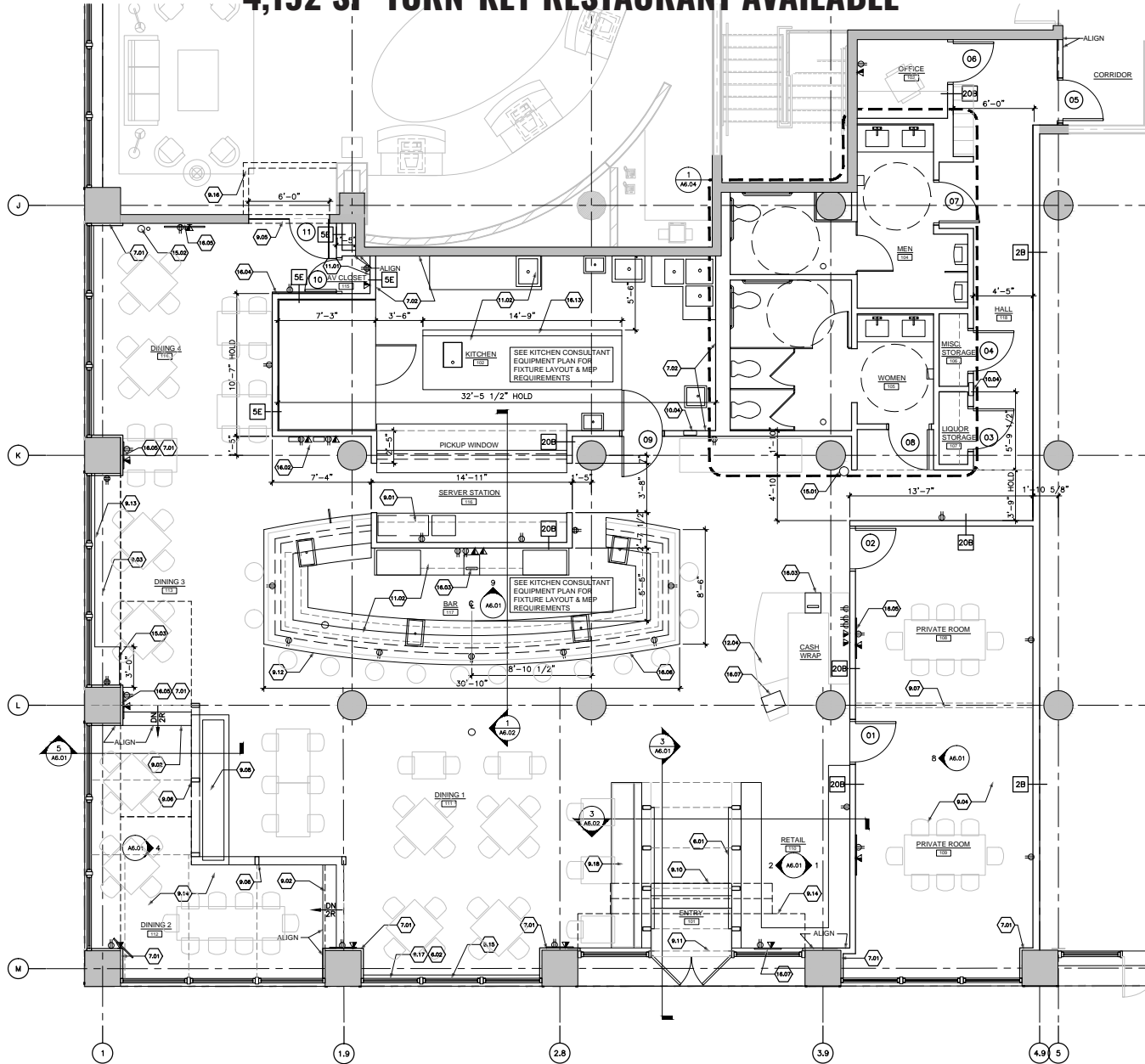
THE GROVE



M X R E T A I L L E A S I N G P L A N



635 E. WASHINGTON AVE, ST. LOUIS, MO
4,192 SF TURN-KEY RESTAURANT AVAILABLE

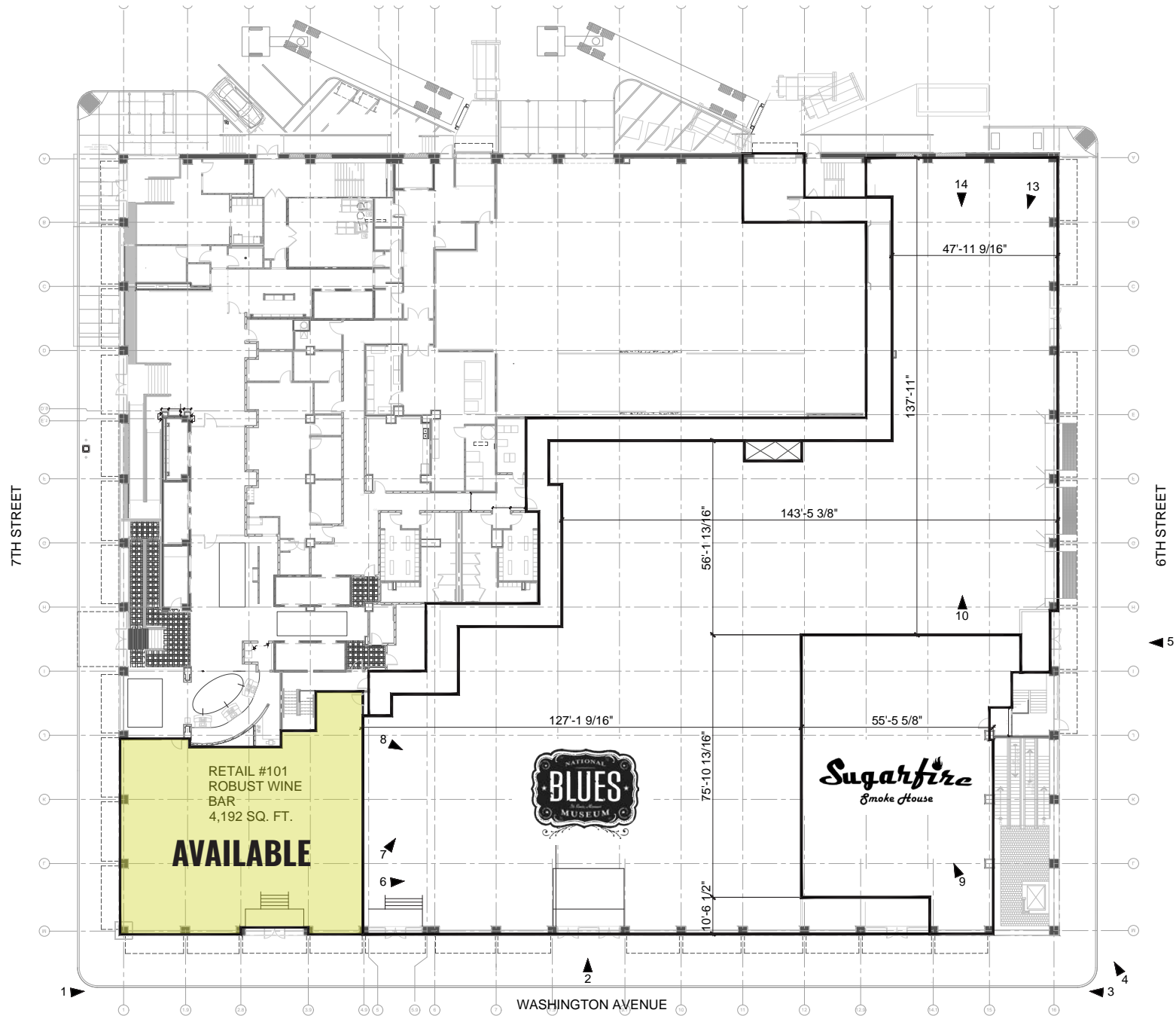


M X R E T A I L

L E A S I N G P L A N



EXHIBIT: SITE PLAN



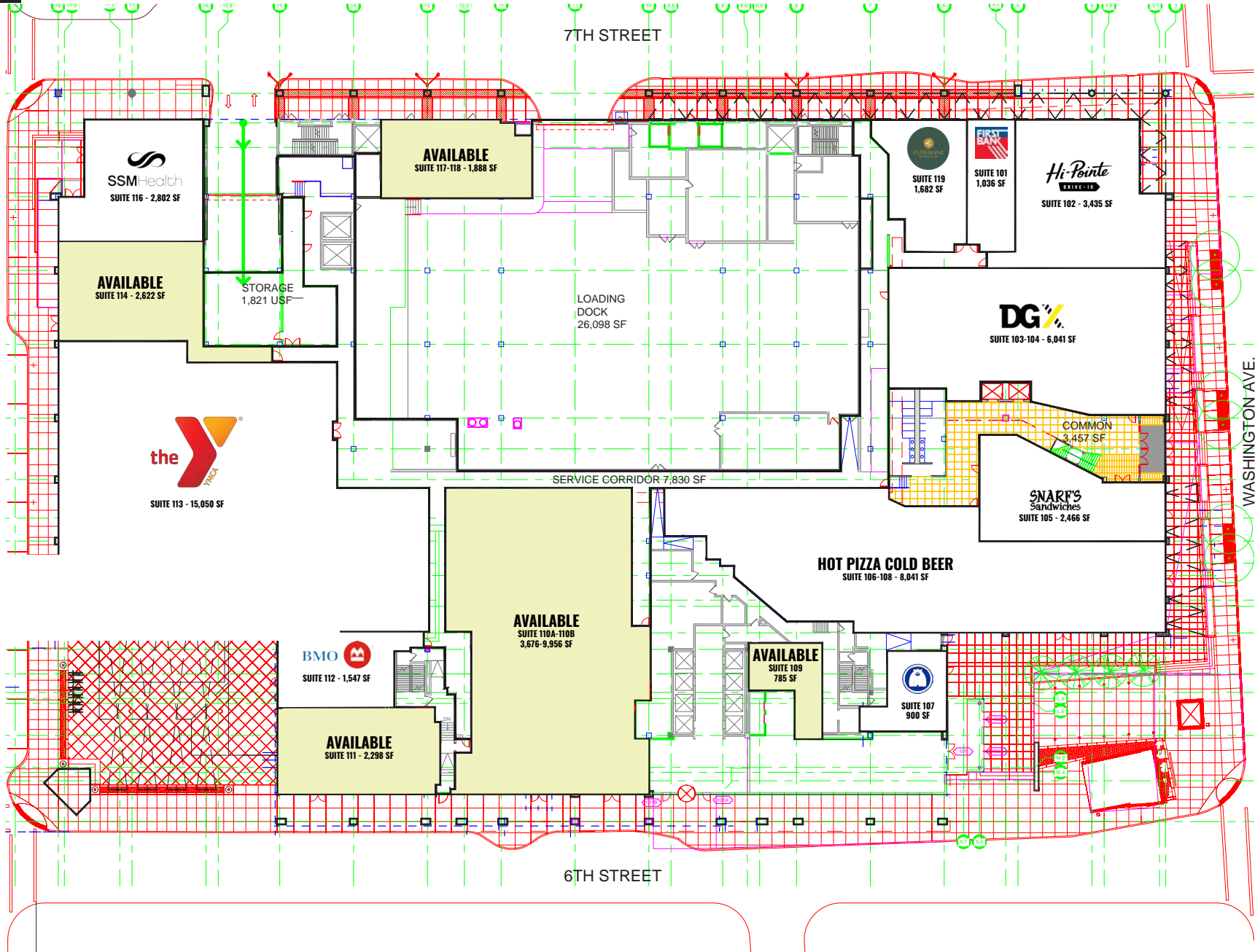
M X R E T A I L

L E A S I N G P L A N



LOCUST ST.

EXHIBIT A:



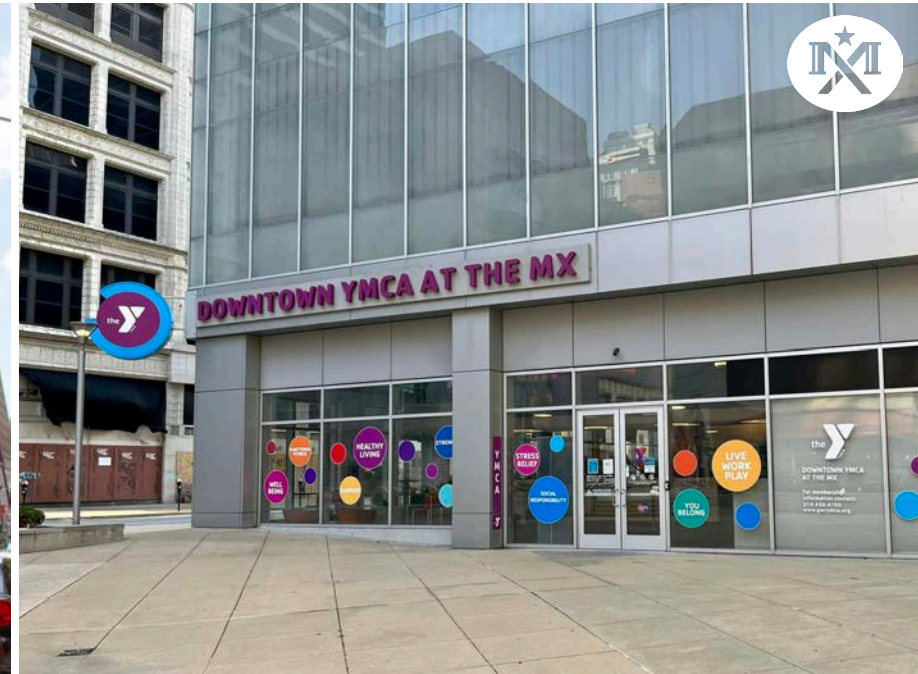
7TH STREET

SERVICE CORRIDOR 7,830 SF

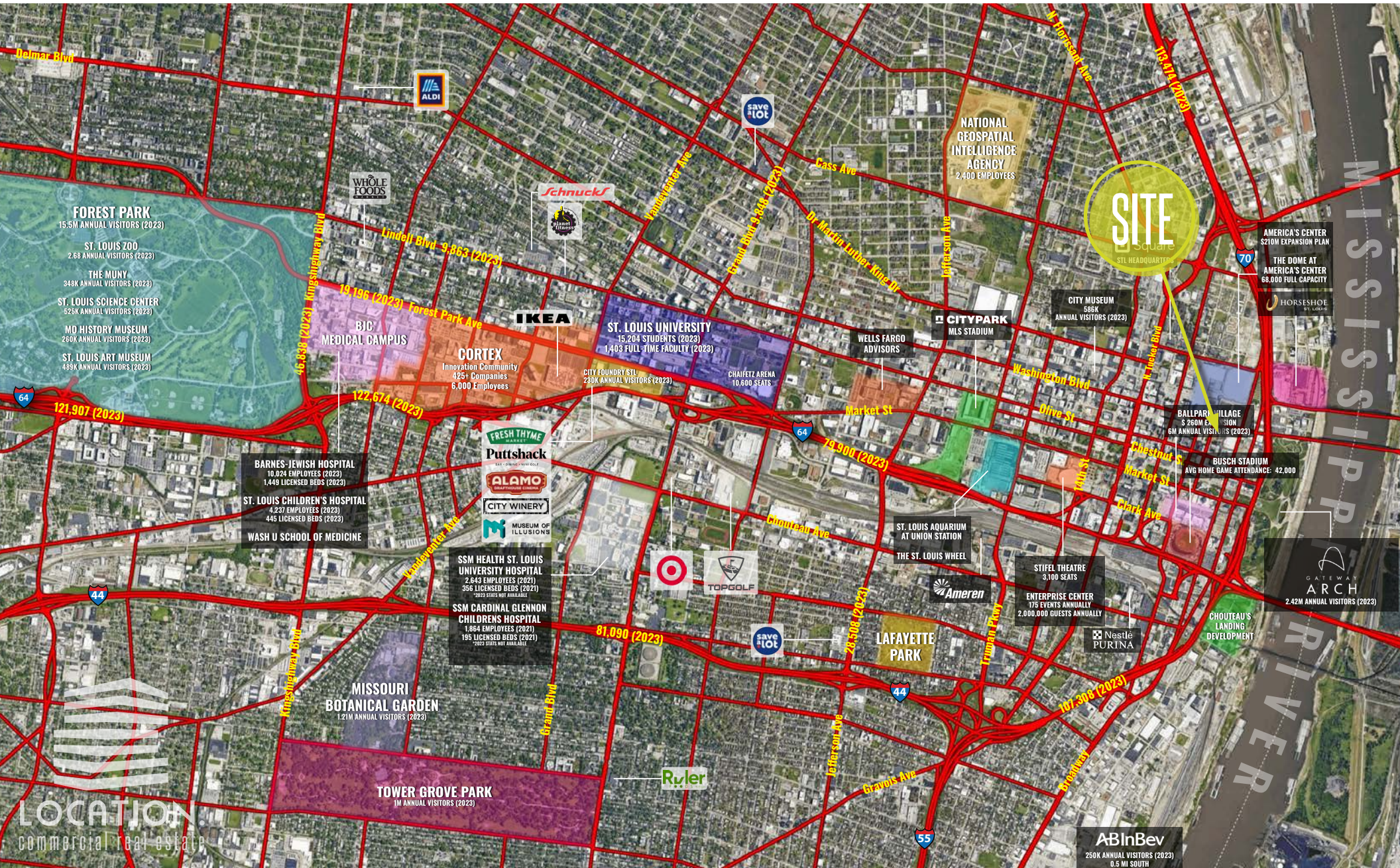
6TH STREET

WASHINGTON AVE.

MX RETAIL BUILDING PHOTOS



M X R E T A I L M A R K E T A E R I A L





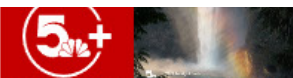
5 ON YOUR SIDE

News

Weather

Sports

VERIFY



WEATHER FORECAST

VOTER GUIDE

STREAM 5+

AS SEEN ON TV

CONTACT US

SHOW ME ST. LOUIS

CONTESTS

LOCAL NEWS

With a busy year of conventions coming up, America's Center upgrades are looking to boost tourism

Football is another big draw. As the Battlehawks prepare to unveil their 2025 schedule, they're taking to social media to show their approval of new turf and lights.





LOCATION.

commercial real estate

KEVIN SHAPIRO 314.283.4691 (mobile) Kevin@LocationCRE.com

    www.LocationCRE.com

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.