



**LOCATION.**  
commercial real estate

**AVAILABLE**

**COMING SOON!**  
**PAPA**  
**JOHNS**

**5,000 DIVISIBLE SF**  
**AVAILABLE FOR**  
**LEASE IN THE HEART OF**  
**ST. LOUIS' DELMAR LOOP**  
6300 DELMAR BOULEVARD

**UNIVERSITY CITY, MO**





# 6300 DELMAR BLVD

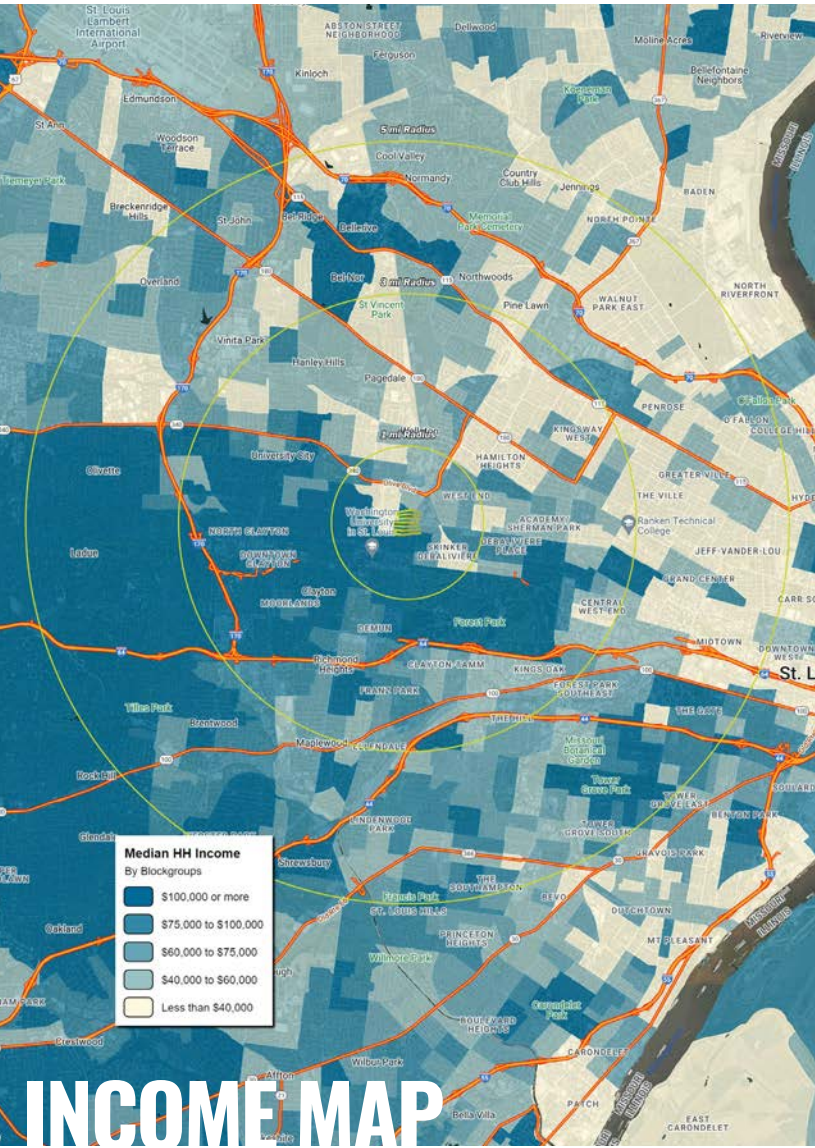
## NEIGHBORHOOD VIBE

TONY MOON

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### TRADE AREA OVERVIEW

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” (The 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.”

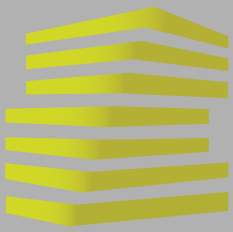
The Loop is home to a variety of long-established and newer-to-the-scene businesses that give this street its unique personality. A significant amount of development and investment has recently occurred in the area, including Washington University (\$80+ million), COCA (\$25 million), and The Everly (\$60 million). There are 140 specialty shops in the Loop, and 17 countries are represented in the variety of restaurant that call the area home.

### DEMOGRAPHICS

|                      | 1 mile   | 3 miles  | 5 miles  |
|----------------------|----------|----------|----------|
| <b>POPULATION</b>    | 20,386   | 133,804  | 331,208  |
| <b>HOUSEHOLDS</b>    | 8,835    | 63,236   | 153,409  |
| <b>EMPLOYEES</b>     | 8,836    | 104,740  | 213,980  |
| <b>MED HH INCOME</b> | \$94,384 | \$85,215 | \$77,675 |

### AREA RETAIL | RESTAURANTS





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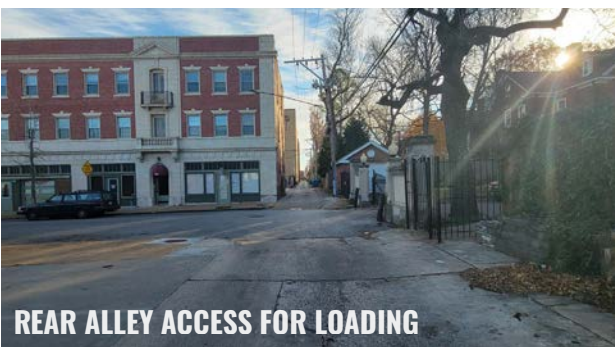
## PHOTOS + DETAILS

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REAR ALLEY ACCESS FOR LOADING

NEW DEVELOPMENTS DIRECTLY ACROSS THE STREET



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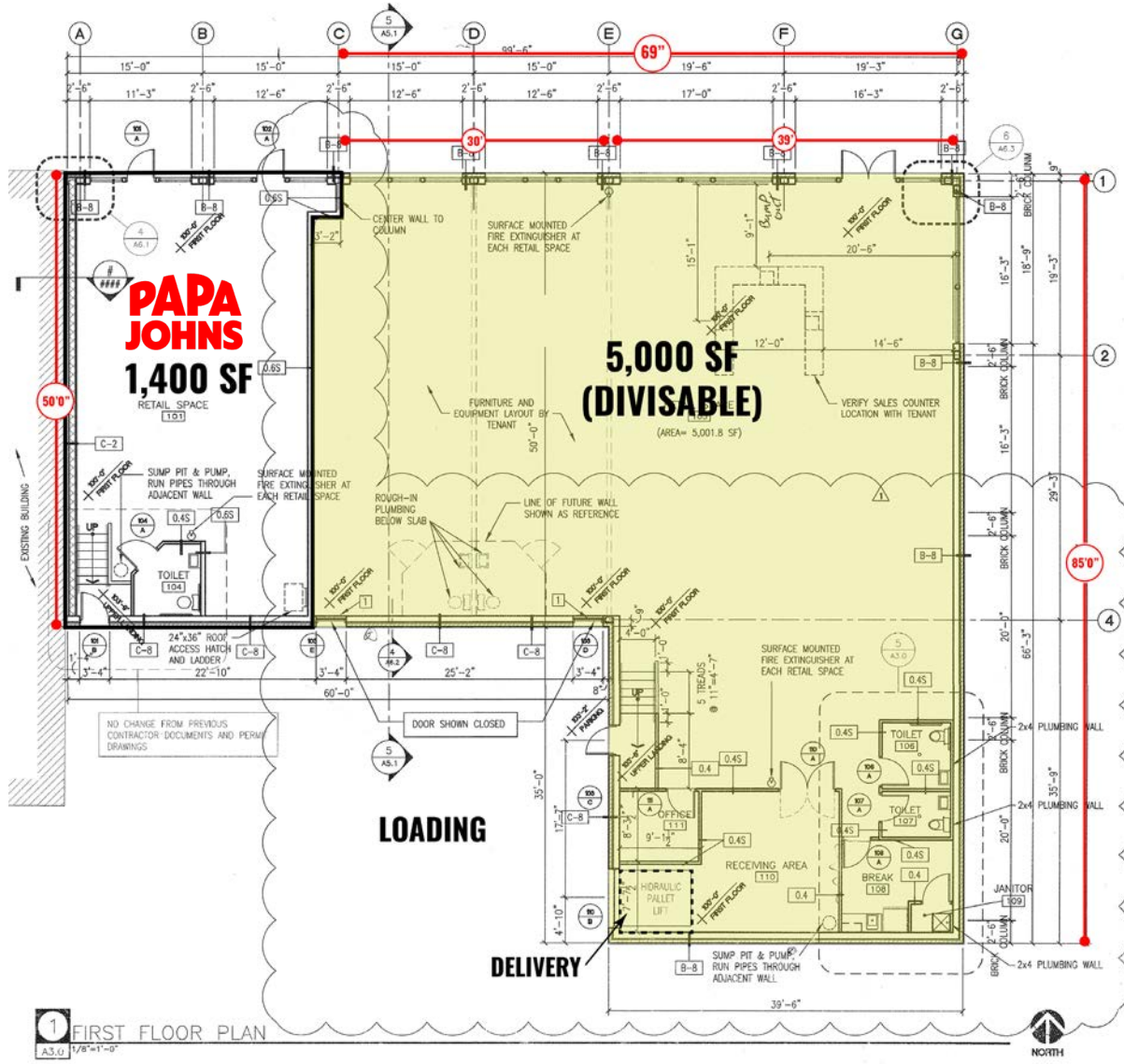
## FLOOR PLAN + DETAILS

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1 FIRST FLOOR PLAN  
A3.0 1/8"=1'-0"

- 5,000 SF FOR LEASE IN THE HEART OF THE DELMAR LOOP
- BUILT IN 2010
- PROMINENT VISIBILITY WITH 69' FRONTAGE ON DELMAR BOULEVARD
- 50' AND 85' BAY DEPTHS
- REAR EMPLOYEE PARKING
- MULTIPLE FRONT AND REAR EGRESS POINTS
- HYDRAULIC PALLET LIFT IN REAR STOCK ROOM FOR LOADING AND DELIVERIES
- TWO ADA RESTROOMS IN PLACE
- HIGH STUDENT POPULATION INCLUDING WASHINGTON UNIVERSITY, ST. LOUIS UNIVERSITY & FONTBONNE UNIVERSITY ALL WITHIN A FIVE-MILE RADIUS
- DELMAR WAS VOTED ONE OF THE "TEN GREAT STREETS" IN AMERICA WITH SIX BLOCKS OF MORE THAN 140 BOUTIQUES, RESTAURANTS, & LIVE MUSIC VENUES
- DELMAR HALL AND THE PAGEANT - LARGEST INDOOR MUSIC VENUES IN ST. LOUIS METRO IN NEAR VICINITY
- OTHER TENANTS IN THE IMMEDIATE AREA INCLUDE NUDO, PI PIZZA, PIN-UP BOWL, MISSION TACO, BLUEPRINT COFFEE, FITZ'S ROOT BEER, SEOUL TACO, HOPCAT, SALT & SMOKE, STARBUCKS, VINTAGE VINYL, BLUEBERRY HILL, AND MANY OTHERS





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## MARKET AERIAL

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