

THE BLVD

COME JOIN THE
EXPERIENCE
ST. LOUIS, MISSOURI

WELCOME:
LOVESAC
Designed for Life Furniture Co.



ENDCAP AVAILABLE NOW

OWNED AND
MANAGED BY:

EDWARDS
REALTY COMPANY

MIXED-USE LIFESTYLE CENTER



THE BOULEVARD

ST. LOUIS IS...

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

ST. LOUIS'
TOP
EMPLOYERS



1.4 MILLION
Total Labor Force in the
STL MSA

ST. LOUIS


2.79 MILLION
Total Population in the
STL MSA
(21st largest in US)

ST. LOUIS'
FORTUNE 500
COMPANIES



33,797
Employees



21,278
Employees



17,000
Employees

\$
OVER 5 BILLION
Total amount
spent by visitors
to St. Louis each year



Ranked #22



Ranked #223



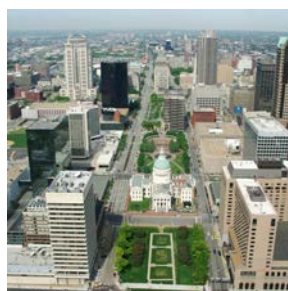
16,681
Employees



15,631
Employees



15,342
Employees




28.2 MILLION
Total number of visitors
to St. Louis each year



Ranked #224



Ranked #303



13,100
Employees



8,496
Employees



8,415
Employees



Ranked #367



Ranked #494

THE BOULEVARD

RETAIL SITE PLAN

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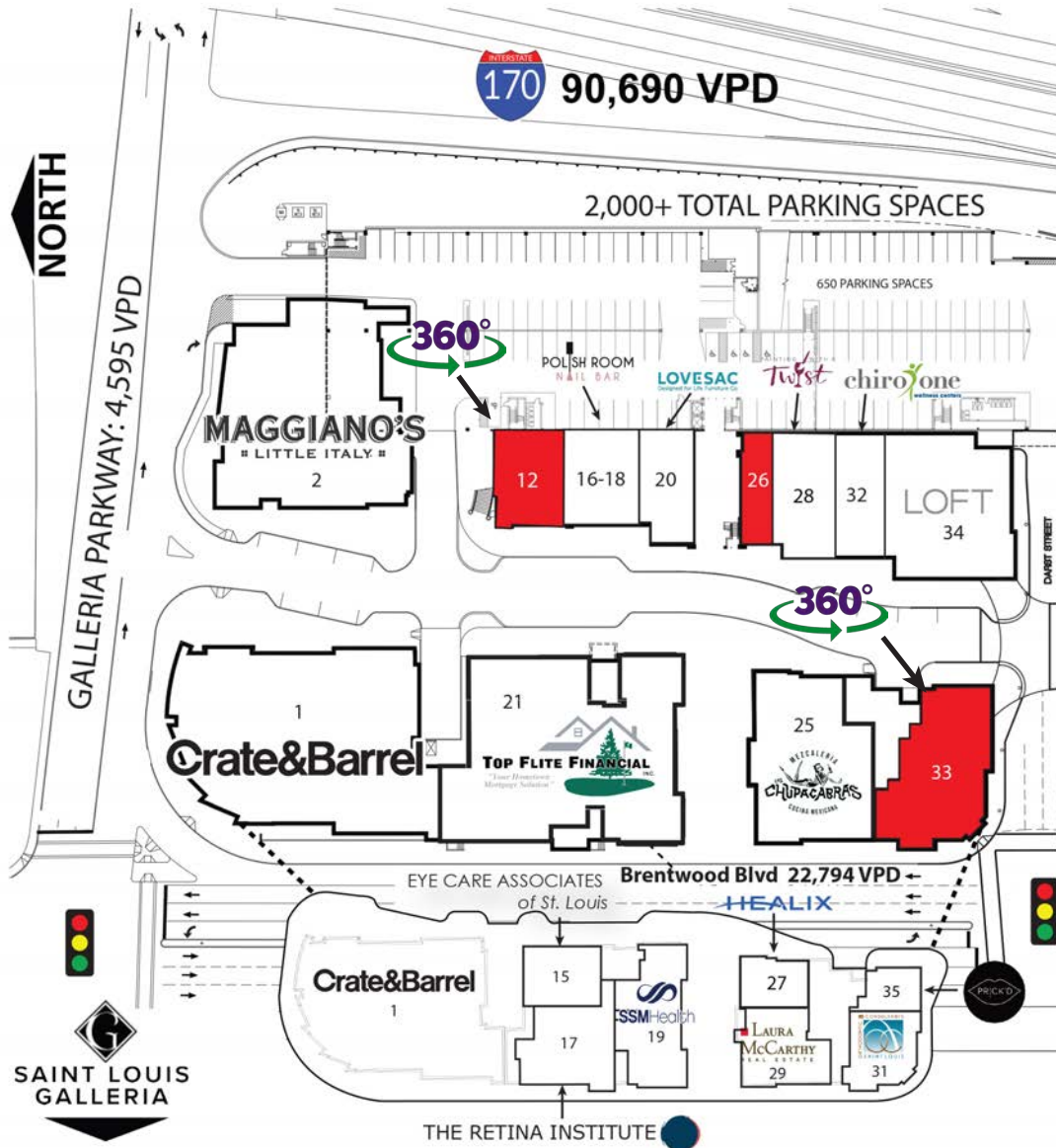
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SUITE	SIZE	STATUS
01	35,953	CRATE & BARREL
02	12,324	MAGGIANO'S LITTLE ITALY
12	3,000	AVAILABLE NOW
15	4,851	EYE CARE ASSOCIATES
16-18	2,297	POLISH ROOM NAIL BAR
17	3,937	THE RETINA INSTITUTE
19	6,128	SSM HEALTH
20	2,180	LOVESAC
21	14,332	TOP FLITE FINANCIAL
25	6,947	LAS CHUPACABRAS
26	1,380	AVAILABLE NOW
27	2,795	HEALIX
28	2,950	PAINTING WITH A TWIST
29	4,500	LAURA MCCARTHY REAL ESTATE
31	3,312	ORTHODONTIC CONSULTANTS
32	2,430	CHIRO ONE
33	5,196	AVAILABLE NOW
34	6,629	LOFT
35	2,921	PRICK'D

- STRATEGICALLY SITUATED 0.3 MILES FROM INTERSTATES 64 (165,769 VPD) & 170 (90,690 VPD)
- MIXED-USE LIFESTYLE CENTER WITH 74 PRIVATE LUXURY APARTMENTS, UPSCALE BOUTIQUES, POPULAR RESTAURANTS, AND MODERN MEDICAL OFFICE USERS
- \$725 SALES PSF AT ST. LOUIS GALLERIA LOCATED DIRECTLY WEST AND ACROSS THE STREET FROM THE BOULEVARD

THE BOULEVARD

MARKET AERIAL

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THE BOULEVARD

NUMBER OF VISITS

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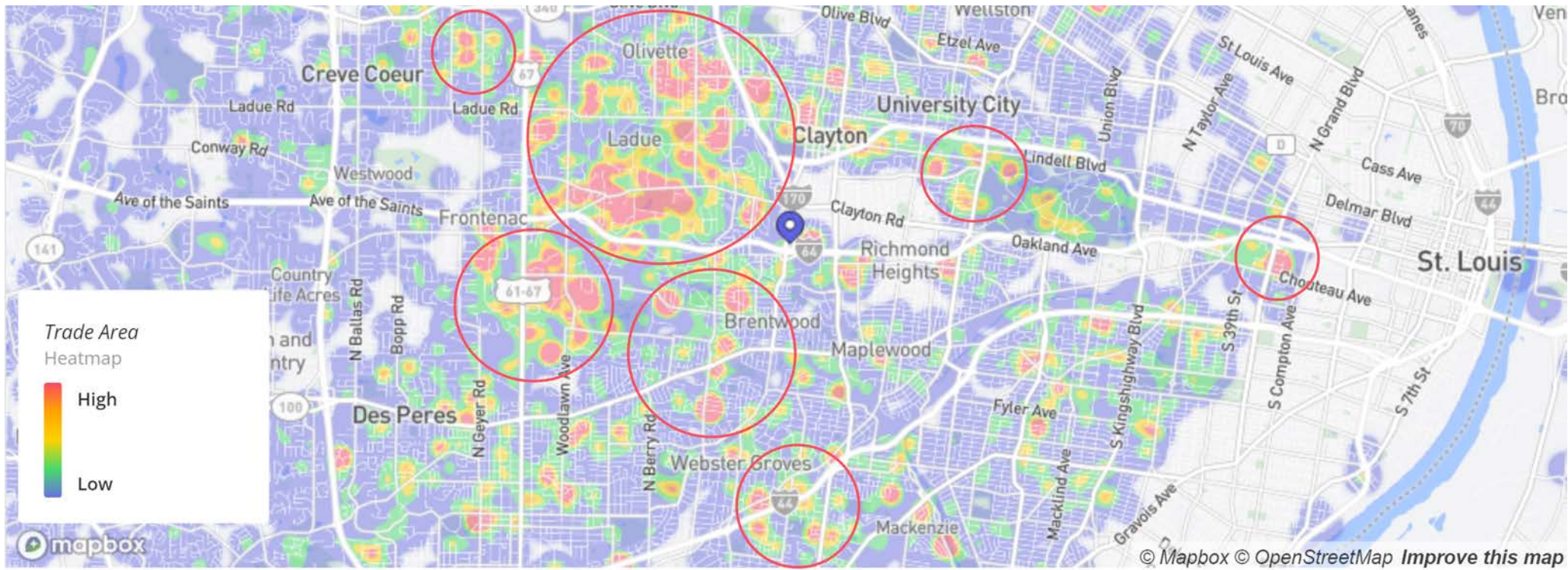
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WHERE DO OUR CUSTOMERS COME FROM?



POPULATION



3 MI	5 MI	10 MI
109,536	294,545	913,250

HOUSEHOLDS



3 MI	5 MI	10 MI
48,566	134,287	402,416

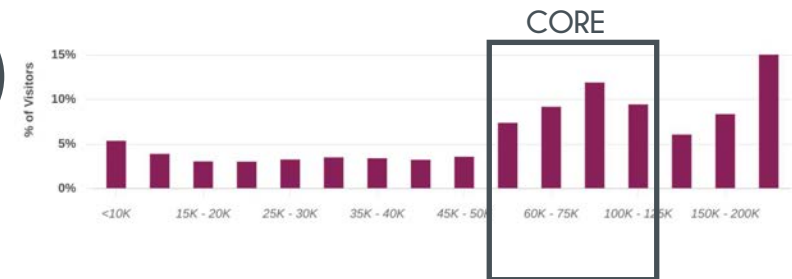
AVG HH INCOME



3 MI	5 MI	10 MI
\$139,602	\$110,482	\$90,761

AVERAGE HH INCOME OF THE BOULEVARD VISITORS

AVG HH INCOME
\$123 K



THE BOULEVARD

PHOTOS

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