

DELIVERING 2026



OLIA VILLAGE

THE HEART OF CREVE COEUR



XTEAM
RETAIL ADVISORS



PRELIMINARY RENDERING ONLY

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 12 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 Center. Eight of the 25 largest IT consulting firms, two of the largest banks, 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	\$128,210



POPULATION: 20,877

HOUSEHOLDS: 8,904

AVG HH INCOME: \$169,482

EMPLOYEES: 41,096

DAYTIME POP: 35,669



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.

WORK CONVENIENTLY

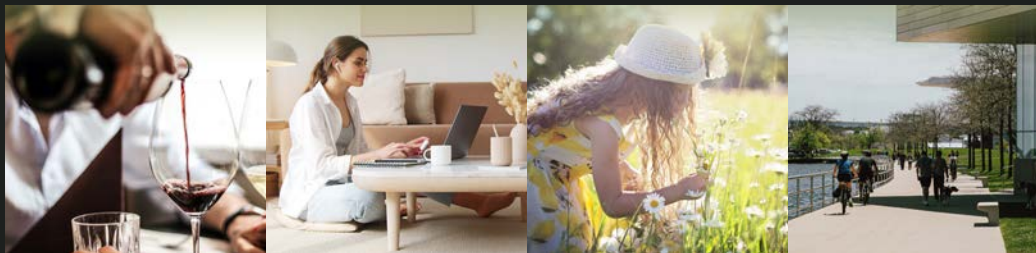
With **±300,000 sf of office space**, Olia Village provides the optimal work experience. Olia offers the convenience of a metropolitan city with easy access to major highways and walking distance to the area's finest shops, restaurants, picturesque trails and parkland.

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.

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 retail**, encompassing a unique collage of boutique shops and popular retailers to appeal to a wide variety of shoppers in a pedestrian-friendly environment.



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.

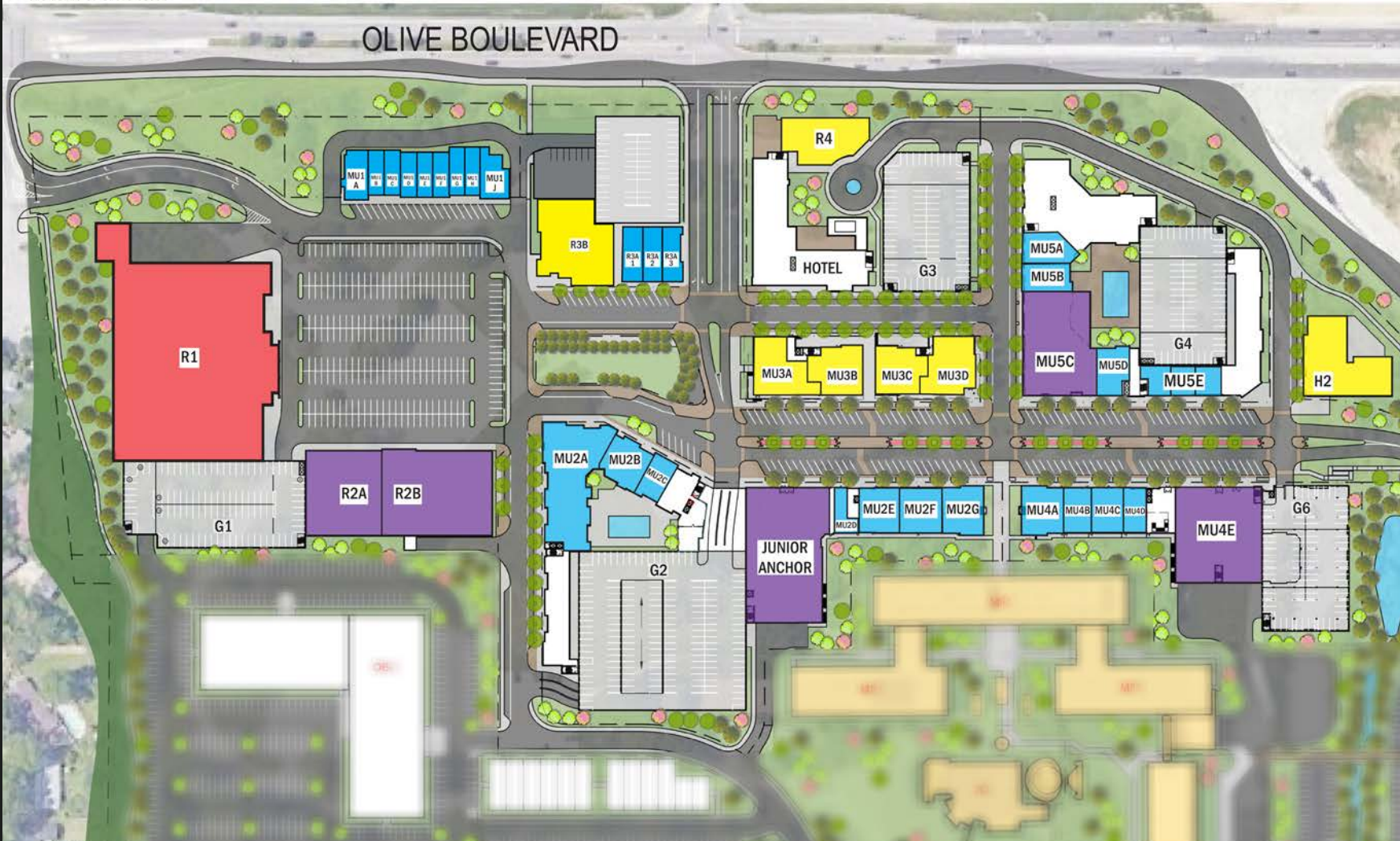
RETAIL SITE PLAN



OLIVIA VILLAGE

THE HEART OF CREVE COEUR

OLIVE BOULEVARD



SUITE	SQUARE FEET
R1	70,000 SF
R2A	16,009 SF
R2B	24,336 SF
R3A1	2,050 SF
R3A2	2,212 SF
R3A3	1,943 SF
R3B	11,300 SF
R4	7,000 SF
MU1A	2,532 SF
MU1B	1,505 SF
MU1C	1,499 SF
MU1D	1,542 SF
MU1E	1,474 SF
MU1F	1,538 SF
MU1G	1,544 SF
MU1H	1,547 SF
MU1J	2,583 SF
MU2A	13,104 SF
MU2B	3,022 SF
MU2C	2,197 SF
JR. ANCHOR	22,526 SF
MU2D	1,652 SF
MU2E	3,495 SF
MU2F	3,783 SF
MU2G	3,675 SF
MU3A	6,181 SF
MU3B	4,590 SF
MU3C	3,502 SF
MU3D	6,067 SF
MU4A	3,649 SF
MU4B	2,254 SF
MU4C	3,047 SF
MU4D	2,007 SF
MU4E	16,547 SF
MU5A	3,161 SF
MU5B	3,544 SF
MU5C	15,096 SF
MU5D	3,032 SF
MU5E	4,761 SF - DIVISIBLE
H2	8,000 SF

LINDBERGH BOULEVARD

GROCER
 JR. ANCHOR
 RESTAURANT
 SMALL SHOPS
 GARAGE

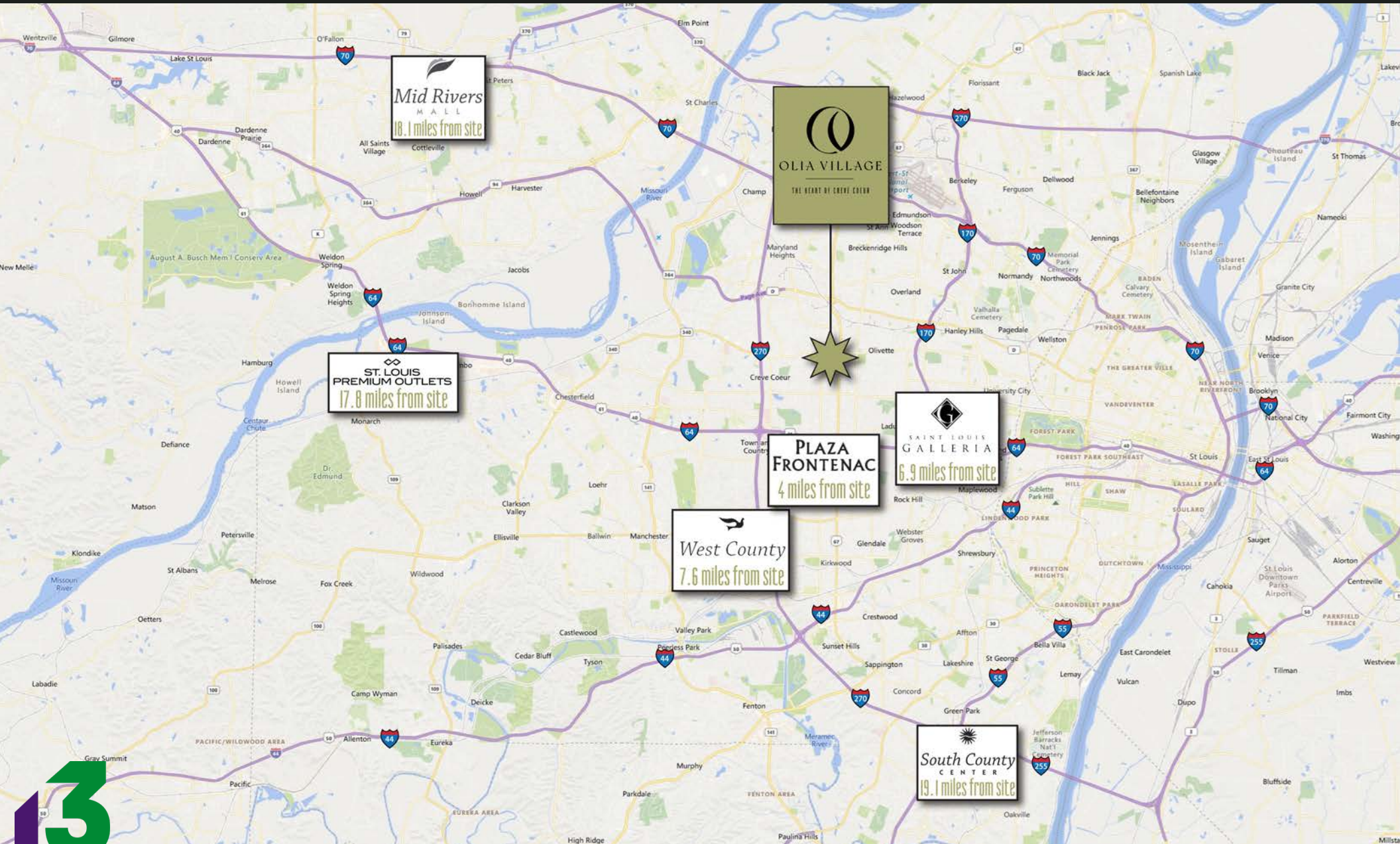
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ST. LOUIS MARKET MAP



OLIA VILLAGE

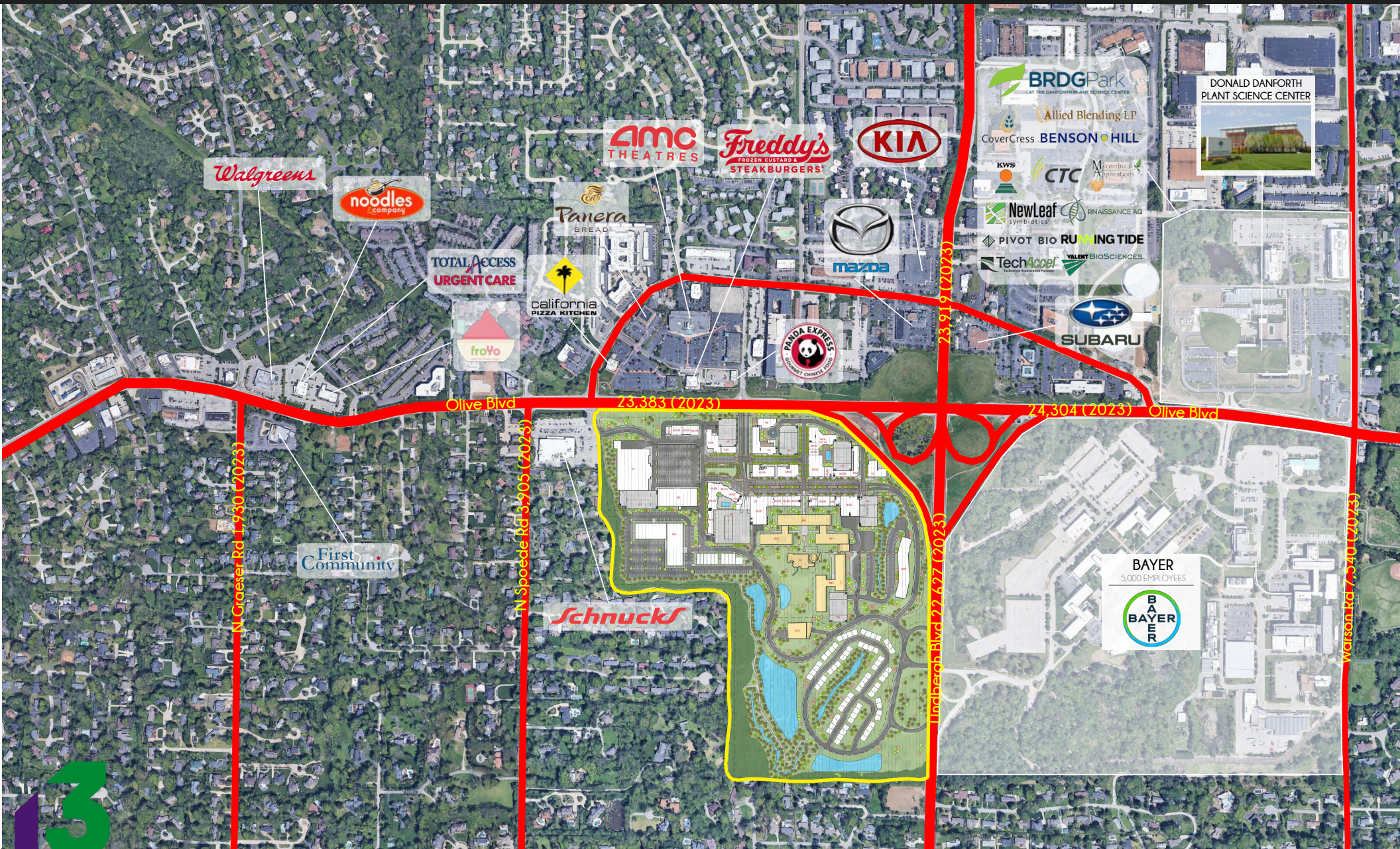


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CREVE COEUR ZOOM AERIAL



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OLIA VILLAGE RENDERING



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