

DELIVERING 2026
OPENING EARLY 2027



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 10 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 Science Center. Eight of the 25 largest IT consulting firms, two of the largest banks, and 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.



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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

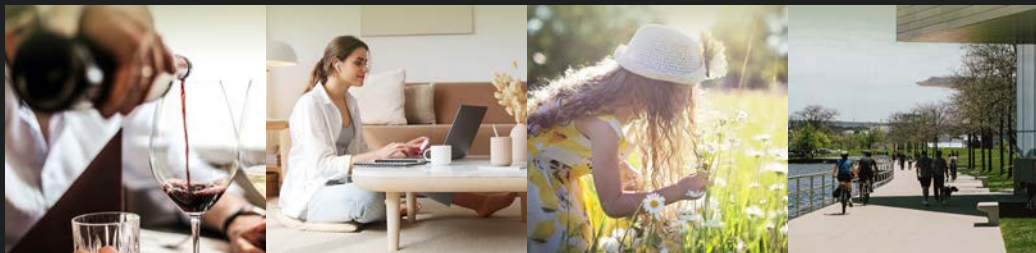
With ±300,000 sf of office space, Olia Village provides the optimal work experience. Olia offers the convenience of a metropolitan city with easy access to major highways and within walking distance to the area's finest shops, restaurants, picturesque trails and parkland.

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



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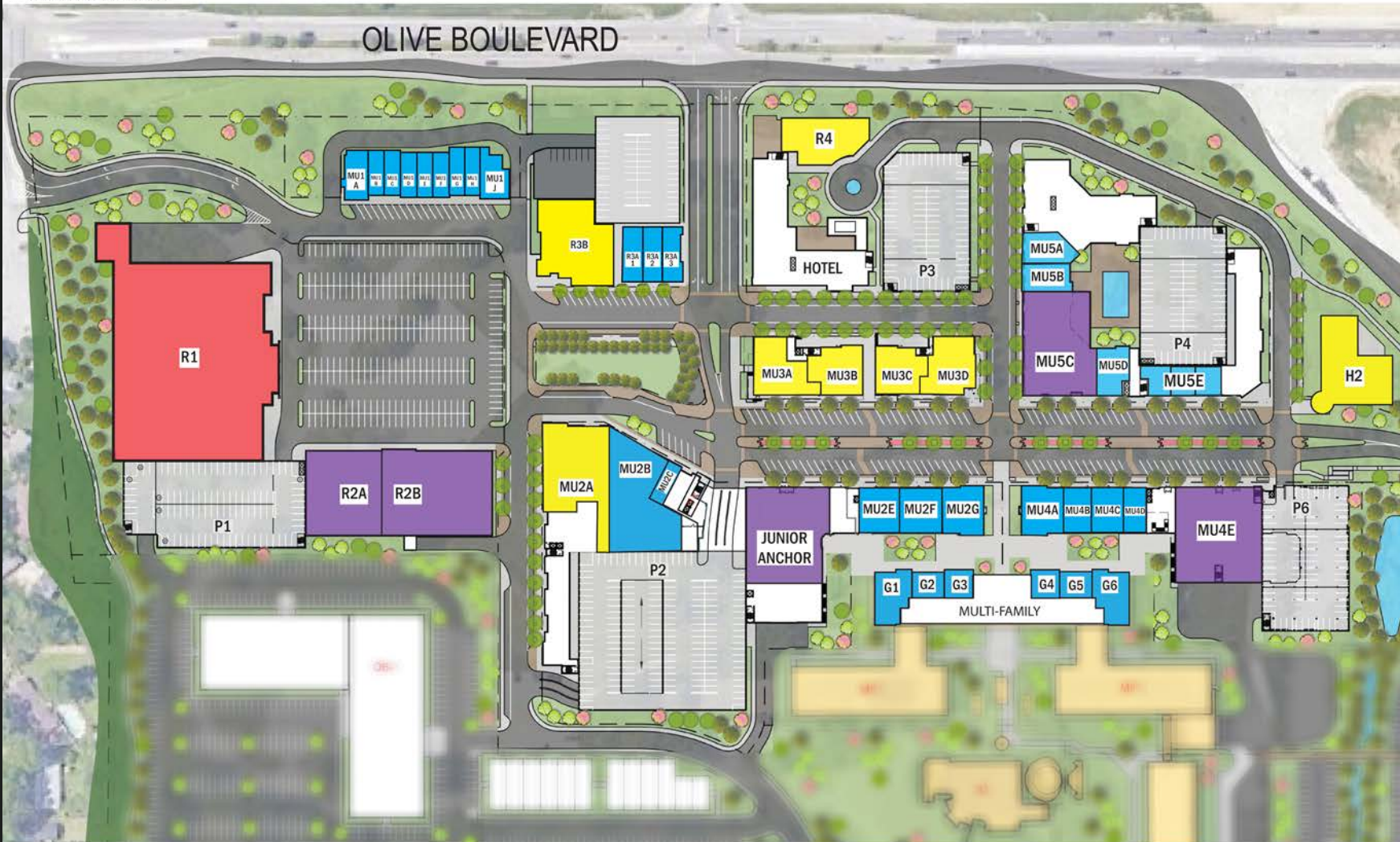
RETAIL SITE PLAN



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 | 7,000 SF |
| MU2B | 13,650 SF |
| MU2C | 1,500 SF |
| JR. ANCHOR | 13,500 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 |
| G1 | 3,718 SF |
| G2 | 1,758 SF |
| G3 | 1,663 SF |
| G4 | 1,663 SF |
| G5 | 1,758 SF |
| G6 | 3,718 SF |

LINDBERGH BOULEVARD

GROCER
 JR. ANCHOR
 RESTAURANT
 SMALL SHOPS
 GARAGE

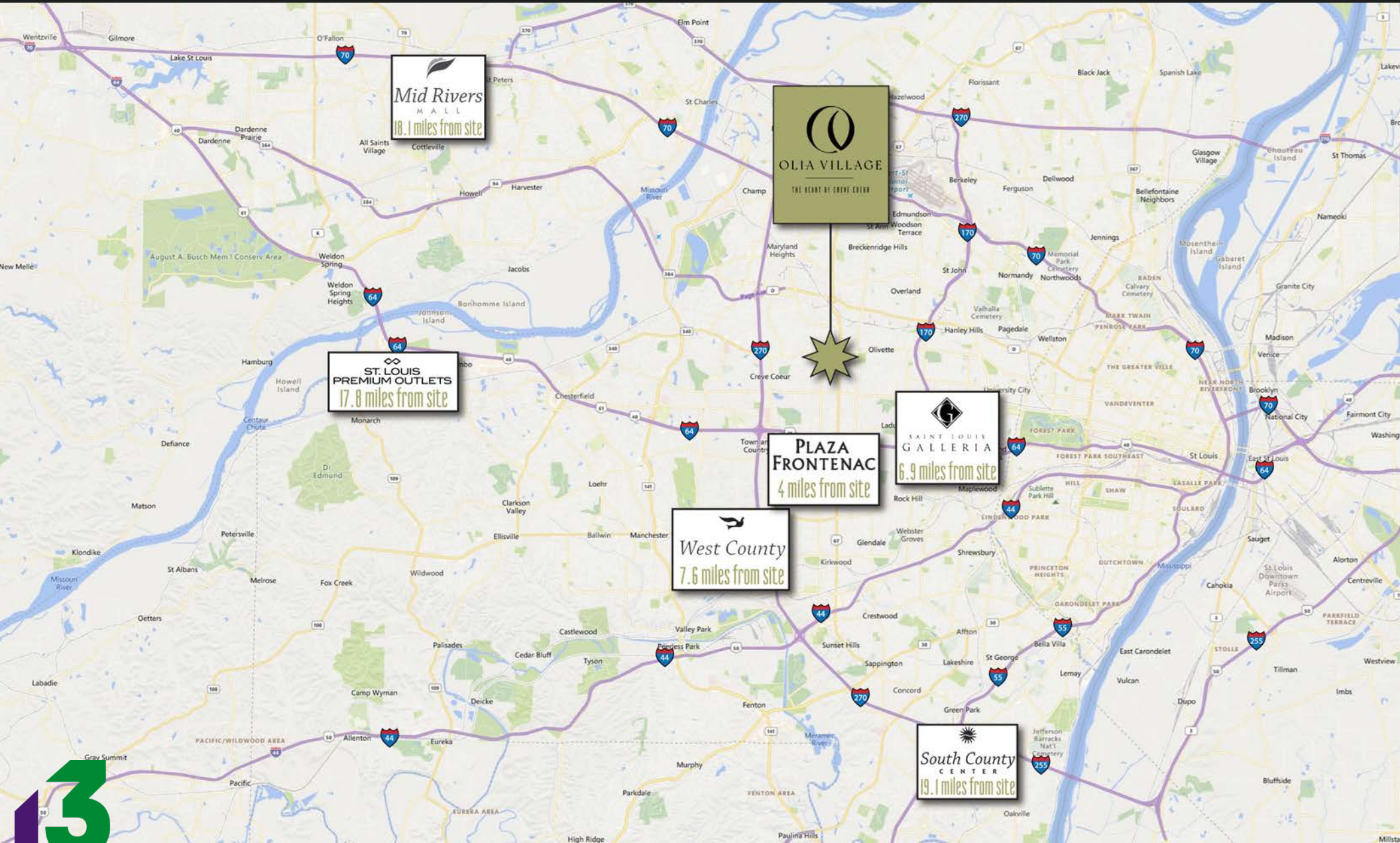
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ST. LOUIS MARKET MAP



OLIA VILLAGE

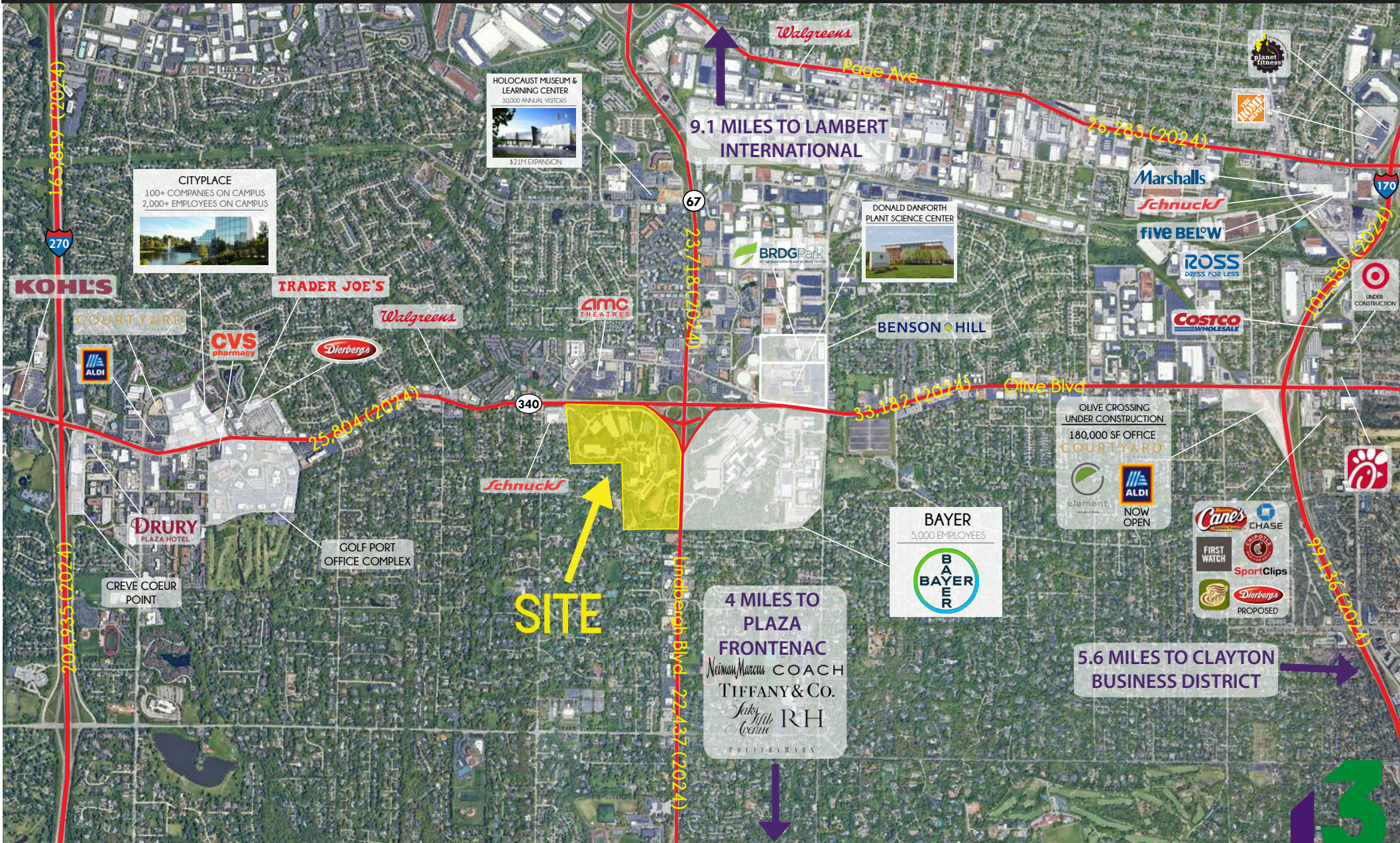


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CREVE COEUR AERIAL



OLIVIA VILLAGE



HOLOCAUST MUSEUM & LEARNING CENTER
30,000 ANNUAL VISITORS
\$21M EXPANSION

CITYPLACE
100+ COMPANIES ON CAMPUS
2,000+ EMPLOYEES ON CAMPUS

9.1 MILES TO LAMBERT INTERNATIONAL

DONALD DANFORTH PLANT SCIENCE CENTER

KOHL'S

TRADER JOE'S

Walgreens

AMC THEATRES

BENSON HILL

Marshalls

Schnucks

FIVE BELOW

ROSS DRESS FOR LESS

COSTCO WHOLESALE

TARGET UNDER CONSTRUCTION

COURTYARD

CVS pharmacy

Dierbergs

ALDI

OLIVE CROSSING UNDER CONSTRUCTION
180,000 SF OFFICE COURTYARD

25,804 (2024)

SITE

Schnucks

33,182 (2024)

Clive Blvd

BAYER
5,000 EMPLOYEES



element
NOW OPEN



Cane's

CHASE

FIRST WATCH

SportClips

Dierbergs PROPOSED

4 MILES TO PLAZA FRONTENAC
Neiman Marcus COACH
Tiffany & Co.
Saks Fifth Avenue
RH
PRIVILEGE

5.6 MILES TO CLAYTON BUSINESS DISTRICT

99,156 (2024)

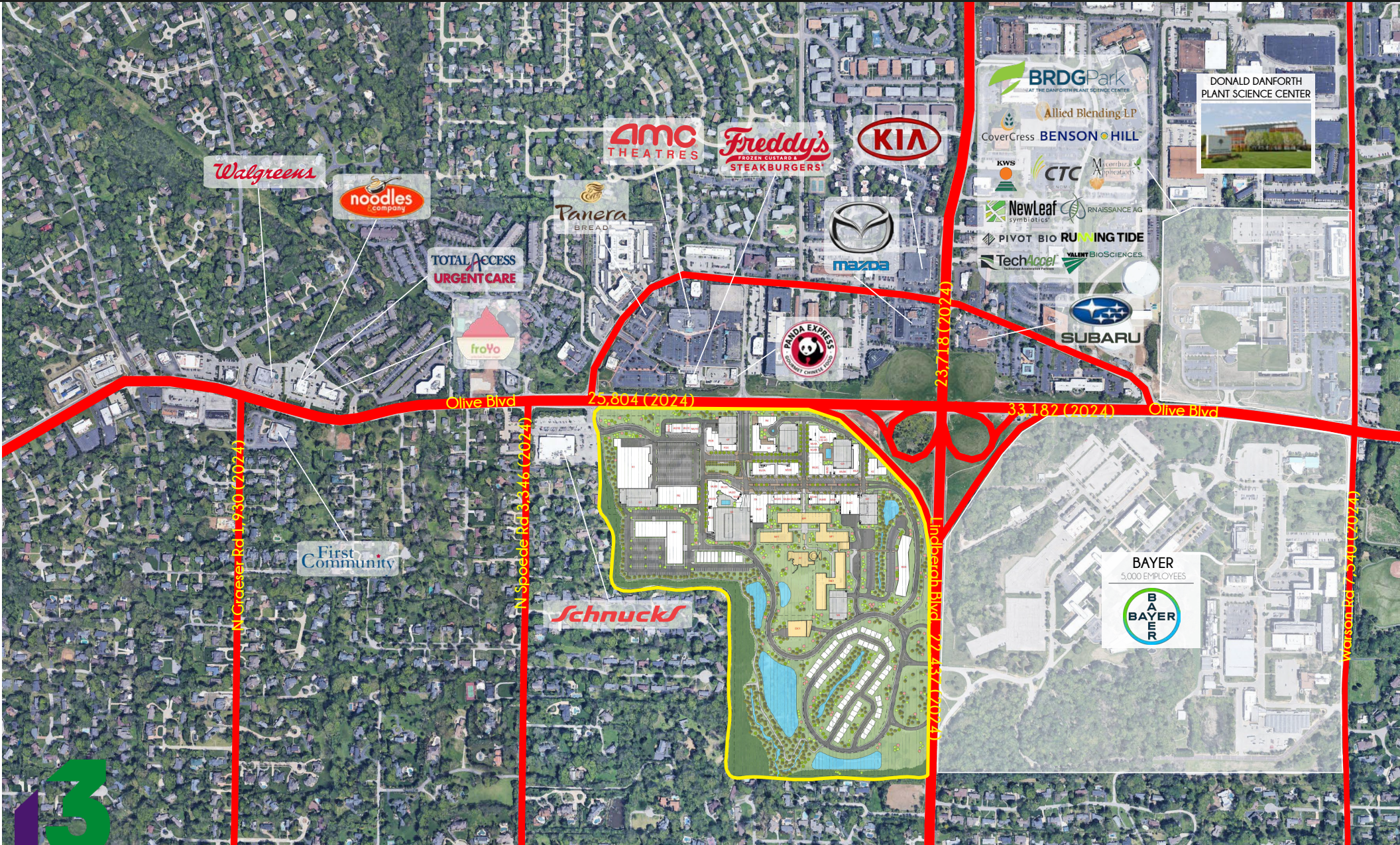


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CREVE COEUR ZOOM AERIAL



OLIVIA VILLAGE



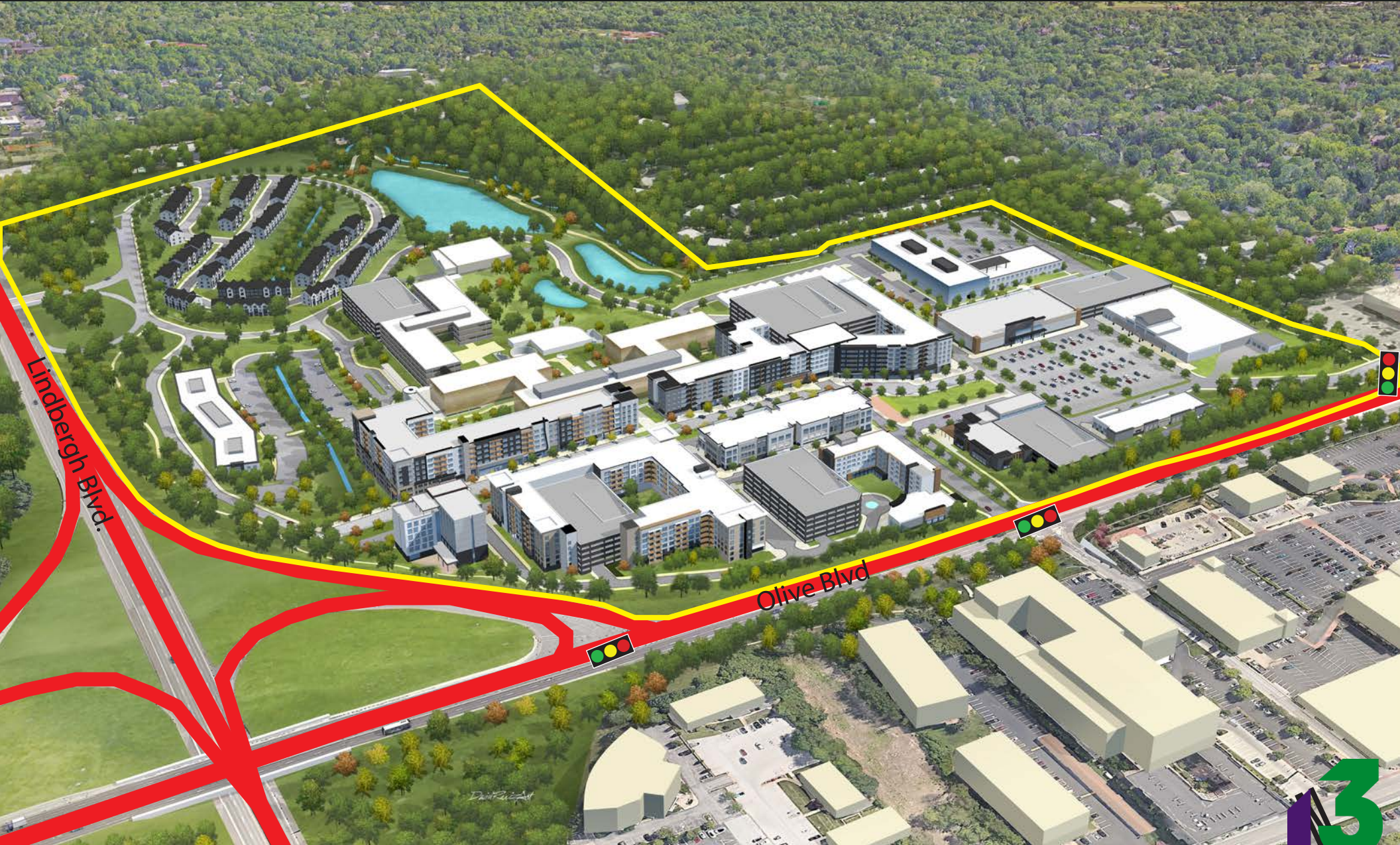
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OLIA VILLAGE RENDERING



OLIA VILLAGE



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CONTACT



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THE HEART OF CREVE COEUR



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