

BACELINE
GROUP



LOCATION.
commercial real estate

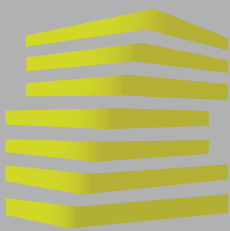


SUGAR PINES SHOPPING CENTER

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FLORISSANT, MO





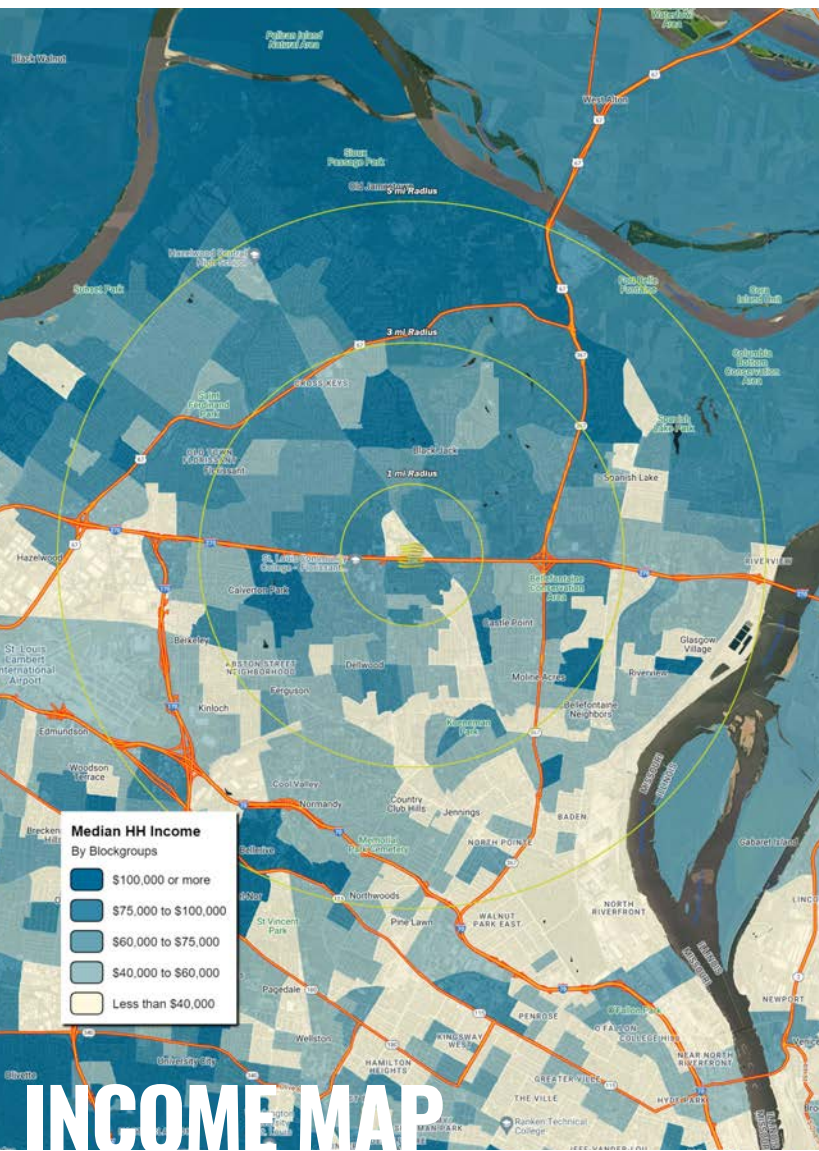
SUGAR PINES SHOPPING CENTER

NEIGHBORHOOD VIBE

TONY MOON | ALEX APTER

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TRADE AREA OVERVIEW

FLORISSANT, A SECOND-RING SUBURB OF ST. LOUIS, IS LOCATED IN NORTH ST. LOUIS COUNTY APPROXIMATELY 15 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. IT IS THE LARGEST CITY IN NORTH ST. LOUIS COUNTY.

FLORISSANT HAS A RICH HISTORY, DATING BACK TO THE LATE 1700S WHEN FRENCH COLONISTS SETTLED IN THE AREA. THE CITY PLAYED AN IMPORTANT ROLE IN THE LEWIS AND CLARK EXPEDITION, AND WAS A MAJOR HUB FOR TRADE AND TRANSPORTATION IN THE 1800S. TODAY, FLORISSANT IS KNOWN FOR ITS HISTORIC ARCHITECTURE, WHICH INCLUDES SEVERAL WELL-PRESERVED EXAMPLES OF 19TH-CENTURY HOMES AND BUILDINGS.

THE CITY OF FLORISSANT IS HOME TO SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE FLORISSANT VALLEY PARK, WHICH FEATURES A COMMUNITY CENTER, PLAYGROUNDS, AND SPORTS FIELDS. THE CITY ALSO HOSTS SEVERAL COMMUNITY EVENTS THROUGHOUT THE YEAR, INCLUDING THE FLORISSANT VALLEY OF FLOWERS FESTIVAL, THE OLD TOWN FALL FESTIVAL, AND A FARMERS' MARKET.

FLORISSANT HAS MAJOR EMPLOYERS IN INDUSTRIES SUCH AS HEALTHCARE, MANUFACTURING, AND RETAIL. THE CITY IS ALSO KNOWN FOR ITS STRONG EDUCATION SYSTEM, WITH SEVERAL PUBLIC AND PRIVATE SCHOOLS SERVING STUDENTS FROM KINDERGARTEN THROUGH HIGH SCHOOL. THE CITY IS HOME TO THE ST. LOUIS COMMUNITY COLLEGE-FLORISSANT VALLEY CAMPUS, WHICH OFFERS A VARIETY OF DEGREE AND CERTIFICATE PROGRAMS.

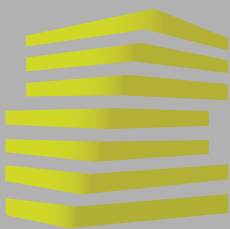
IN ADDITION TO ITS ECONOMIC AND EDUCATIONAL OPPORTUNITIES, FLORISSANT IS A DIVERSE AND WELCOMING COMMUNITY WITH A STRONG SENSE OF CIVIC PRIDE. NESTLED IN THE MIDDLE OF THE CITY IS HISTORIC OLD TOWN FLORISSANT, COMBINING VINTAGE NOSTALGIA WITH A FUN, BUSTLING COMMUNITY. STORES, RESTAURANTS AND OTHER BUSINESSES ARE HOUSED IN CHARMING HISTORIC BUILDINGS, AND ROWS OF RESTORED CENTURY HOMES RUN ALONG PEACEFUL TREE-LINED STREETS. WITH AFFORDABLE HOUSING AND GOOD SCHOOLS, FLORISSANT IS A PROGRESSIVE AND THRIVING TOWN WITH A REPUTATION FOR BEING "WARM AND FRIENDLY."

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,702	94,539	223,368
HOUSEHOLDS	4,099	38,034	90,250
EMPLOYEES	3,329	25,589	60,887
MED HH INCOME	\$62,124	\$62,575	\$59,811

AREA RETAIL | RESTAURANTS





SUGAR PINES SHOPPING CENTER

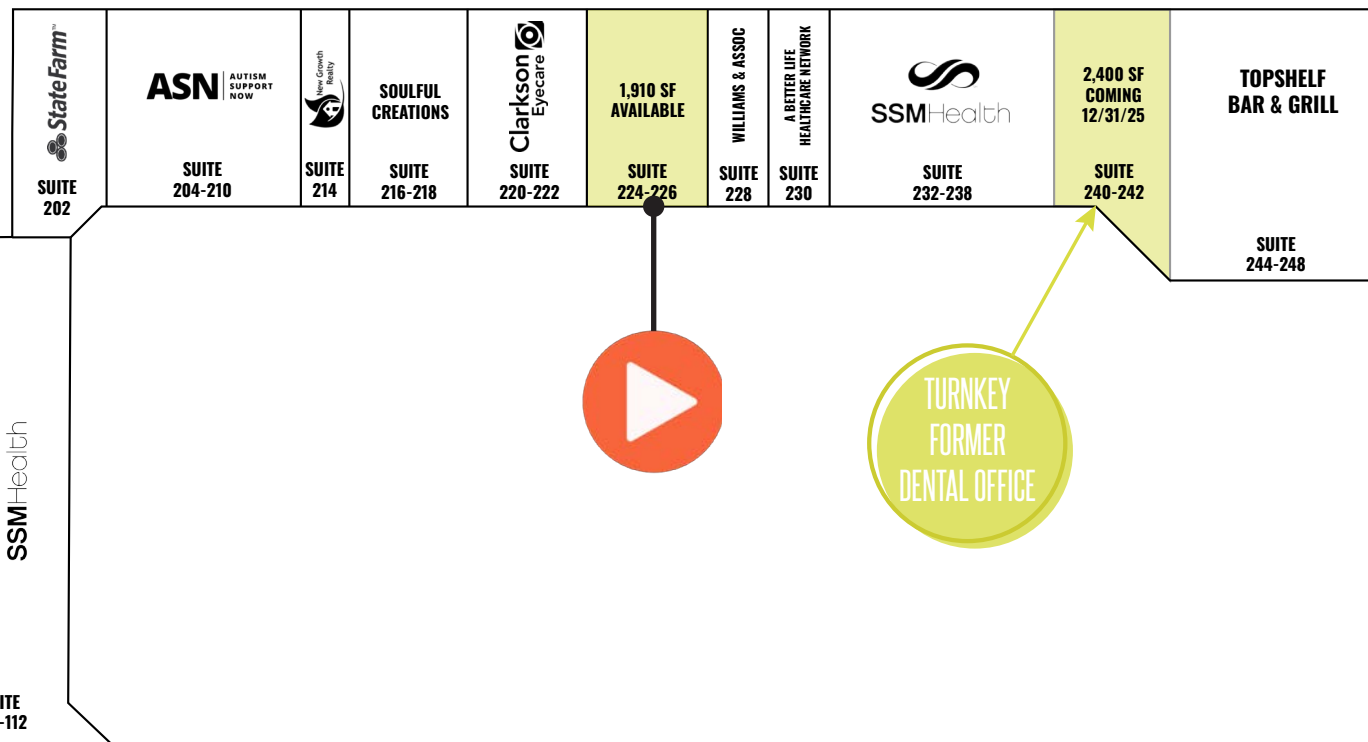
SITE PLAN

TONY MOON

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SUGAR PINES

TENANT ROSTER

102-112	SSM HEALTH	5,451
202	STATE FARM	1,200
204-210	AUTISM SUPPORT NOW	5,186
214	NEW GROWTH REALTY	1,100
216-218	SOULFUL CREATIONS	2,200
220-222	CLARKSON EYECARE	1,132
224-226	AVAILABLE	1,910
228	WILLIAMS & ASSOC	1,390
230	A BETTER LIFE HEALTHCARE NETWORK	1,100
232-238	SSM SELECT REHAB	4,400
240-242	Coming Available (12/31/25)	2,400
244	TOPSHELF BAR & GRILL	4,550

- JOIN SSM HEALTH, CLARKSON EYECARE, AND STATE FARM INSURANCE AT SUGAR PINES SHOPPING CENTER IN FLORISSANT, MO
- 1,910 SF SUITE AVAILABLE FOR LEASE AND SUITABLE FOR OFFICE, MEDICAL, OR RETAIL TENANTS
- AMPLE PARKING AND EXCELLENT VISIBILITY TO OVER 126,000 VPD ON I-270
- BUILDING SIGNAGE AVAILABLE
- ADA ACCESSIBLE
- LOCATED ALONG DENSE RETAIL CORRIDOR IN NORTH COUNTY WITH NEARBY NATIONAL TENANTS SUCH AS HOME DEPOT (564K ANNUAL VISITS), WALMART (1.5M ANNUAL VISITS), SAM'S (1.3M ANNUAL VISITS), AND ALDI (244.8K ANNUAL VISITS) *VISITOR DATA PROVIDED BY PLACER.AI
- CALL BROKER FOR PRICING



SUGAR PINES SHOPPING CENTER

PHOTOS

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SUGAR PINES SHOPPING CENTER

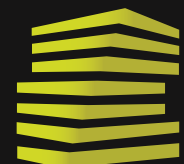
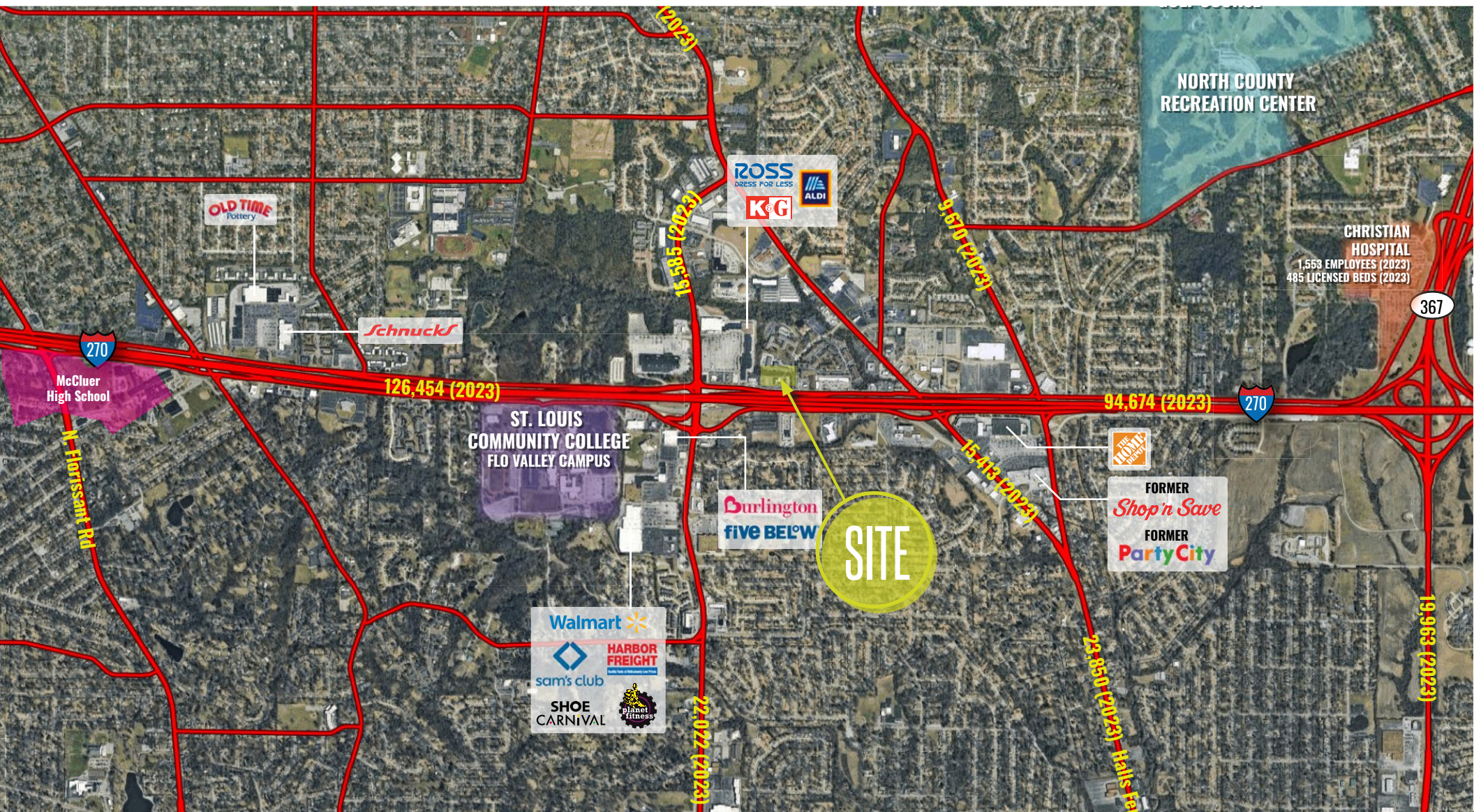
MARKET AERIAL

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REALTY
RESOURCES
MEMBER

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BACELINE LEASING

NEIGHBORHOOD SHOPPING CENTERS CREATING COMMUNITY VALUE

At Baceline Group, we invest in communities by acquiring and managing Neighborhood Shopping Centers. These centers are home to the businesses we rely on most in our day-to-day lives. By focusing solely on this niche property type and leveraging our comprehensive management approach, we maximize value for investors, tenants, and communities alike.

Since Baceline's inception in 2003, our mission has been to unlock value in this overlooked asset class. Through the Great Recession and COVID-19, Neighborhood Shopping Centers have proven their resiliency and stability time and time again. Our tenant base is the lifeblood of our property operations and a critical component of our firm's success. As an owner of Neighborhood Shopping Centers, we have a unique opportunity to invest in programs and initiatives that make a meaningful impact on our tenants' businesses and the communities in which they serve.

BACELINE ADVANTAGE

Baceline tenants receive access to exclusive, top-of-the-line business resources, convenient tools to automate their businesses, and a dedicated team to support them every step of the way.

NEIGHBORHOOD
SHOPPING
CENTER EXPERTISE

INSTITUTIONAL
OPERATIONS

WELL-
CAPITALIZED
OWNERSHIP

COMMUNITY-
CENTRIC
APPROACH

TENANT PORTAL

Make Payments Online
Review Charge Schedule
Document & Forms Library

SMALL BUSINESS HUB

Digital Marketing Resources
Small Business Tools & Guides
Industry Best Practices

DEDICATED TEAM

Regional Team Model
Routine Property Visits
Mentor Match Program



CONSTRUCTION
MANAGEMENT



IN-HOUSE
PROPERTY MANAGEMENT



SUSTAINABILITY
TIPS



COMMUNITY
OUTREACH



EVENT
SUPPORT

MANAGEMENT REGIONS



- FRONTIER
- HEARTLAND
- MIDWEST
- OHIO RIVER VALLEY
- SOUTHEAST
- SOUTHWEST

Our collective goal is to provide our tenants with comprehensive support from maintenance requests, billing inquiries, lease renewal/expansion, and much more!

OUR PORTFOLIO AT A GLANCE

35

+4.6M

+1,450

89%

TENANTS

A 3D pie chart illustrating the distribution of 100,000 jobs across various industries. The largest segment is Restaurant (orange), followed by Medical (gray), Professional Services (dark blue), Hair, Beauty & Spa (yellow-orange), Fitness (dark blue), Specialty Services (light gray), Specialty Grocer (light blue), and Specialty Retail (dark blue).

Industry	Color
Restaurant	Orange
Medical	Gray
Professional Services	Dark Blue
Hair, Beauty & Spa	Yellow-Orange
Fitness	Dark Blue
Specialty Services	Light Gray
Specialty Grocer	Light Blue
Specialty Retail	Dark Blue

PROPERTIES

BY LOCATION

+90%

84%

Small Businesses

Tenant Retention

PROPERTY EVENTS

Baceline tenants have a unique opportunity to take advantage of their brick and mortar businesses and host meaningful events at their physical locations. We believe that dedicating resources and supporting tenant events, particularly those held in partnership with local non-profits and municipalities, advance the vibrancy of our Neighborhood Shopping Centers and surrounding communities. This has been a long-standing, core principle of Baceline's ownership philosophy and landlord mentality.

Our seasoned Property Management team is ready and equipped to provide everything Baceline tenants need to host successful events at their property.

CELEBRATIONS

FAIRS & FESTIVALS

DONATION DRIVES

ENTERTAINMENT

COMMUNITY RESOURCE PROGRAMS

MENTOR MATCH PROGRAM

Baceline tenants have access to a network of over 10,000 certified mentors dedicated to serving business owners and entrepreneurs in over 1,500 communities across the country. Mentors have expertise in all sectors of business and over 25 languages spoken are offered. Tenants can be individually matched with a mentor in their area and specific industry for one-on-one advice absolutely FREE.

Business owners who have worked with a mentor reported the following statics...

55%
INCREASED
REVENUE

99%
REMAINED
IN BUSINESS

18%
AVG BUSINESS
GROWTH

SMALL BUSINESS HUB

Baceline offers a comprehensive array of curated resources in our online Small Business Hub, including templates, guides, articles, webinars, and more. Tailored to the specific needs of businesses across various industries, our goal is to provide targeted assistance and support that aligns with the unique challenges and needs of Neighborhood Shopping Center tenants.

DIGITAL MARKETING
RESOURCES

SMALL BUSINESS
STRATEGIES

BRICK & MORTAR
BUSINESSES

EDUCATIONAL PROGRAMS
& WORKSHOPS

TENANT TESTIMONIAL

Kevin Baker, Owner of Fitness Together

"The feedback that your team provided was amazing. I am still moved at how helpful and supportive everyone at Baceline has been. The action items for consideration provided are great and have good potential to be sound investments. Thank you again for brainstorming discussion and follow up suggestions. I feel very fortunate to have your team supporting our efforts."

FITNESS TOGETHER