

BACELINE  
GROUP



LOCATION.  
commercial real estate



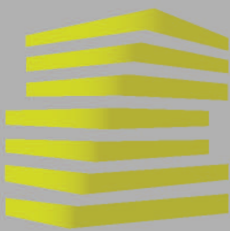
# SUGAR PINES SHOPPING CENTER

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FLORISSANT, MO







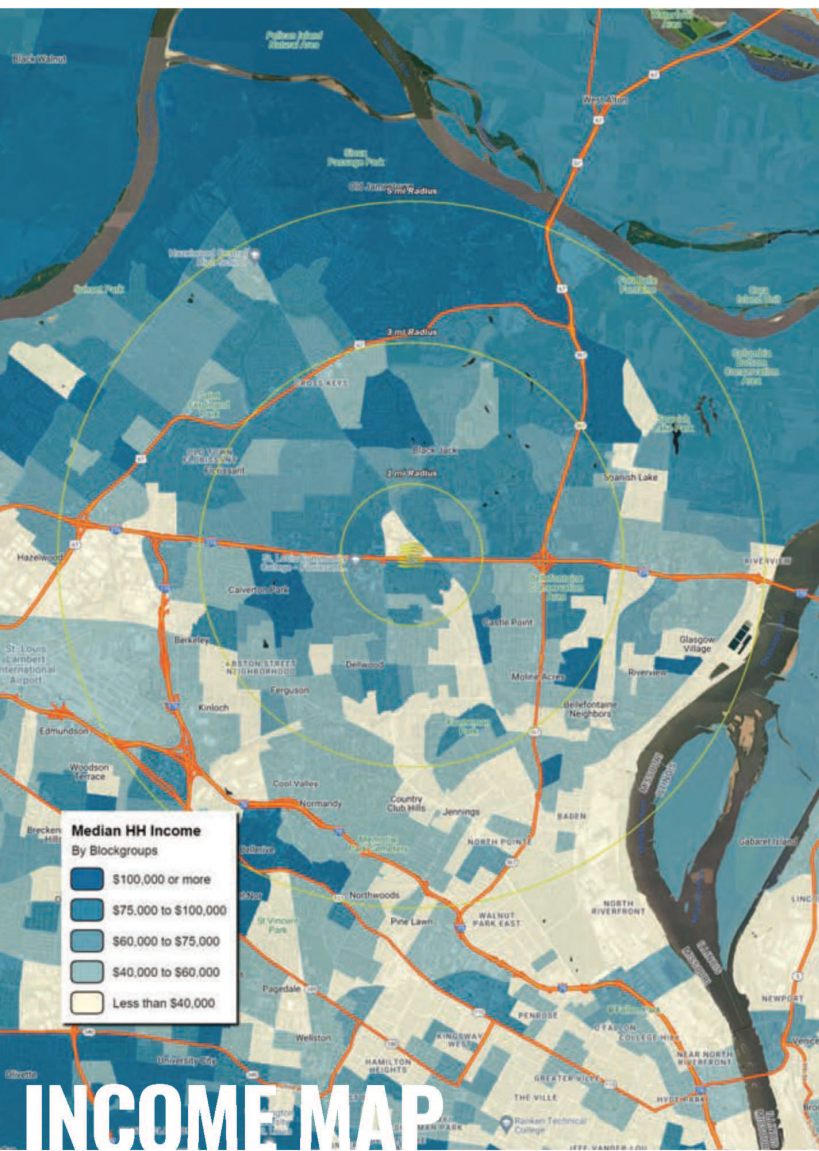
# SUGAR PINES SHOPPING CENTER

## NEIGHBORHOOD VIBE

TONY MOON | ALEX APTER

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314.560.0781 (MOBILE)  
Tony@LocationCRE.com

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com



### 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

Walmart

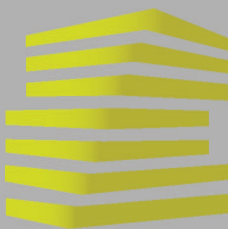


ROSS  
DRESS FOR LESS

Burlington

five BELOW





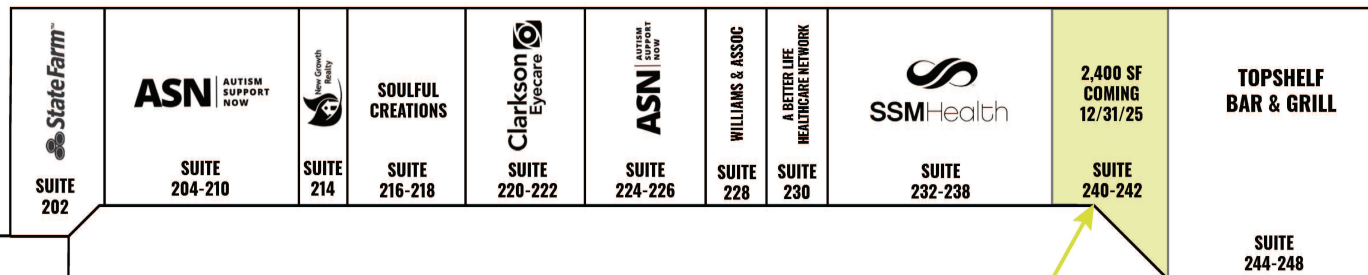
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## SITE PLAN

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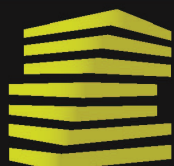
### SUGAR PINES

#### 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	AUTISM SUPPORT NOW	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

TURNKEY  
FORMER  
DENTAL OFFICE

- 2,400 SF TURNKEY DENTAL OFFICE AVAILABLE FOR LEASE
- JOIN SSM HEALTH, CLARKSON EYECARE, AND STATE FARM INSURANCE AT SUGAR PINES SHOPPING CENTER IN FLORISSANT, MO
- 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



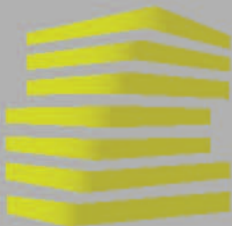
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# SUGAR PINES SHOPPING CENTER

## PHOTOS

TONY MOON

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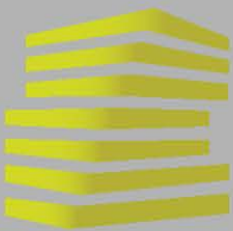
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# SUGAR PINES SHOPPING CENTER

## MARKET AERIAL

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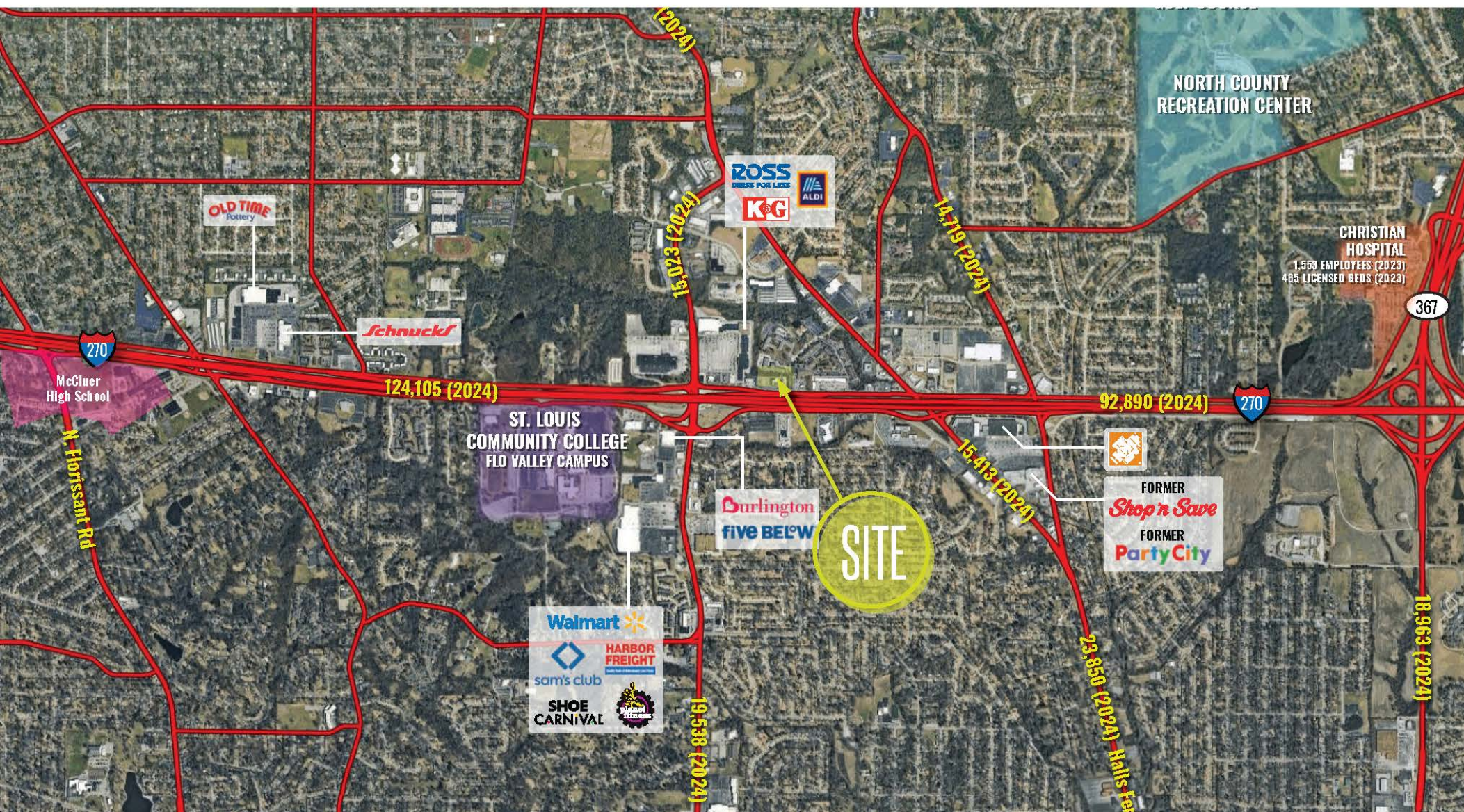
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# BACELINE LEASING

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.

### 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



# OUR APPROACH

BACELINE  
GROUP

Baceline takes a strategic, hands-on approach to assure the health and viability of our Neighborhood Shopping Centers. Our Leasing Team operates from deep industry experience and thoughtfully assembles a synergistic mix of businesses to enhance the shopping experience for patrons, drive foot traffic to our centers, and ultimately maximize value to our tenants.

Our portfolio of Neighborhood Shopping Centers is divided into six regions. Every region and property are assigned a Regional Property Manager, Associate Property Manager, Leasing Portfolio Manager, Lease Transaction Manager, and Property Accountant. Every Baceline tenant has a dedicated team they can count on for anything that comes up in their daily operations.

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

## MANAGEMENT REGIONS



## OUR PORTFOLIO AT A GLANCE

**132**

Properties

**35**

Markets

**+4.6M**

Leasable Square Feet

**+1,450**

Tenants

**89%**

Occupancy Rate

## TENANTS

BY USE CATEGORY



## PROPERTIES

BY LOCATION



**+90%**

Small Businesses

**84%**

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**