

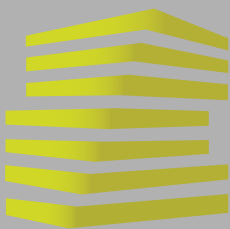
AVENIR

I-170 & DELMAR BLVD

ST. LOUIS, MO



LOCATION.
commercial real estate



AVENIR AT DELMAR & 170

NEIGHBORHOOD VIBE

ALEX APTER

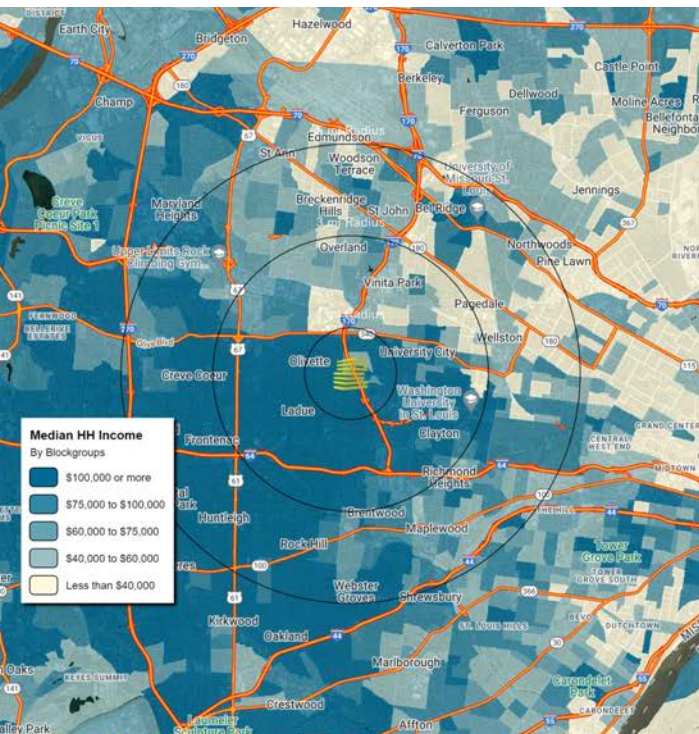
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ANNUAL DEMOGRAPHICS

POPULATION



1 MI
11,314

3 MI
98,253

5 MI
257,392

HOUSEHOLDS



1 MI
5,221

3 MI
41,850

5 MI
114,108

AVG HH INCOME



1 MI
\$263,603

3 MI
\$176,547

5 MI
\$139,939

University City, Missouri, is a vibrant, diverse community of about 35,000 at the heart of the St. Louis Metropolitan area. With dozens of churches and synagogues; parks; numerous community organizations; and active entertainment and restaurant districts, University City has something for everyone in the family. Perhaps the most well-known part of University City is the U-City Loop, a vibrant six-block entertainment, restaurant and shopping district that expands into the city of St. Louis. The American Planning Association named the Loop "One of the 10 Great Streets in America."

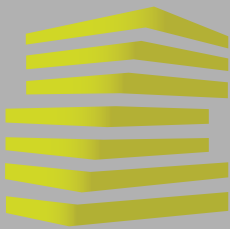
NEARBY RESTAURANTS & RETAILERS INCLUDE:

SHAKE SHACK



PIN-UP BOWL





AVENIR AT DELMAR & 170

SITE PLAN

ALEX APTER

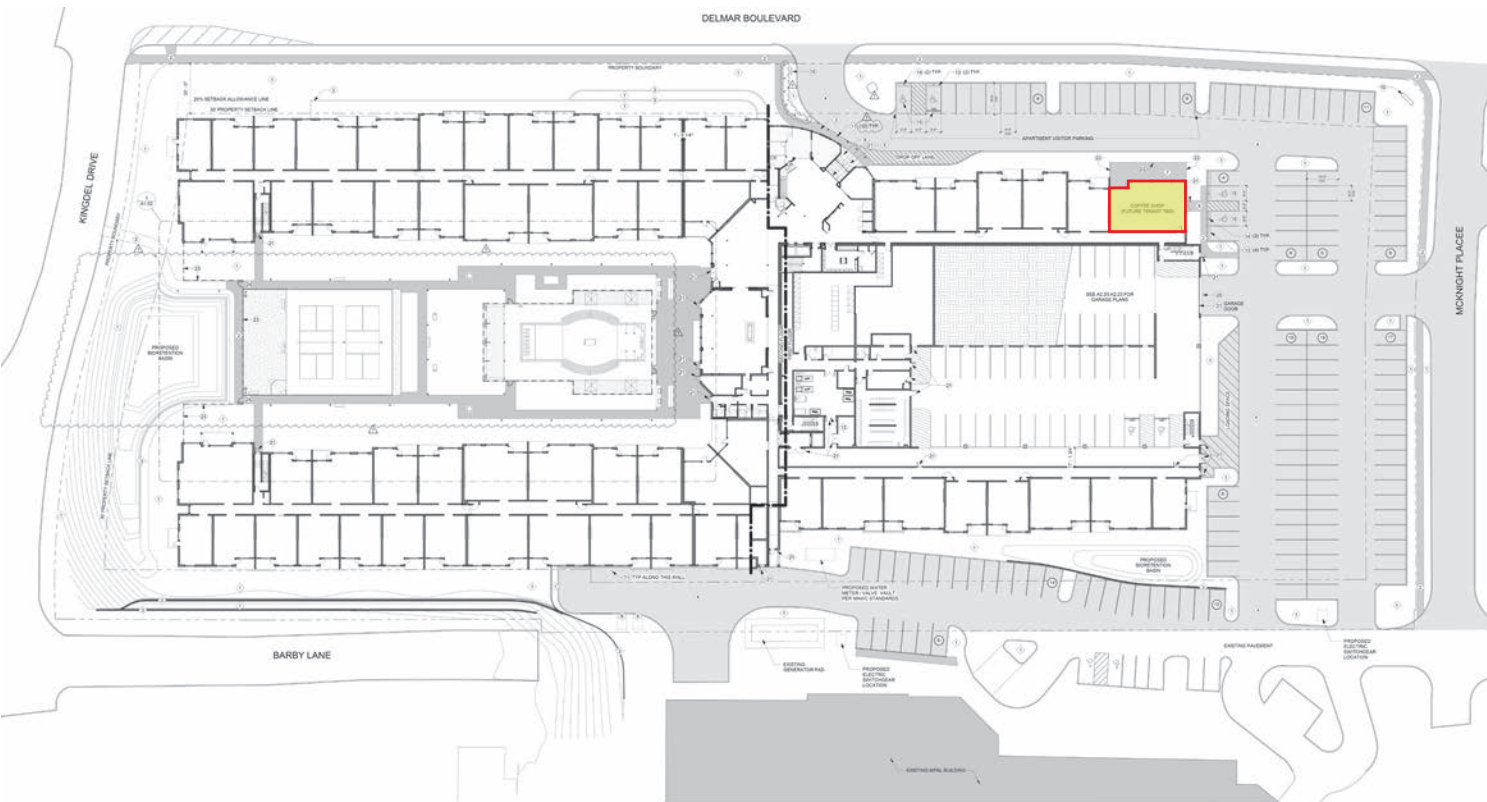
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- **1,300 SF ENDCAP AVAILABLE AT THE CORNER OF DELMAR AND MCKNIGHT PLACE**
- **ONLY COMMERCIAL OPPORTUNITY WITHIN THE PROJECT**
- **PROJECT INCLUDES 265 UPSCALE APARTMENTS**
- **THE UPSCALE GATESWORTH RETIREMENT COMMUNITY ABUTS THIS SITE WHICH HAS 500 RESIDENTS AND DRAWS APPROXIMATELY 500 EMPLOYEES AND 100 VISITORS DAILY**
- **QUICK DRIVE TO DELMAR LOOP, FOREST PARK, CLAYTON BUSINESS DISTRICT, AND ST. LOUIS GALLERIA**
- **DENSE RESIDENTIAL AREA WITH HIGH BARRIERS OF ENTRY**
- **129,438 VPD ON I-170**
- **CONTACT BROKER FOR PRICING**



AVENIR AT DELMAR & 170

MARKET AERIAL

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SITE

24,912 (2024)

Oliver Blvd

FORMER
Party City

NEW
DEVELOPMENT
UNDER
CONSTRUCTION
ALDI

COSTCO
WHOLESALE

PROPOSED

Dierbergs

PROPOSED

HALF PRICE
BOOKS

Gillies
INDIA

TOTAL ACCESS
URGENT CARE

PLAYHOUSE
& THEATRE

Schnucks

BARNES & NOBLE
OLD NAVY

Ladue Rd

Clayton Rd - 8,910 (2024)

ST. LOUIS GALLERIA

BROOKFIELD PROPERTY PARTNERS
1,050,000 SF GLA

NORDSTROM

macy's

Dillard's

Brentwood Square
rack
WHOLE FOODS
MICHAEL'S
The Container Store
ARHAUS
FERGUSON

Brentwood Promenade
Target
ULTA
WORLD MARKET
Total Wine
PET SMART
FIVE BELOW
MICRO CENTER
TRADER JOE'S
Burlington

The Boulevard
Crate & Barrel
PROPOSED
LIFETIME FITNESS

12,770 (2024)
DIERBERGS BRENTWOOD POINT
petco DSW
Dierbergs
HomeGoods
FAMOUS
footwear
PROPOSED
DAISO

BEST BUY
ACTIVATE

MENARDS

DELMAR LOOP

Schnucks

Forest Park Pkwy

WASHINGTON UNIVERSITY
16,582 STUDENTS (2023)
2,002 FULL-TIME FACULTY (2023)

Big Bend Rd

12,770 (2024)

158,962 (2024)

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