



LOCATION.
commercial real estate

EVERLY ON THE LOOP

ABOUT THE SPACE



PREMIER RETAIL OPPORTUNITY AT EVERLY ON THE LOOP, PROMINENTLY LOCATED IN THE VIBRANT DELMAR LOOP, CELEBRATED AS ONE OF AMERICA'S "TEN GREAT STREETS." THIS DYNAMIC MIXED-USE DEVELOPMENT IS PERFECTLY POISED ON DELMAR BOULEVARD, OFFERING A BOUTIQUE-STYLE SETTING IDEAL FOR A RESTAURANT OR RETAIL BUSINESS AIMING TO CAPITALIZE ON THE AREA'S BUSTLING ACTIVITY.

EVERLY ON THE LOOP SITS AT THE NEXUS OF CULTURE AND COMMERCE, SURROUNDED BY ST. LOUIS' LARGEST INDOOR MUSIC VENUES, DELMAR HALL AND THE PAGEANT, AND BENEFITS FROM A HIGH VOLUME OF FOOT TRAFFIC THANKS TO THE COMBINED STUDENT POPULATION OF OVER 30,000 FROM NEARBY WASHINGTON UNIVERSITY, ST. LOUIS UNIVERSITY, AND FONTBONNE UNIVERSITY. THE NEIGHBORHOOD IS A WELL-ESTABLISHED HUB FOR DINING AND ENTERTAINMENT, WITH NEIGHBORING TENANTS INCLUDING NUDO, PI PIZZA, MISSION TACO, AND MANY OTHERS ENRICHING THE LOCAL BUSINESS LANDSCAPE.

THE RETAIL SPACE ON OFFER FEATURES AN EXPANSIVE 22-FOOT CEILING HEIGHT. LOCATED ON THE GROUND FLOOR OF A 14-STORY, 209-UNIT RESIDENTIAL COMPLEX, THE SPACE PROVIDES SUBSTANTIAL CUSTOMER ENGAGEMENT OPPORTUNITIES WITH 428 BEDROOMS DIRECTLY ABOVE AND A LIVELY STREET SCENE JUST OUTSIDE THE DOOR.

ADDITIONAL ADVANTAGES INCLUDE ACCESSIBILITY IMPROVEMENTS FROM THE DELMAR LOOP TROLLEY AND AN AGGRESSIVE LANDLORD TENANT IMPROVEMENT (TI) CONTRIBUTION AND COMPETITIVE LEASE TERMS AT \$28.00 PSF NNN, EVERLY ON THE LOOP REPRESENTS NOT JUST A SPACE, BUT A POTENTIAL CORNERSTONE FOR YOUR BUSINESS SUCCESS IN ONE OF ST. LOUIS' MOST SOUGHT-AFTER DISTRICTS.



Google Maps



EVERLY ON THE LOOP

NEIGHBORHOOD VIBE



1 mile 3 miles 5 miles

POPULATION

20,669 134,836 336,670

HOUSEHOLDS

9,666 63,678 156,419

EMPLOYEES

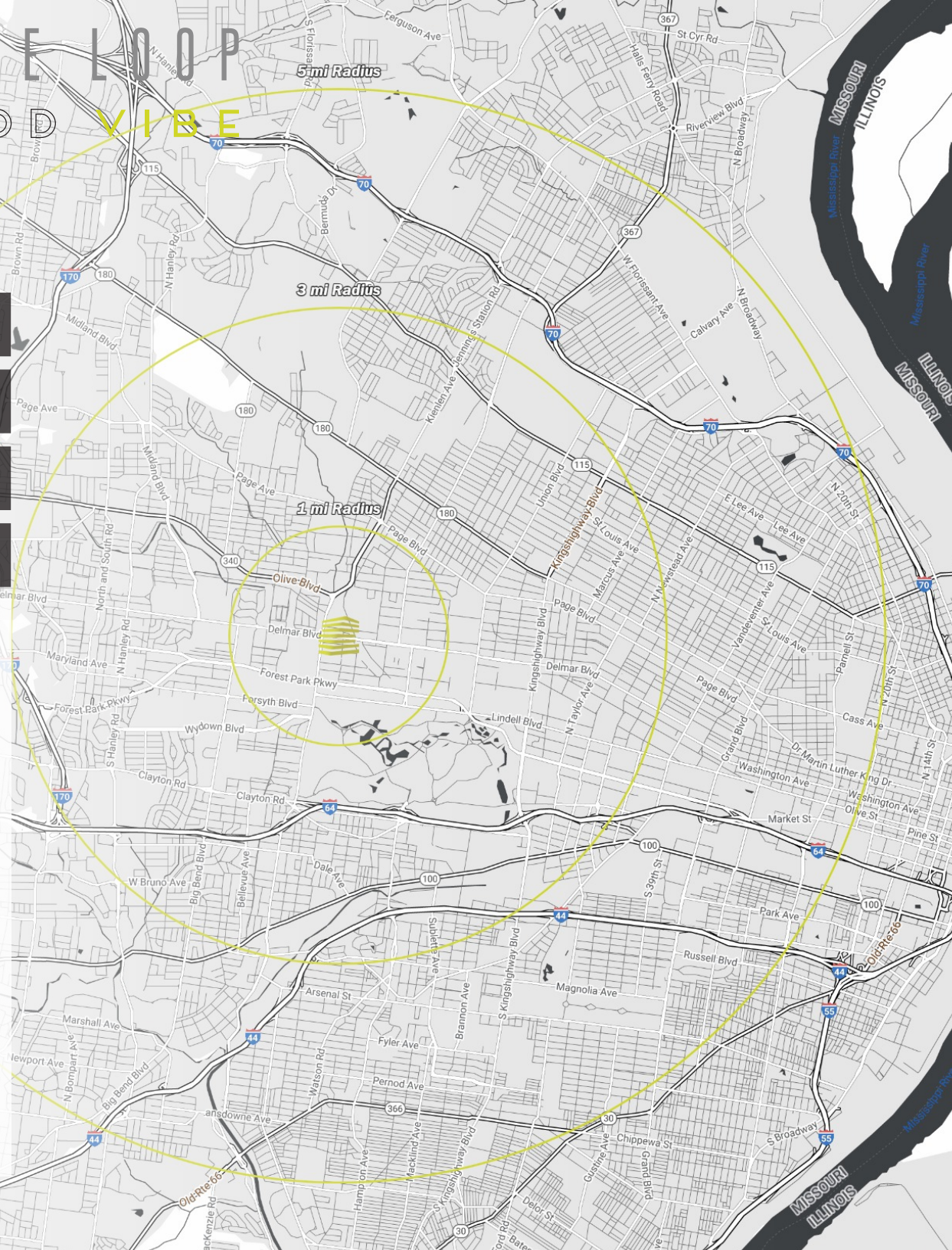
6,422 103,758 216,300

MED HH INCOME

\$81,175 \$82,914 \$76,319

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."

The U-City Loop is home to a variety of long-established and newer-to-the-scene businesses that give this street its unique personality. A significant amount of development and investment has recently occurred in the area, including Washington University (\$80+ million), COCA (\$25 million), and The Everly (\$60 million). There are 140 specialty shops in the Loop, and 17 countries are represented in the variety of restaurant that call the area home.





EVERLY ON THE LOOP

AREA EATS + HOT SPOTS



**SEOUL
TACO**



Rancho

**SALT +
SMOKE**
BBQ BOURBON BEER

Fitz's
ROOT BEER



**INTERNATIONAL
TAP HOUSE**



PIN-UP BOWL

MOONRISE
Hotel



 **Washington**
University in St. Louis



DELMAR HALL



CVS
pharmacy



pitaya

Avalon
EXCHANGE





EVERLY ON THE LOOP

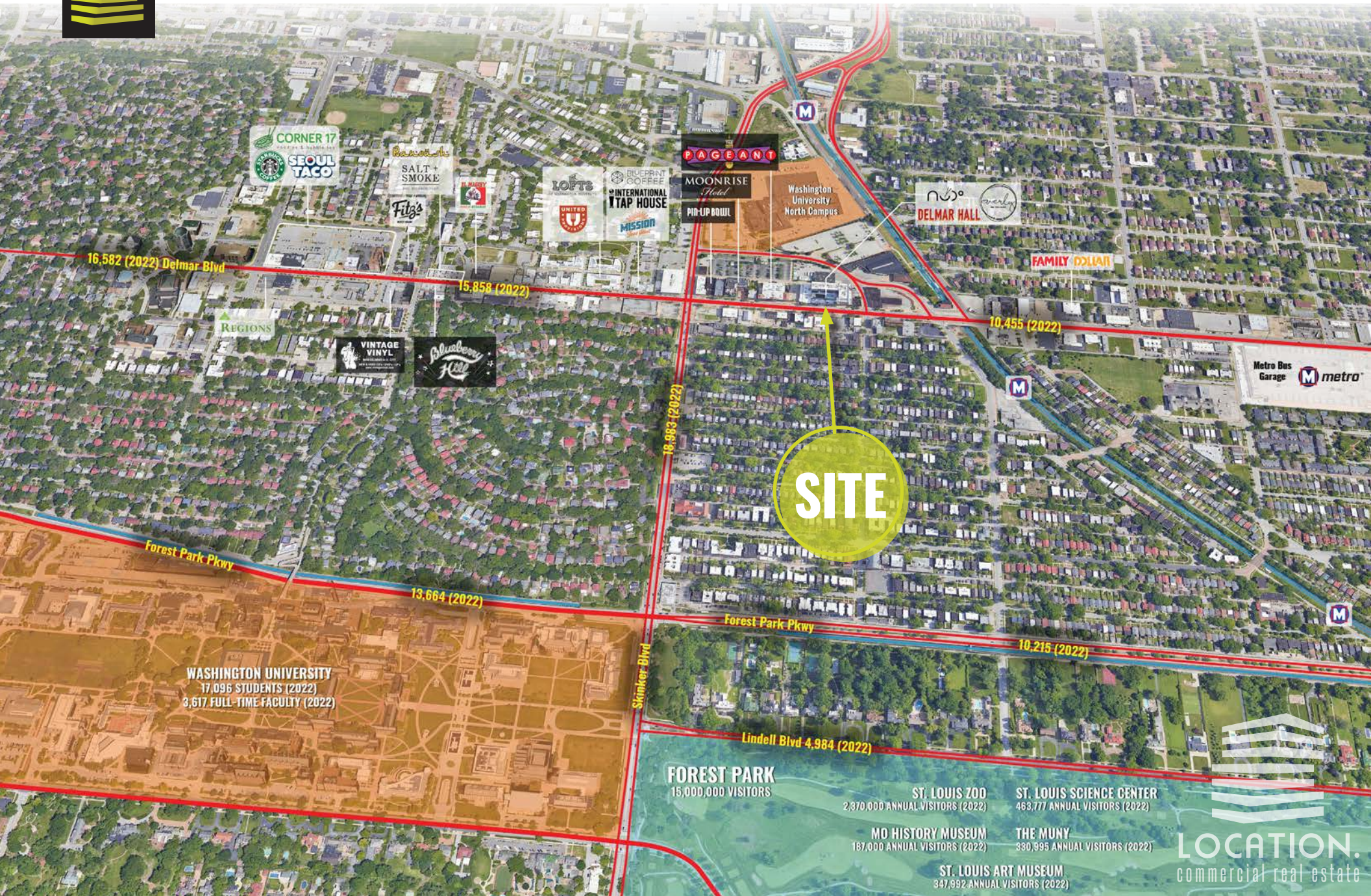
S I T E P L A N



1,708 SF OF RETAIL/RESTAURANT SPACE AVAILABLE. PATIO SEATING IN FRONT.

EVERLY ON THE LOOP

MARKET AERIAL





LOCATION.

commercial real estate

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