



LOCATION.
commercial real estate



**6,400 SF AVAILABLE
FOR LEASE IN THE HEART OF
ST. LOUIS' DELMAR LOOP**

6300 DELMAR BOULEVARD

UNIVERSITY CITY, MO



6300 DELMAR BLVD

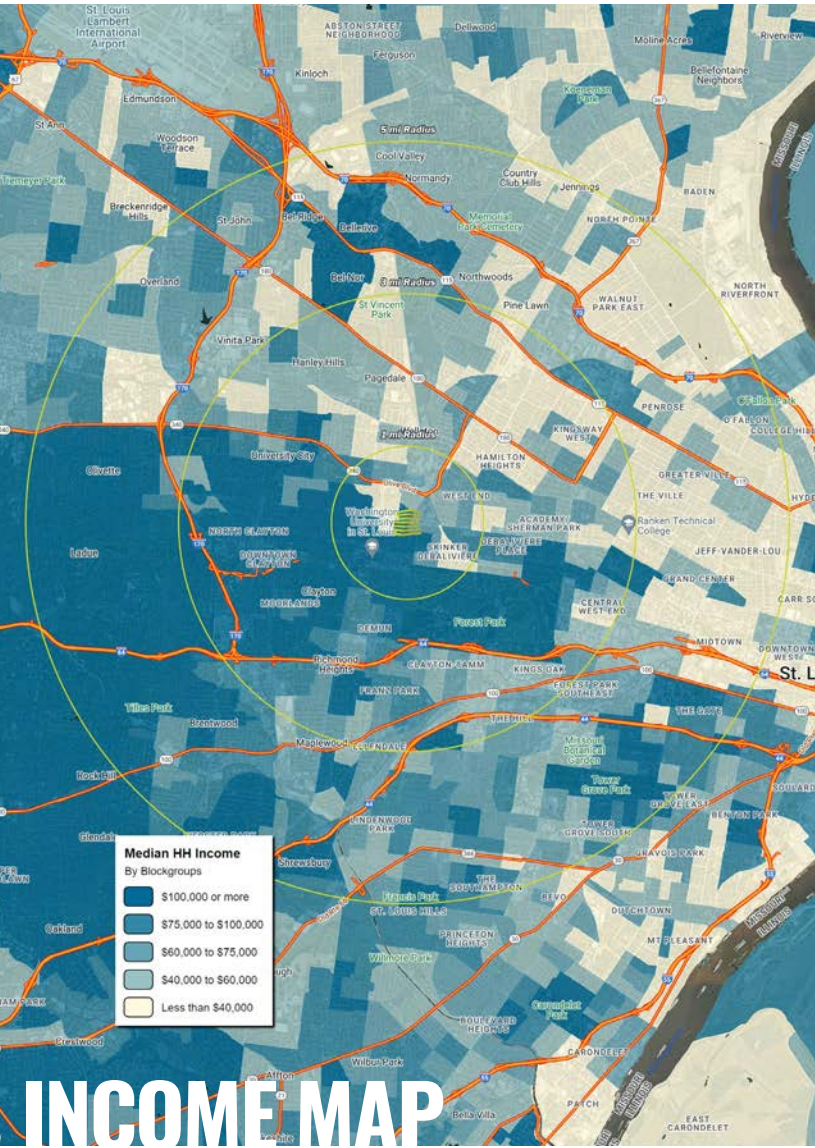
NEIGHBORHOOD VIBE

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com

ALEX CHIODINI

314.818.1550 (OFFICE)
314.662.0112 (MOBILE)
AlexC@LocationCRE.com



TRADE AREA OVERVIEW

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" (The 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 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.

DEMOGRAPHICS

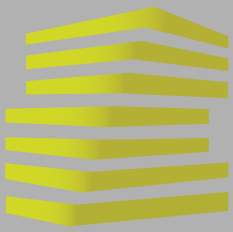
	1 mile	3 miles	5 miles
POPULATION	20,386	133,804	331,208
HOUSEHOLDS	8,835	63,236	153,409
EMPLOYEES	8,836	104,740	213,980
MED HH INCOME	\$94,384	\$85,215	\$77,675

AREA RETAIL | RESTAURANTS



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES MADE ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



6300 DELMAR BLVD

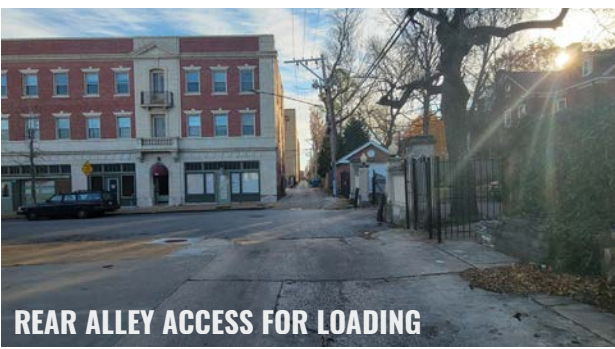
PHOTOS + DETAILS

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com

ALEX CHIODINI

314.818.1550 (OFFICE)
314.662.0112 (MOBILE)
AlexC@LocationCRE.com



REAR ALLEY ACCESS FOR LOADING



NEW DEVELOPMENTS DIRECTLY ACROSS THE STREET



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

6300 DELMAR BLVD

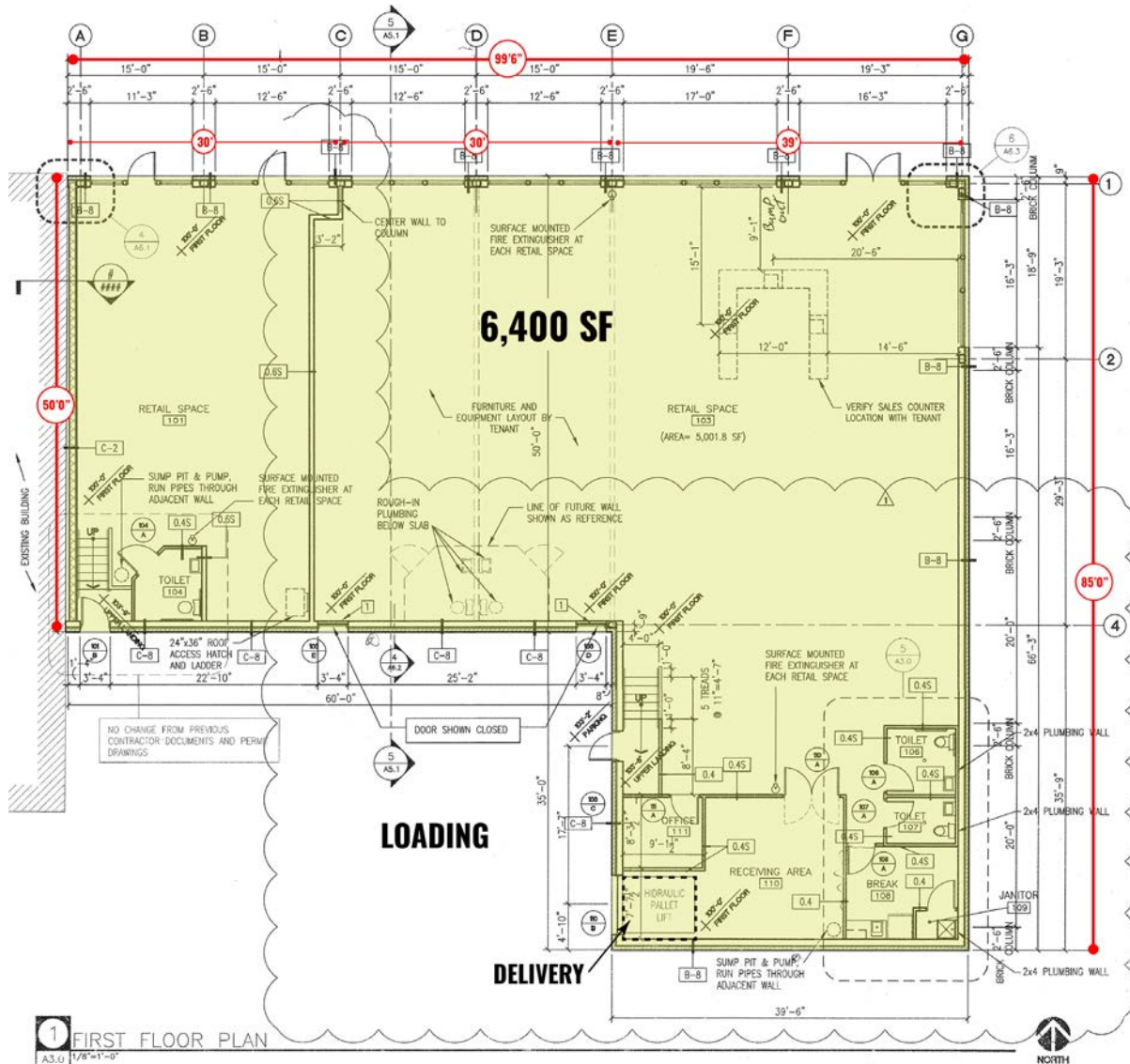
FLOOR PLAN + DETAILS

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com

ALEX CHIODINI

314.818.1550 (OFFICE)
314.662.0112 (MOBILE)
AlexC@LocationCRE.com



- 6,400 SF FOR LEASE IN THE HEART OF THE DELMAR LOOP
- BUILT IN 2010
- PROMINENT VISIBILITY WITH 99'6" FRONTAGE ON DELMAR BOULEVARD
- 50' AND 85' BAY DEPTHS
- REAR EMPLOYEE PARKING
- MULTIPLE FRONT AND REAR EGRESS POINTS
- HYDRAULIC PALLET LIFT IN REAR STOCK ROOM FOR LOADING AND DELIVERIES
- THREE ADA RESTROOMS IN PLACE
- HIGH STUDENT POPULATION INCLUDING WASHINGTON UNIVERSITY, ST. LOUIS UNIVERSITY & FONTBONNE UNIVERSITY ALL WITHIN A FIVE-MILE RADIUS
- DELMAR WAS VOTED ONE OF THE "TEN GREAT STREETS" IN AMERICA WITH SIX BLOCKS OF MORE THAN 140 BOUTIQUES, RESTAURANTS, & LIVE MUSIC VENUES
- DELMAR HALL AND THE PAGEANT - LARGEST INDOOR MUSIC VENUES IN ST. LOUIS METRO IN NEAR VICINITY
- OTHER TENANTS IN THE IMMEDIATE AREA INCLUDE NUDO, PI PIZZA, PIN-UP BOWL, MISSION TACO, BLUEPRINT COFFEE, FITZ'S ROOT BEER, SEOUL TACO, HOPCAT, SALT & SMOKE, STARBUCKS, VINTAGE VINYL, BLUEBERRY HILL, AND MANY OTHERS

1 FIRST FLOOR PLAN
A3.0 1/8"=1'-0"

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

LOCATION.
commercial real estate

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



6300 DELMAR BLVD

MARKET AERIAL

MIKE PETTIT

ALEX CHIODINI

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com

314.818.1550 (OFFICE)
314.662.0112 (MOBILE)
AlexC@LocationCRE.com



SITE

WASHINGTON UNIVERSITY
17,096 STUDENTS (2022)
3,617 FULL-TIME FACULTY (2022)

FOREST PARK
15,000,000 VISITORS

ST. LOUIS ZOO
2,370,000 ANNUAL VISITORS (2022)

ST. LOUIS SCIENCE CENTER
463,777 ANNUAL VISITORS (2022)

MO HISTORY MUSEUM
187,000 ANNUAL VISITORS (2022)

THE MUNY
330,995 ANNUAL VISITORS (2022)



LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.