

EVERLY ON THE LOOP

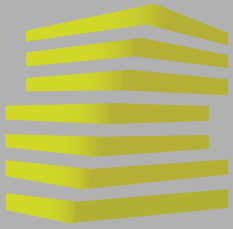
6105 DELMAR BLVD

ST. LOUIS, MO

SITE



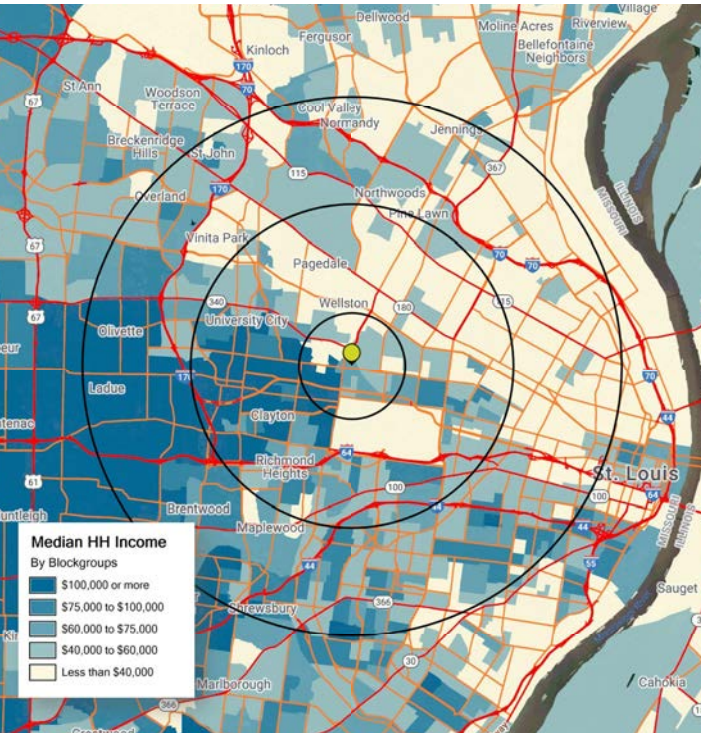
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EVERLY ON THE LOOP

NEIGHBORHOOD VIBE

KEVIN SHAPIRO
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 Kevin@LocationCRE.com

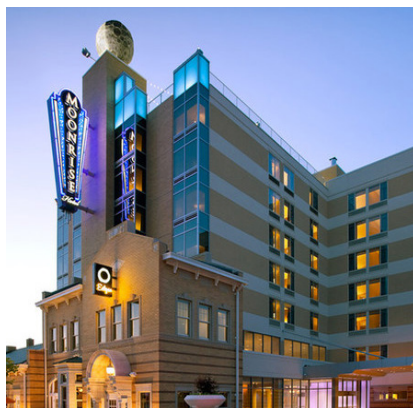


2020 DEMOGRAPHICS

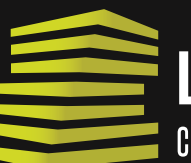
POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MI	3 MI	5 MI
			19,176	136,146	343,660
			9,453	64,763	162,513
			\$70,533	\$92,886	\$83,278

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.



DELMAR LOOP RESTAURANTS & RETAILERS INCLUDE:



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PROPERTY 411

KEVIN SHAPIRO

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- JOIN NUDO IN THE HEART OF THE DELMAR LOOP
- RETAIL/RESTAURANT SPACE ON THE GROUND FLOOR OF 14-STORY, 209-UNIT RESIDENTIAL COMPLEX
- 22' CEILING HEIGHT
- PROMINENT VISIBILITY ON DELMAR BOULEVARD
- 428 BEDROOMS
- COMBINED STUDENT POPULATION OF 30,000 +/-, INCLUDING WASHINGTON UNIVERSITY, ST. LOUIS UNIVERSITY & FONTBONNE UNIVERSITY ALL WITHIN A FIVE-MILE RADIUS
- DELMAR WAS VOTED ON OF THE "TEN GREAT STREETS" IN AMERICA
- SIX BLOCKS OF MORE THAN 140 BOUTIQUES, RESTAURANTS, & LIVE MUSIC VENUES
- DELMAR HALL AND THE PAGEANT - LARGEST INDOOR MUSIC VENUES IN ST. LOUIS METRO NEXT DOOR
- 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
- NEW TROLLEY SYSTEM THROUGH ENTIRE DELMAR LOOP
- AGGRESSIVE LANDLORD TI CONTRIBUTION
- \$28.00 PSF NNN



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SITE PLAN

KEVIN SHAPIRO
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2,000 SF OF RETAIL/RESTAURANT SPACE AVAILABLE. PATIO SEATING IN FRONT.

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