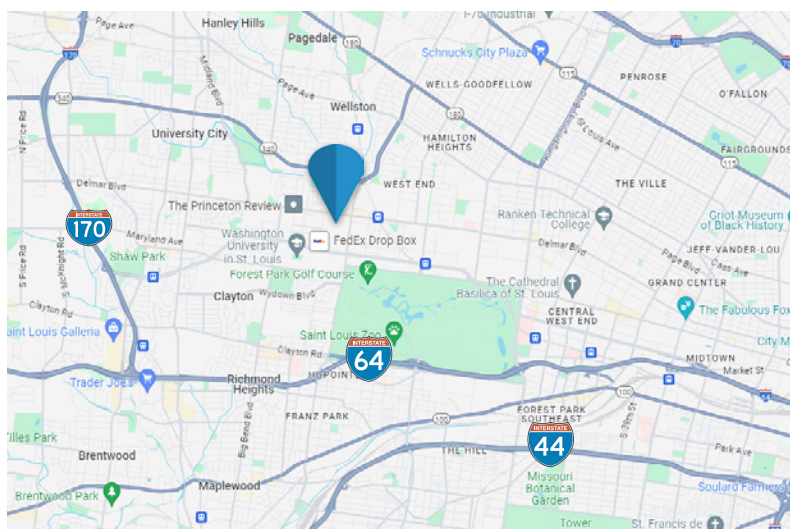


FOR SALE

6310 Delmar Blvd
University City, MO 63130



- Located in the Loop Entertainment District Close to Washington University
- 7,000 SF with 3 Retail Bays
- Restaurant
- On Site Employee Parking
- Public Parking Lot Next to Building



\$2,300,000

Ken Wedberg
Office: 314-446-7540
Cell: 314-374-6670

wedberg@realtyexchangeweb.com

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Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Retail Building, 6310 Delmar Blvd, University City, MO 63130. The property contains 3 bays totaling 7,000 SF.

Investment Highlights

- Located in the Loop Entertainment District
- The Loop is Centrally Located Drawing from:
 - Clayton Business District and its 45,000 Daily Workers
 - Washington University 36,000 Combined Students and Employees
 - Forest Park and St. Louis Zoo
 - St. Louis History and Art Museums
- 7,000 SF with 3 Retail Bays
- On Site Employee Parking
- Public Parking Lot Next to Building
- Tenants Include:
 - GSan Kitchen
 - American Falafel
 - PokeDoke

All offers will be considered. The owners are not offering any financing.

Ken Wedberg

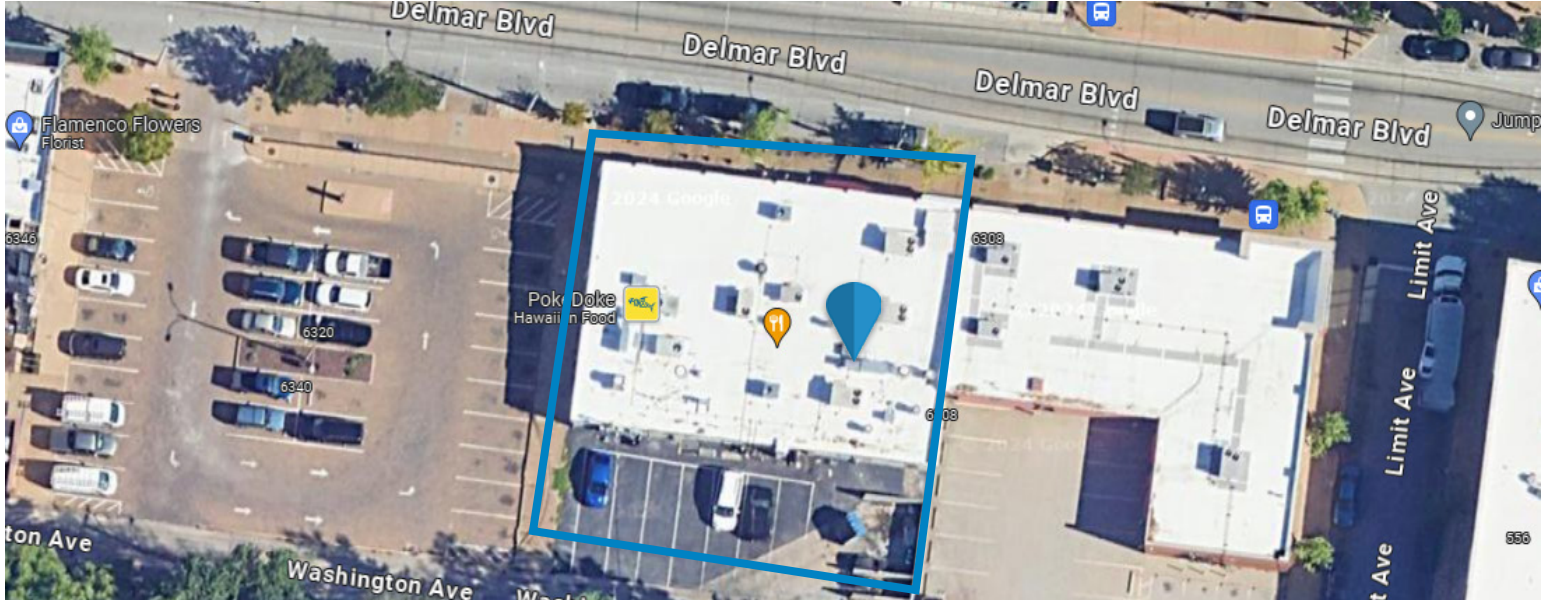
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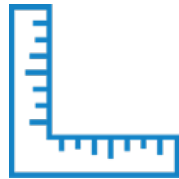
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THE PROPERTY



3
BAYS



7,000
SQ FT



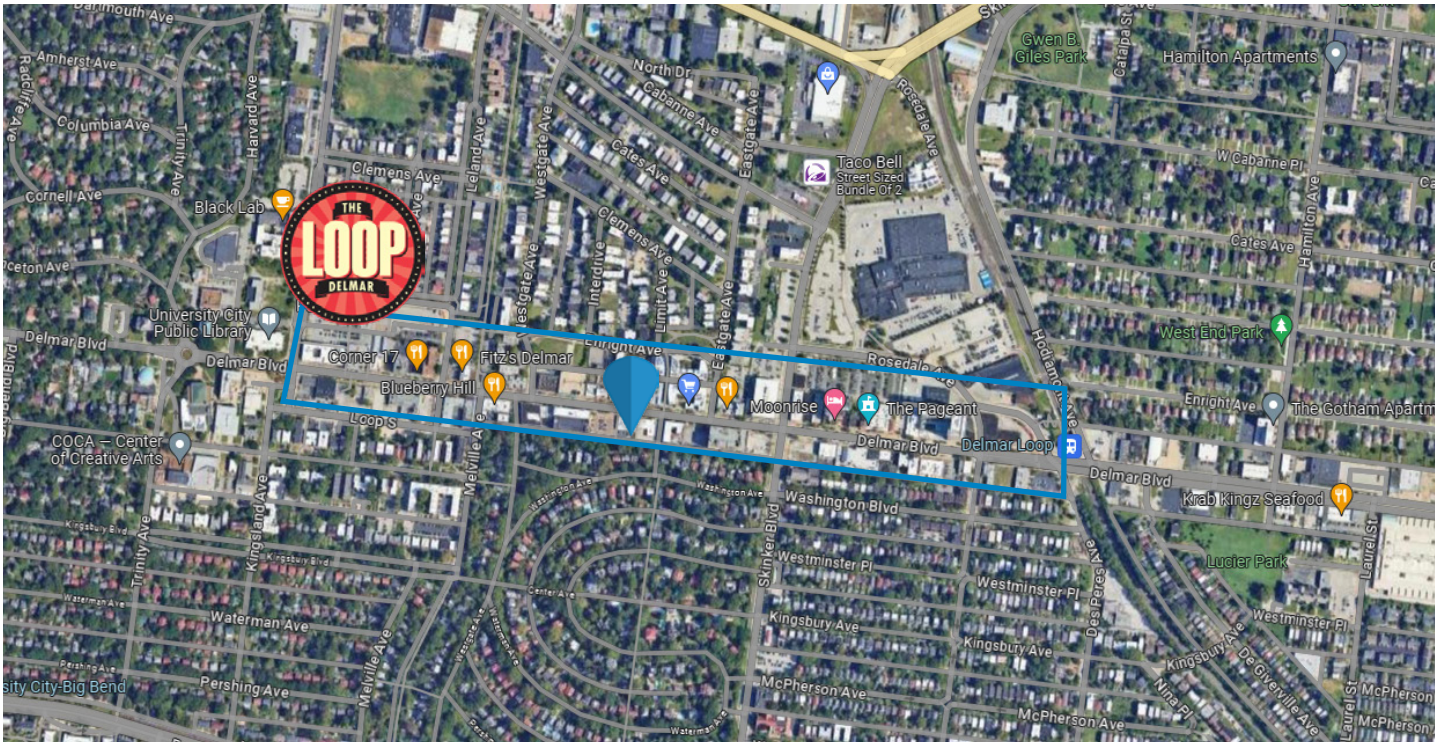
\$38,991
2023 TAXES



2022
ROOF REPLACED

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The Delmar Loop

Restaurant & Entertainment District



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|-----------|
| Population | 21,558 | 130,791 | 328,702 |
| Households | 7,938 | 61,974 | 152,934 |
| Average Household Income | \$112,885 | \$112,608 | \$101,089 |
| Traffic Volume | 29,410 | 168,243 | 162,901 |



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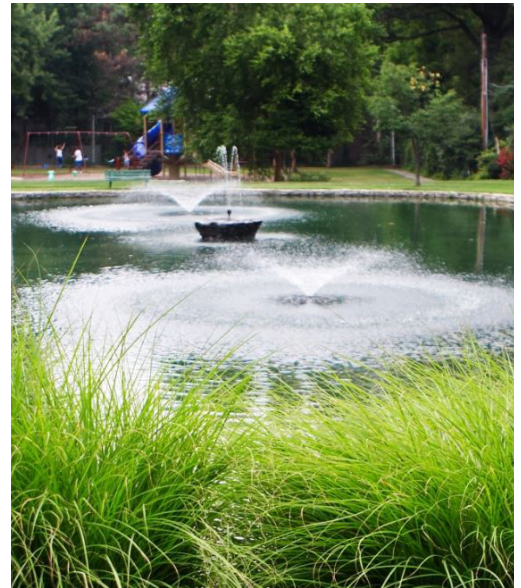
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Market

University City is a vibrant community that seamlessly blends urban convenience with a welcoming atmosphere. Home to a diverse population, this dynamic city boasts a rich tapestry of culture, art, and education, making it an ideal destination for students, families, and professionals alike.

Stroll through the historic Loop, an eclectic stretch brimming with unique shops, galleries, and restaurants that cater to every palate. Experience the lively atmosphere of local festivals, farmers' markets, and art walks that celebrate the community's creativity. With its close proximity to Washington University and other educational institutions, University City thrives as a hub of innovation and learning.



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Demographics



7,725
HOUSEHOLDS



16,302
POPULATION



2.10
AVERAGE
HOUSEHOLD SIZE



\$165,103
AVERAGE
HOUSEHOLD INCOME



\$533,228
AVERAGE
HOUSING VALUE



98.0%
EMPLOYMENT



83.9%
WHITE COLLAR
WORKERS

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