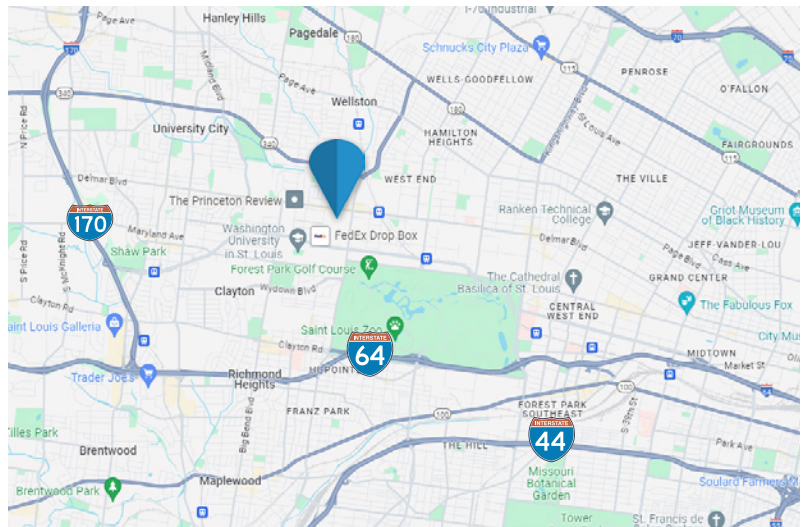


FOR LEASE

6310 Delmar Blvd
University City, MO 63130



- Located in the Loop Entertainment District Close to Washington University
- 1,400 SF Restaurant
- On Site Employee Parking
- Public Parking Lot Next to Building



NNN Lease

Ken Wedberg

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

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 in leasing 1,400 SF restaurant space.

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
- Building is 7,000 SF with 3 Retail Bays
- On Site Employee Parking
- Public Parking Lot Next to Building
- Tenants Include:
 - GSan Kitchen
 - PokeDoke

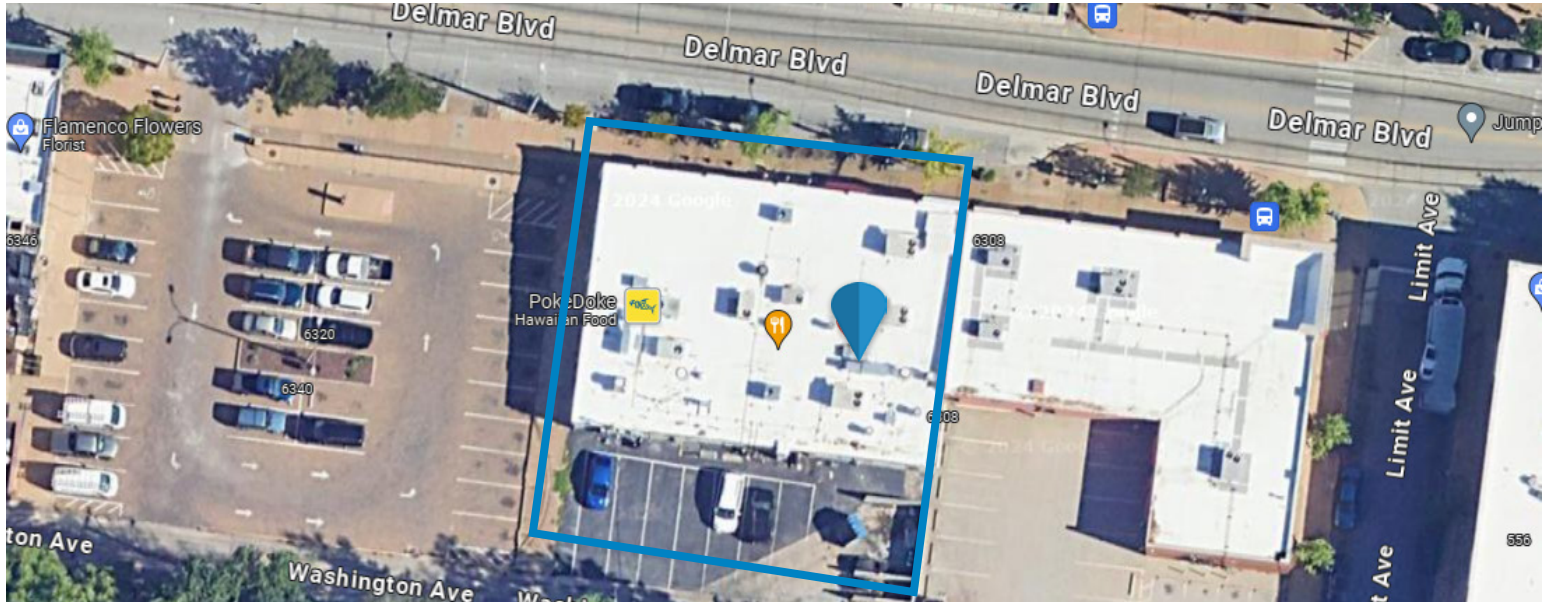
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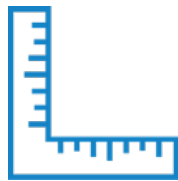
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3

BAYS



7,000

SQ FT



\$38,991

2023 TAXES



2022

ROOF REPLACED

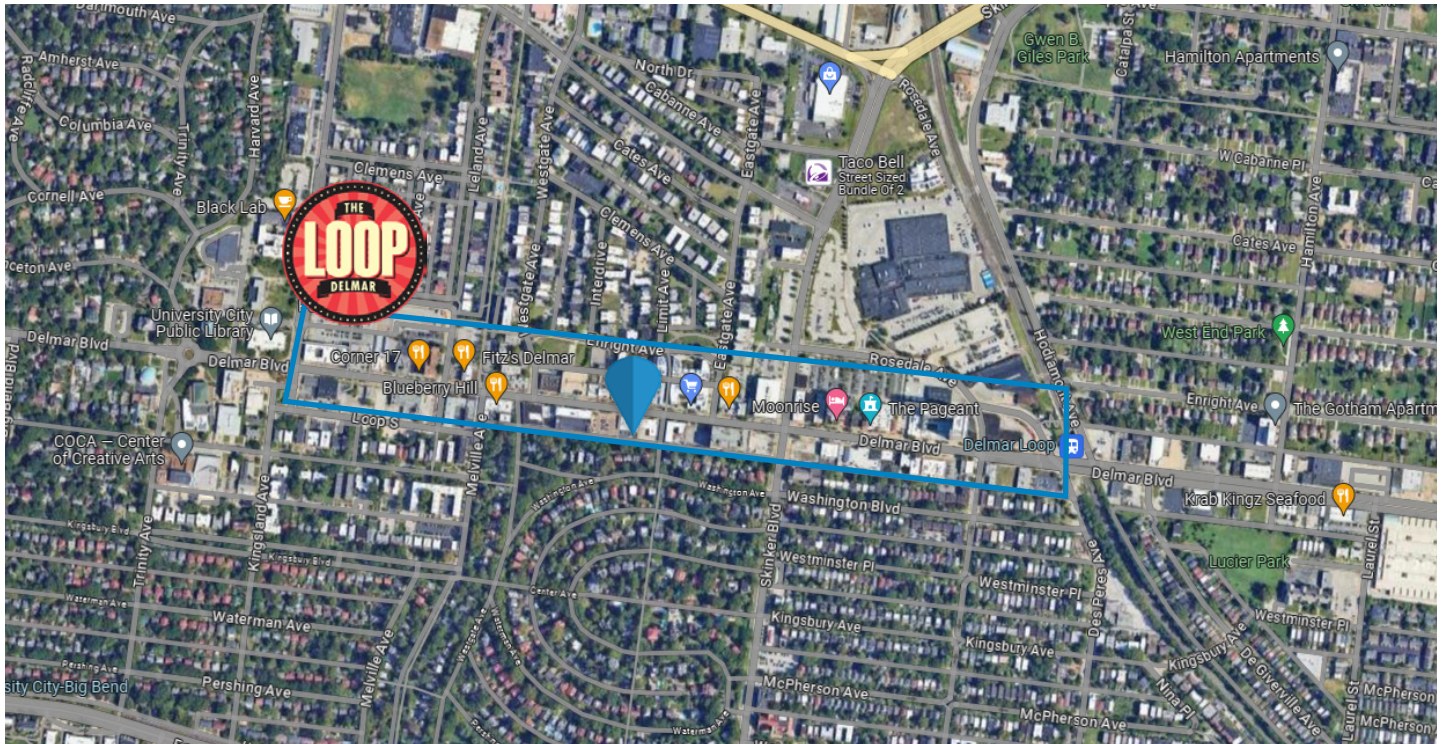
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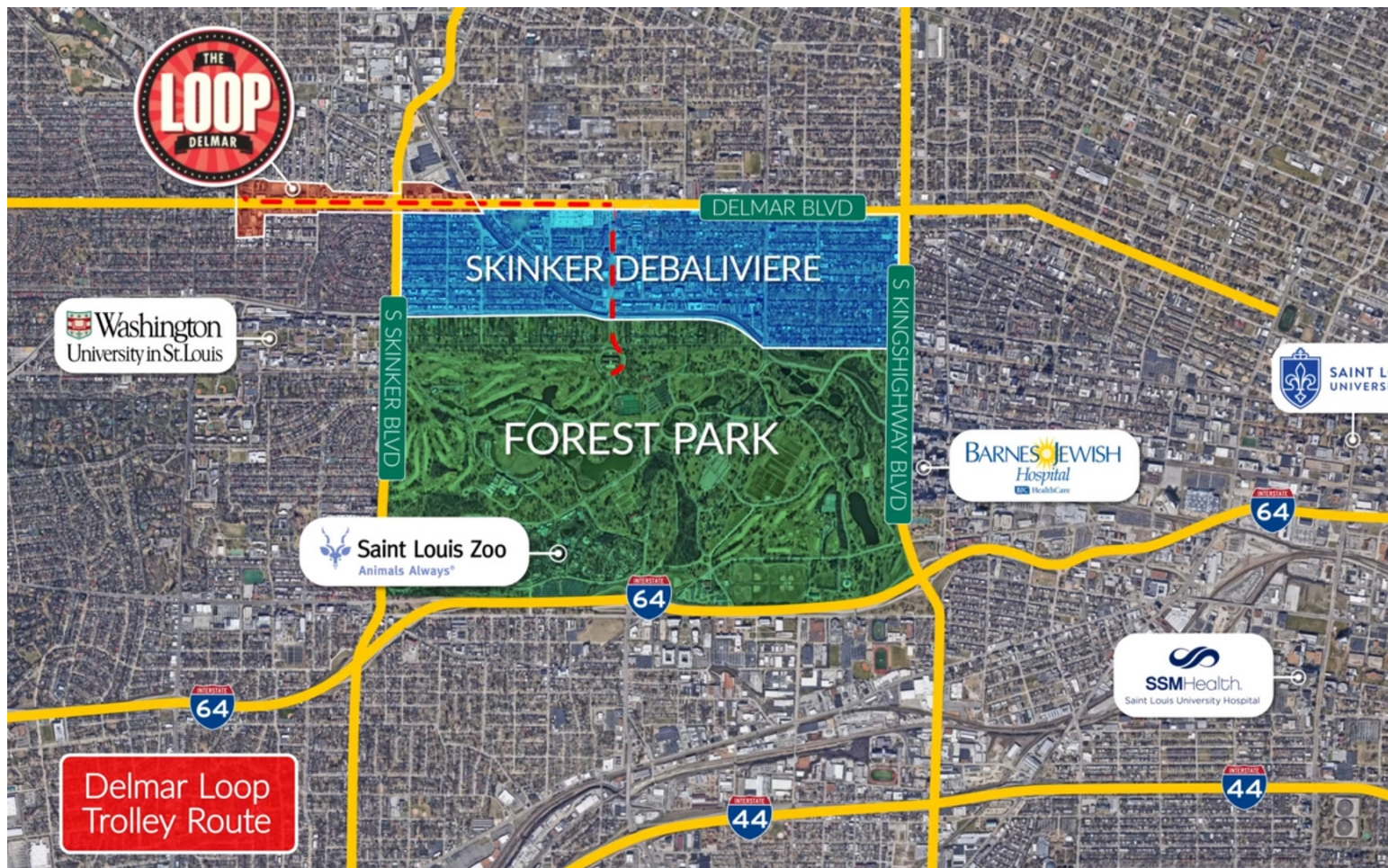


The Delmar Loop

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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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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