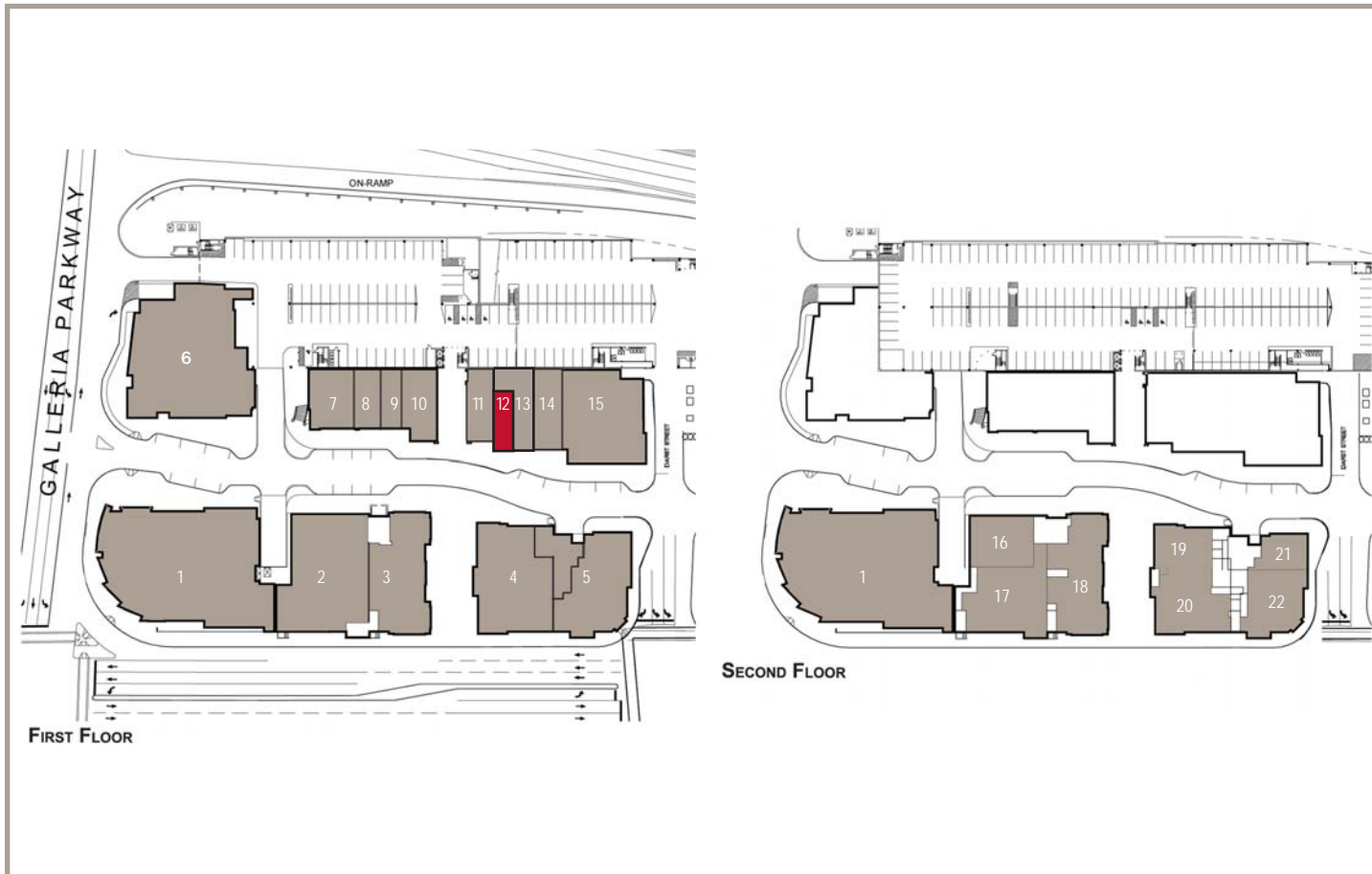




Pace Properties
 1401 South Brentwood Boulevard
 Suite 900
 St. Louis, MO 63144
 (P) 314.968.9898
 (F) 314.968.5050
 www.paceproperties.com

Site Plan



Number	Name	SF	Number	Name	SF
1	Crate & Barrel	35,953	13	Schon	1,850
2	IO Metro	8,516	14	Portrait Innovations	2,430
3	Jared's Jewelers	5,816	15	Ann Taylor Loft	6,629
4	PF Chang's	6,947	16	Eye Care Associates	4,851
5	Soft Surroundings	5,196	17	The Retina Institute	3,808
6	Maggiano's	12,324	18	Brides By Demetrios	5,541
7	Nadoz Euro Cafe	2,533	19	Bar Method	2,795
8	Nadoz Wine Cafe	1,462	20	Laura McCarthy Realtors	4,500
9	Laurie Solet	1,199	21	Mitchell James Salon	2,921
10	Relax the Back	2,180	22	Orthodontic Consultants	3,312
11	Accessorize	1,380		Total GLA:	123,243 sf
12	Available	1,100			



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The Boulevard St. Louis

Brentwood Boulevard & Galleria Parkway
 St. Louis, MO 63117

For Lease:

Kristin Keane, kkeane@paceproperties.com
 314.968.9898



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, L.L.C. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, L.L.C. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



Trade Area Aerial



- GAP, Victoria's Secret, H&M, Lacoste, via, Nordstrom, Chico's, A Y Aveda, Dillard's, Coach, Macys, Five Guys, White Black Restoration, Coldwater Creek, Urban Outfitters, Brooks Brothers, Eddie Bauer, Cinema, Sephora, Lucky Brand Jeans, Ann Taylor, Nine West

- Brides Portrait Innovations, Jared, Maggiano's Little Italy, The Loft, Crate & Barrel, Soft Surroundings, Relax the Back

The Boulevard is located in the heart of the retail corridor of St. Louis at the intersection of I-64, I-170 and Brentwood Blvd. The trade area boasts a strong combination of population, income and daytime employment. The Boulevard's main street offers a mix of nationally recognized retailers and restaurants mixed with local treasures.

The Boulevard offers:

- Signalized intersection
- Excellent demographics
- Unique retail co-tenancy

Area Retailers Include:

Whole Foods, Saint Louis Galleria, Container Store, REI, Best Buy, Trader Joes, Dierbergs, DSW, Petsmart, Arhaus, Nordstrom Rack, Bed Bath & Beyond, Lowes, Target, Walmart, Sams Club & Home Depot

Traffic Counts:

I-64: 173,236 VPD
 I-170: 115,797 VPD
 Brentwood Blvd: 44,616 VPD

Space Available: 1,100 SF

Lease Rate: \$25/SF, NNN

Estimated 2012 Triple Nets: \$12/SF

Demographics	1-Mile	3-Mile	5-Mile
2009 Population	12,591	107,380	302,412
Average Income	\$87,806	\$94,193	\$76,957
Employees	24,375	123,487	247,489



Co-Tenants Include:

