



ALBION

West End

1,650 SF RETAIL FOR LEASE



PACE
PROPERTIES
— A MEMBER OF —
CHAINLINKS
RETAIL ADVISORS

4974 Lindell Blvd. | St. Louis, MO 63108



ABOUT THE CENTRAL WEST END

The Central West End is one of St. Louis's premier urban neighborhoods and a highly desirable destination for retail, dining, and entertainment. Anchored by a dense residential population, major employment centers, and the Washington University Medical Campus, the area benefits from strong daytime activity and consistent consumer traffic. Its walkable streets, historic character, and vibrant mix of national and local businesses make the Central West End a sought-after location for retailers and restaurateurs looking to serve one of St. Louis's most affluent and dynamic trade areas.



PROPERTY HIGHLIGHTS:

- New development in one of the most prominent corridors in the Central West End
- 1,650 SF retail below approximately 305 luxury apartments
- Expected retail delivery date: April 2027
- Excellent visibility off Kingshighway, with large patio

TRAFFIC GENERATORS INCLUDE:

- BJC Medical Campus (largest employer in St. Louis)
- Washington University
- St. Louis University
- Forest Park
- Cortex Innovation District, plus several hundred new apartments

DEMOGRAPHICS THAT DELIVER

1-Mile | 3-Mile | 5-Mile

POPULATION

19,418 | 133,354 | 350,987

DAYTIME POPULATION

23,137 | 135,923 | 364,799

AVERAGE HH INCOME

\$124,103 | \$103,305 | \$103,599

Click here!

Albion West End Retail Package

SURROUNDING RETAILERS:



Herman Miller



First Watch



lululemon



KALDI'S COFFEE
ROASTING CO.



POTBELLY
SANDWICH SHOP



WHOLE
FOODS
MARKET

BONOBOS

PLNK

G L O 3 O

SUITSUPPLY

SHAKE SHACK



PACE

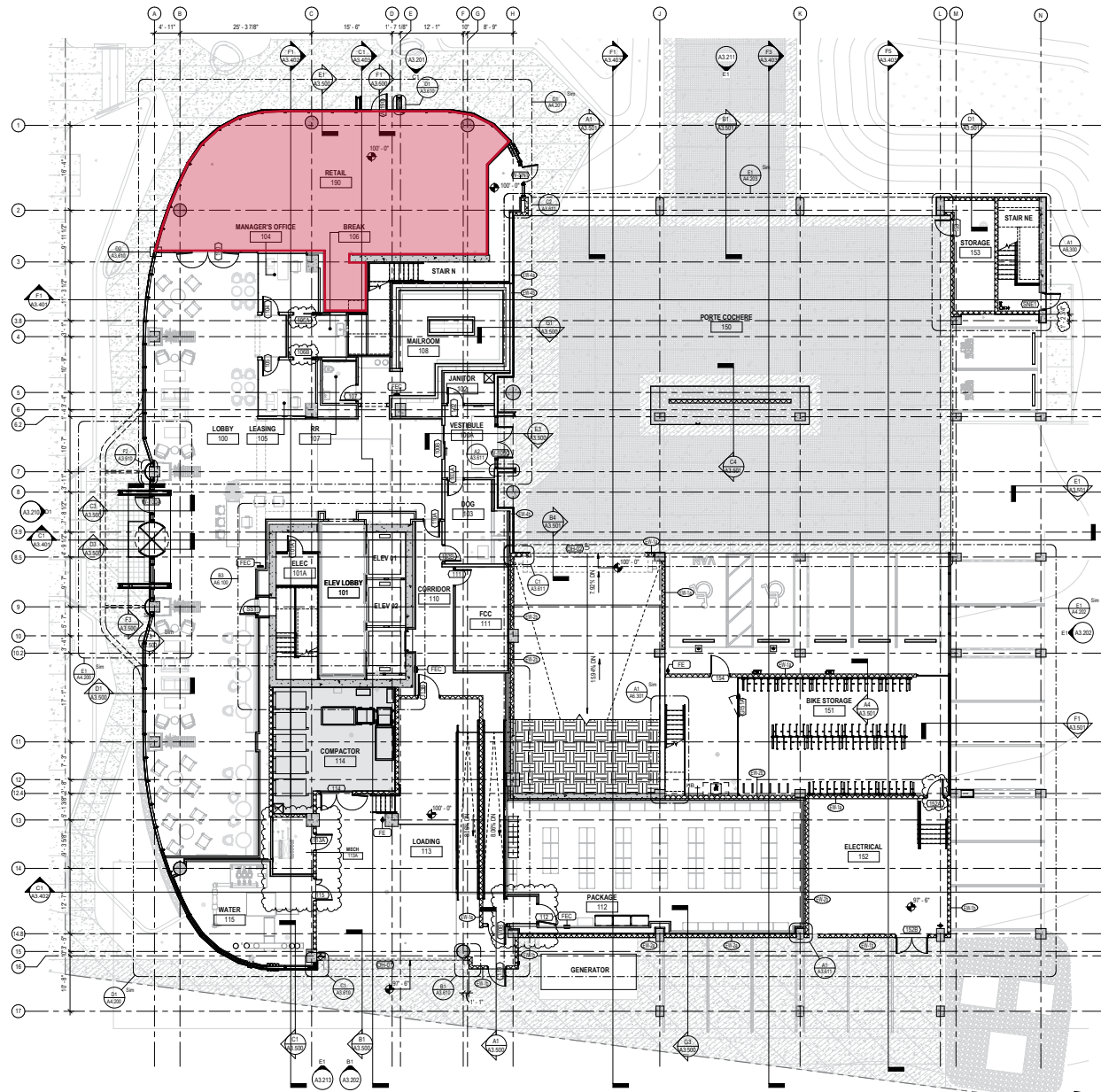
PROPERTIES

PACEPROPERTIES.COM | 314.968.9898

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FLOOR PLAN



UPDATED 08/13/2025

GREENWAY LEGEND
 EXISTING
 FUTURE

EUCLOUD RETAIL CORRIDOR
 ACME Markets, Express, Shake Shack, CUP, pure barre, Warby Parker, BONOBOS, SUITSUPPLY, FIRST WATCH, POKÉ DOKE, HOT BOX, BBQ SALOON, Thai 62, TACO BELL, sessiontaco, LASERAY, KINGSIDE, treats, BRASSERIE, SUSHI KOI, Walgreens, VINO.

SITE

FOREST PARK
 15.5 million annual visitors
 Voted #1 City Park in the USA by the readers of USA Today

SAINT LOUIS ZOO
 Animals Always!

THE MUNY
 MISSOURI HISTORY MUSEUM

BJC HOSPITAL
 1,265 beds

CHILDREN'S HOSPITAL
 455 beds

UNIVERSITY OF HEALTH SCIENCES & PHARMACY
 649 students

SAINT LOUIS UNIVERSITY HIGH SCHOOL
 1,020 students

SCIENCE CENTER
 1.15M annual visitors

PACE

CORTEX INNOVATION DISTRICT
 415 companies | 5,800+ employees
 1.95M SF | \$675M

SSM-Health SAINT LOUIS UNIVERSITY HOSPITAL
 365 beds

CARDINAL GLENNON CHILDREN'S HOSPITAL
 195 beds

GRAND CENTER ARTS DISTRICT
 3.2M annual visitors | 2.2M unique visitors
 60+ arts & cultural institutions

FOX THEATER
SAM SHEDDEN
SUN THEATRE
KRANZBERG
SHIELDON
GRANDEL

Schnucks
Rainbow SUPER CUTS
CVS pharmacy
FIVE GUYS
SUBWAY
Pizza Hut
QDOBA
Arby's
McDonald's
Wendy's
Walgreens
Ikea
Target
Rally's
Puttshack
CITY WINERY
ALAMO
FRESH THYME

National Geospatial Intelligence Agency (NGA)
 \$1.75B western headquarters under construction
 700,000 SF office building on 97 acres expected to employ 3,150

VASHON HIGH SCHOOL
 549 students

CLYDE MILLER CAREER ACADEMY
 482 students

SAINT LOUIS VA MEDICAL CENTER

HARRIS-STOWE STATE UNIVERSITY
 1,400 students

WELLS FARGO
 5,000 employees

ENERGIZER PARK

DRURY HOTELS

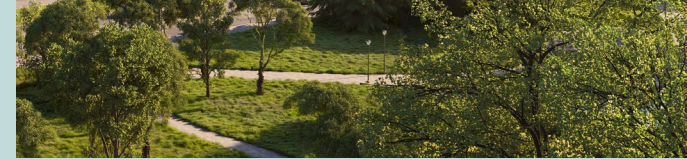
COURTYARD

Ameren
 5,244 employees

U.S. Bicycle Rte 66

Central West End | MIDTOWN, MISSOURI

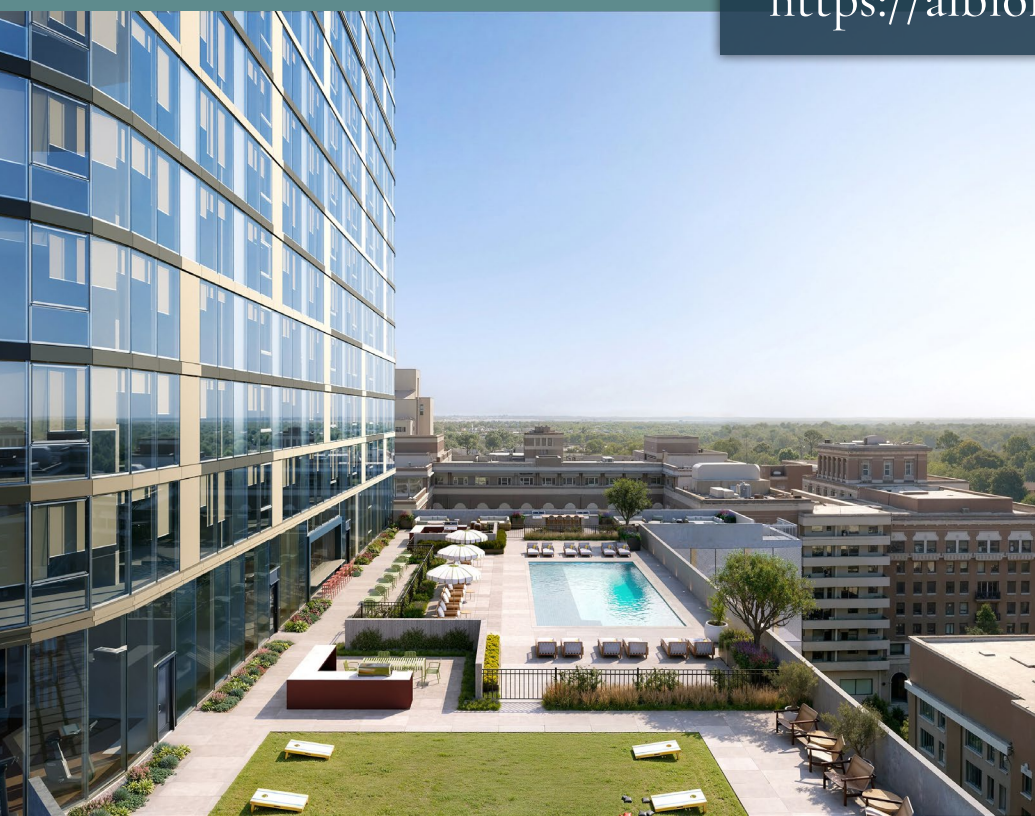
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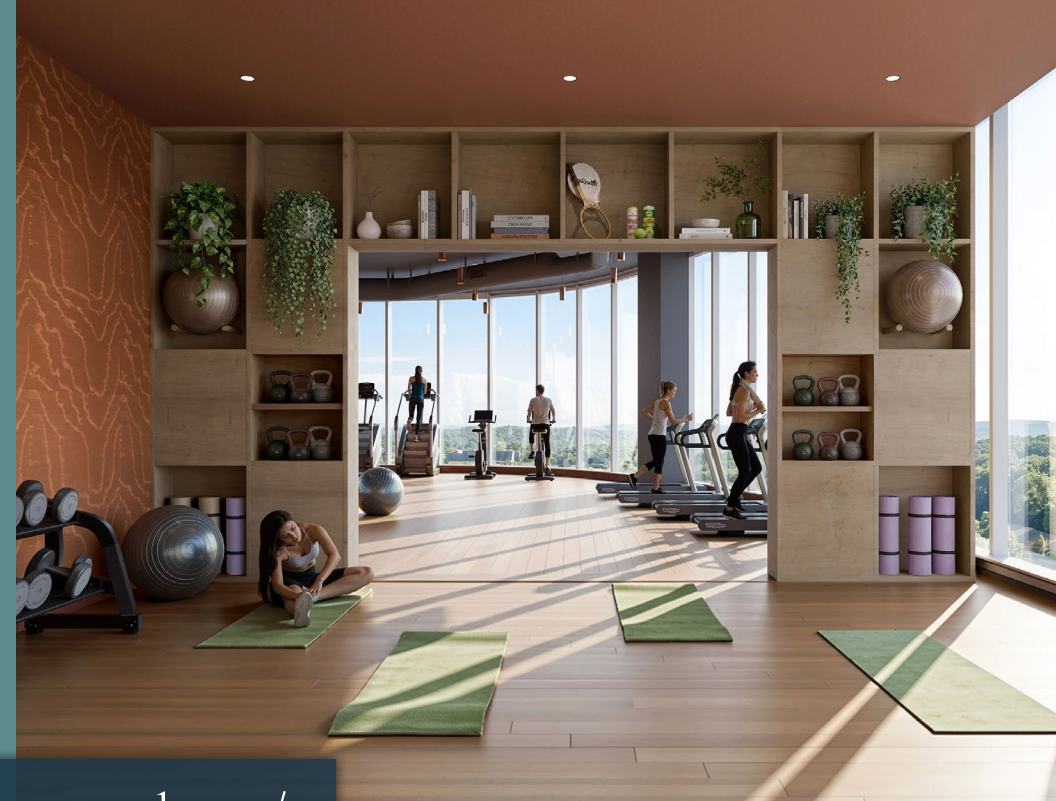


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