

## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

19,698 | 130,619 | 329,087



### Daytime Population

16,412 | 147,992 | 321,226



### Median Household Income

\$123,355 | \$123,156 | \$110,081



# THE LINK IN THE LOOP

6201 - 6219 Delmar Boulevard | St. Louis, Missouri 63130

Up to 2,715 SF Retail for Lease | Triple Nets: \$6.67/SF (2023 estimate)

## PROPERTY DETAILS

New mixed-use development located in the heart of The Loop at Delmar & Skinker

Join CVS, iTap and office tenants, Christner Architects, and Washington University

Many restaurants & entertainment venues within walking distance

Ample secure, free parking available

Office space 100% leased

Remaining 2,715 SF vacancy can be demised

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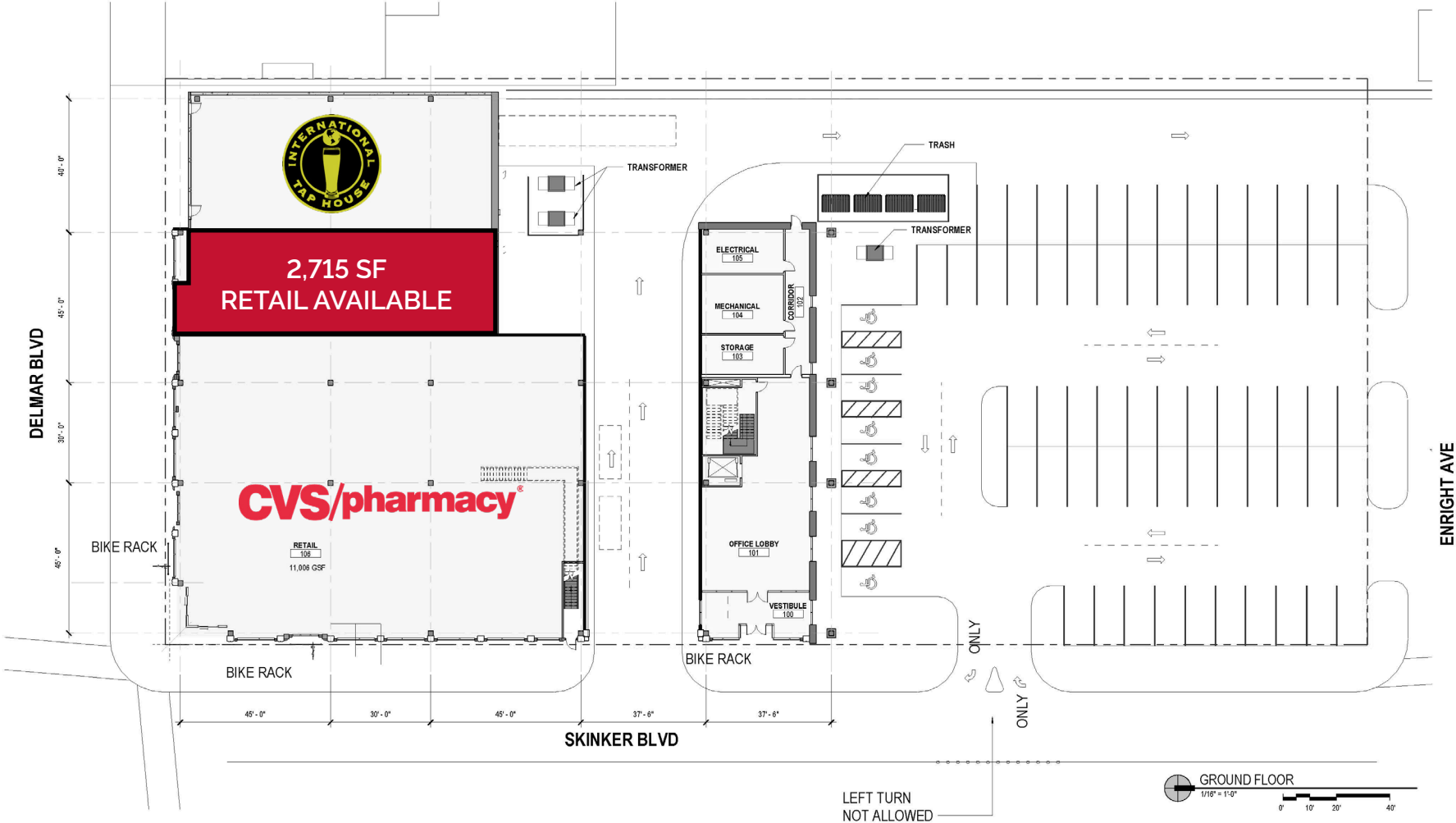
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1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Site Plan



## Office Tenants

CHRISTNER ARCHITECTS

+/- 60 employees onsite

Washington University in St. Louis

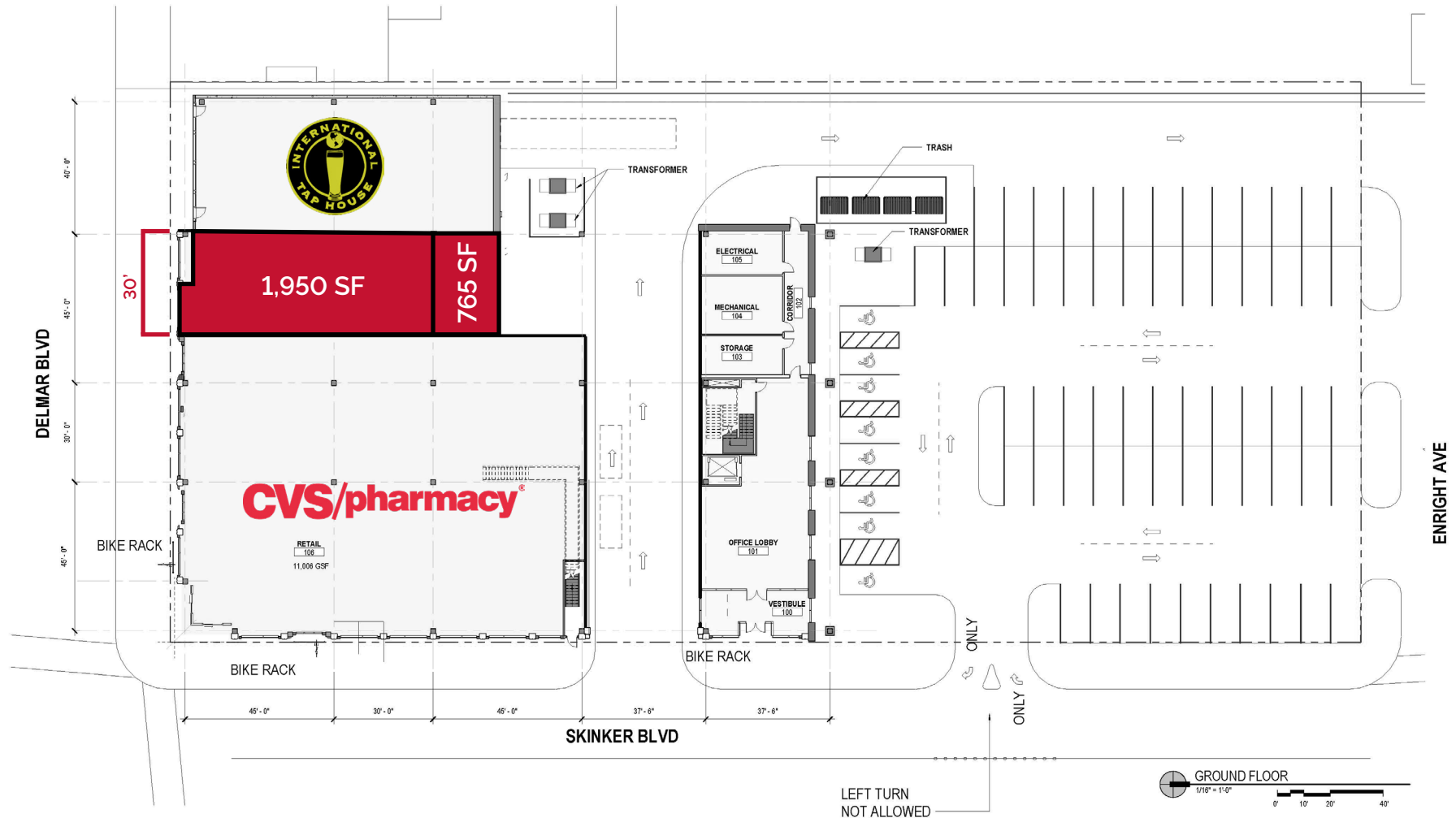
+/- 125 employees onsite

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# Site Plan - Potential Demising Option



## Office Tenants

CHRISTNER ARCHITECTS

+/- 60 employees onsite

Washington University in St. Louis

+/- 125 employees onsite

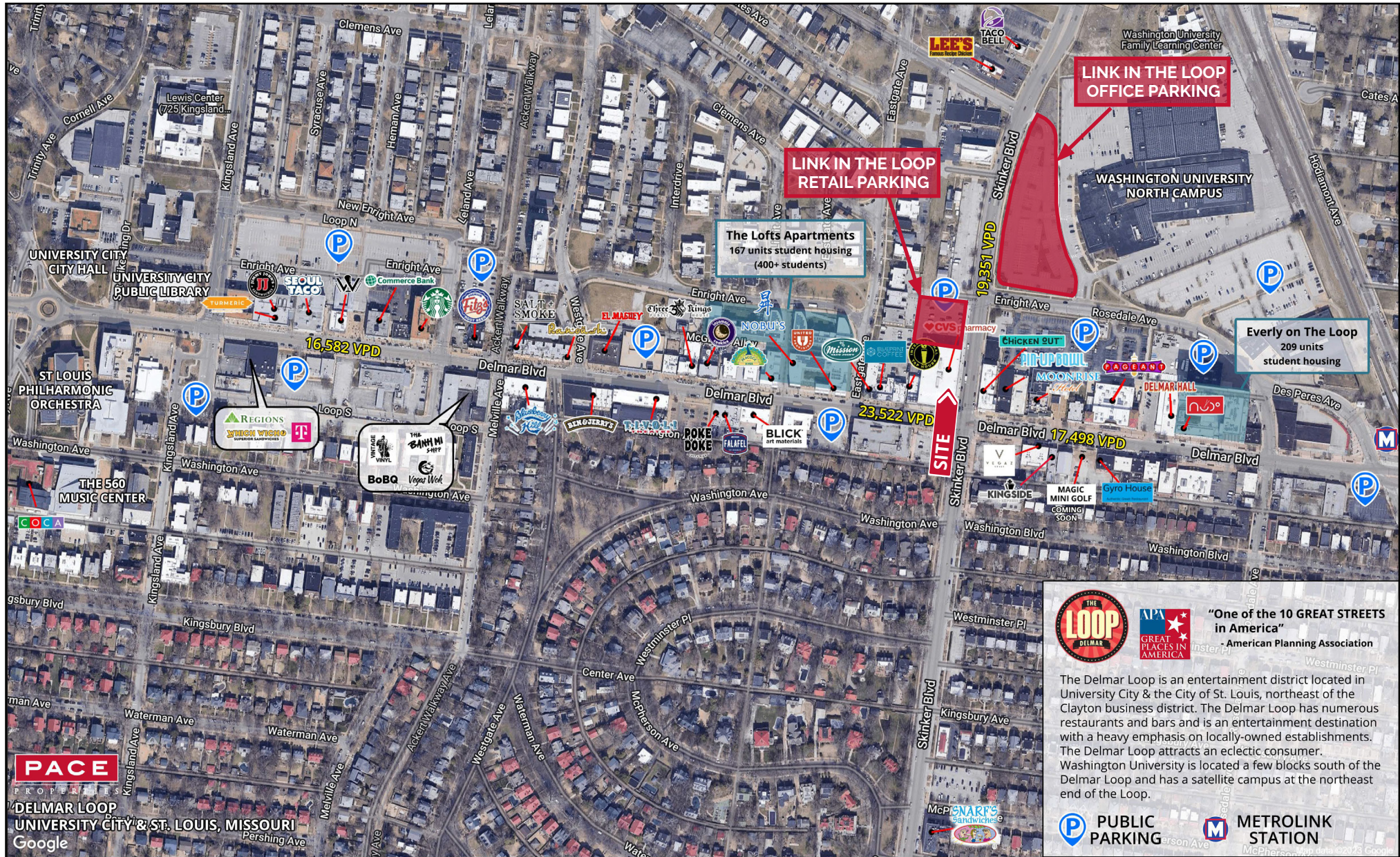
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# The Link in the Loop



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## THE DELMAR LOOP

The Delmar Loop is a walkable eight block entertainment district located northeast of Clayton's business district. The Delmar Loop is home to 140 specialty shops, 60 multi-national restaurants, 10 galleries, 40 boutiques/ gift shops, and 12 entertainment venues, like Blueberry Hill, The Pageant, and Delmar Hall. With a mix of locally owned establishments and national retailers, The Delmar Loop has something for everyone – entertainment, shopping, dining, and places to live! Many of St. Louis' top Universities such as, Washington University, St. Louis University, and Fontbonne University are located in close proximity to The Loop and help fuel the trade area.

