

**3 BUILDING
OFFICE PORTFOLIO
ON S. BIG BEND**

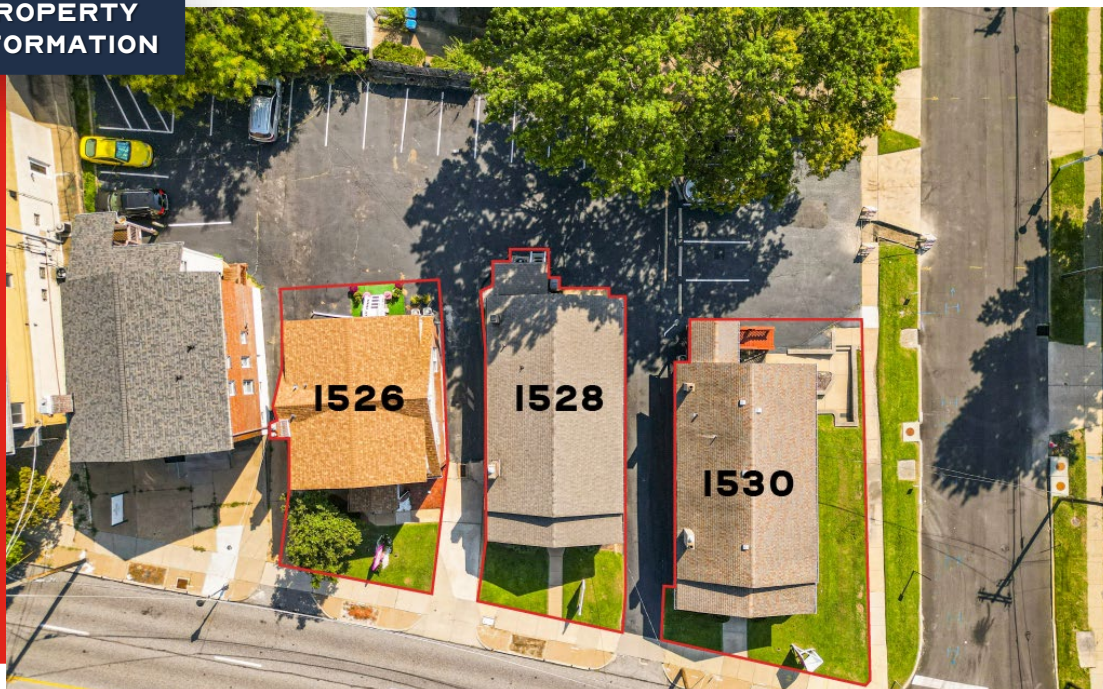
CALEB ANTHONIS

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**1526-1530 S. BIG BEND BOULEVARD
RICHMOND HEIGHTS, MO 63117
5,210 S.F. | \$599,000 (\$114.97/S.F.)**

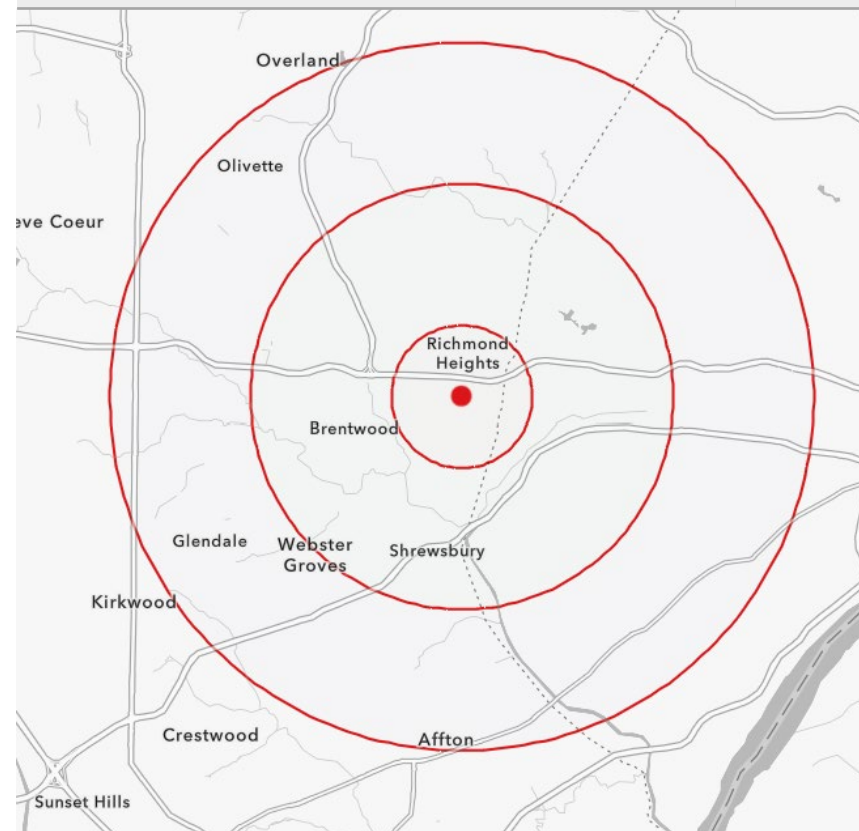
PROPERTY INFORMATION



- FULLY OCCUPIED 3-BUILDING OFFICE PORTFOLIO IN RICHMOND HEIGHTS — TURNKEY INCOME FROM DAY ONE
- ALL THREE BUILDINGS COMPREHENSIVELY RENOVATED IN 2025
- 9.8% CAP RATE ON CURRENT IN-PLACE INCOME
- HIGH-VISIBILITY BIG BEND BLVD LOCATION, LESS THAN 1/4 MILE SOUTH OF I-64 (14,000 VPD)
- 5,210 SF COMBINED ACROSS THREE FREESTANDING BUILDINGS — APPEALS TO OWNER-USERS, INVESTORS, OR 1031 BUYERS
- COMBINED ON-SITE PARKING (9-10 SPACES) PLUS AMPLE NON-METERED STREET PARKING

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		16,681	128,375	340,759
HOUSEHOLDS		8,737	62,273	164,142
AVERAGE HH INCOME		\$135,914	\$151,313	\$130,496



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FINANCES

Address	Tenant	SF	Lease Term	Annual Rent	Rent / SF
1526 S. Big Bend Blvd	Charla Davenport (Personal Training)	1,856	5/1/2026 – 4/30/2031	\$22,248	\$11.99
1528 S. Big Bend Blvd	SRI (Process Serving / Notary / PI)	1,118	Exp. 10/31/27	\$23,773	\$21.26
1530 S. Big Bend — Lower	Willey & Associates Agency LLC	1,118	9/1/2026, 3 yr 2 mo	\$20,724	\$18.53
1530 S. Big Bend — Upper	MO Win	1,118	Exp. 2/29/28	\$22,140	\$19.80
Portfolio Total	4 tenants	5,210	—	\$88,885	\$17.06

	Income & Expenses
Gross Rental Income	\$88,885
Real Estate Taxes	(\$16,650)
Insurance	(\$6,013)
Water / Sewer	(\$1,855)
Gas / Electric / Trash	(\$3,664)
Lawn / Snow Removal	(\$1,890)
Total Operating Expenses	(\$30,072)
Net Operating Income	\$58,813

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I526-I530 S. BIG BEND BOULEVARD
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AERIAL



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