

SPECIALTY
PROPERTY
FOR SALE

3904 DELMAR BLVD

3904 DELMAR BLVD
SAINT LOUIS, MO 63108



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

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PRESIDENT & DESIGNATED BROKER

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



3904 delmar
st. louis, mo 63108

7,941 sf
building

commercial
kitchen

.52 ac
lot

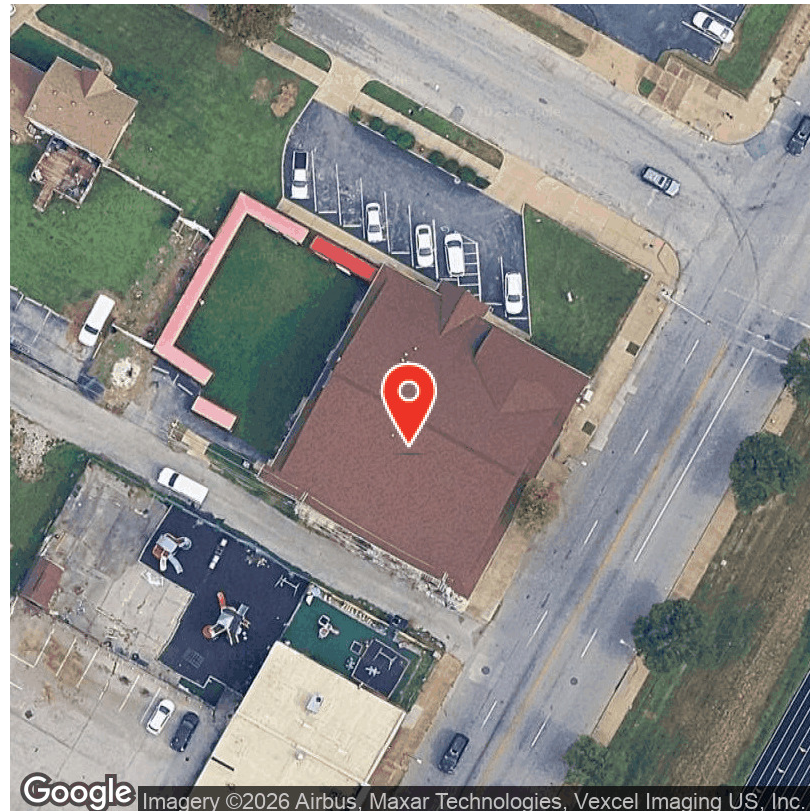


PROPERTY HIGHLIGHTS

- 0.5 Miles Away From Saint Louis University Campus
- At the Corner of Vandeventer and Delmar
- Commercial Kitchen and Office Space
- 12 Dedicated Parking Spots
- Immediate access to I-64
- Currently an Adult Day Care Center
- Licensed for 70 People
- Suitable for Multiple Other Uses

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.52 Acres
Building Size:	7,941 SF
Zoning:	H
Year Built:	2009



Google

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LOCATION DESCRIPTION

3904 Delmar Blvd sits at the busy corner of Delmar and Vandeventer, acting as a bridge between the Central West End and the Grand Center Arts District. This high-visibility intersection puts the property in the center of St. Louis's major cultural landmarks. You are just a few blocks from the Fabulous Fox Theatre and Powell Symphony Hall, ensuring the neighborhood stays active with visitors and locals throughout the week.

The property is also a neighbor to Saint Louis University (SLU), which serves as a major commercial engine for the area with thousands of students and employees. This energy is being further boosted by the massive growth in Midtown, including the nearby City Foundry STL and the Cortex Innovation District. These large-scale projects have brought millions of dollars in new retail, office space, and entertainment to the immediate area, making this stretch of Delmar a key destination for new business and investment.

Getting to and from this location is simple and efficient. The property is just minutes from I-64 (Highway 40), providing a direct link to both Downtown and the county. It also sits on a major transit route with several bus lines stopping right at the corner. With heavy daily traffic counts and the constant activity from the nearby university and tech hubs, 3904 Delmar is a standout commercial spot in a neighborhood that is rapidly expanding.



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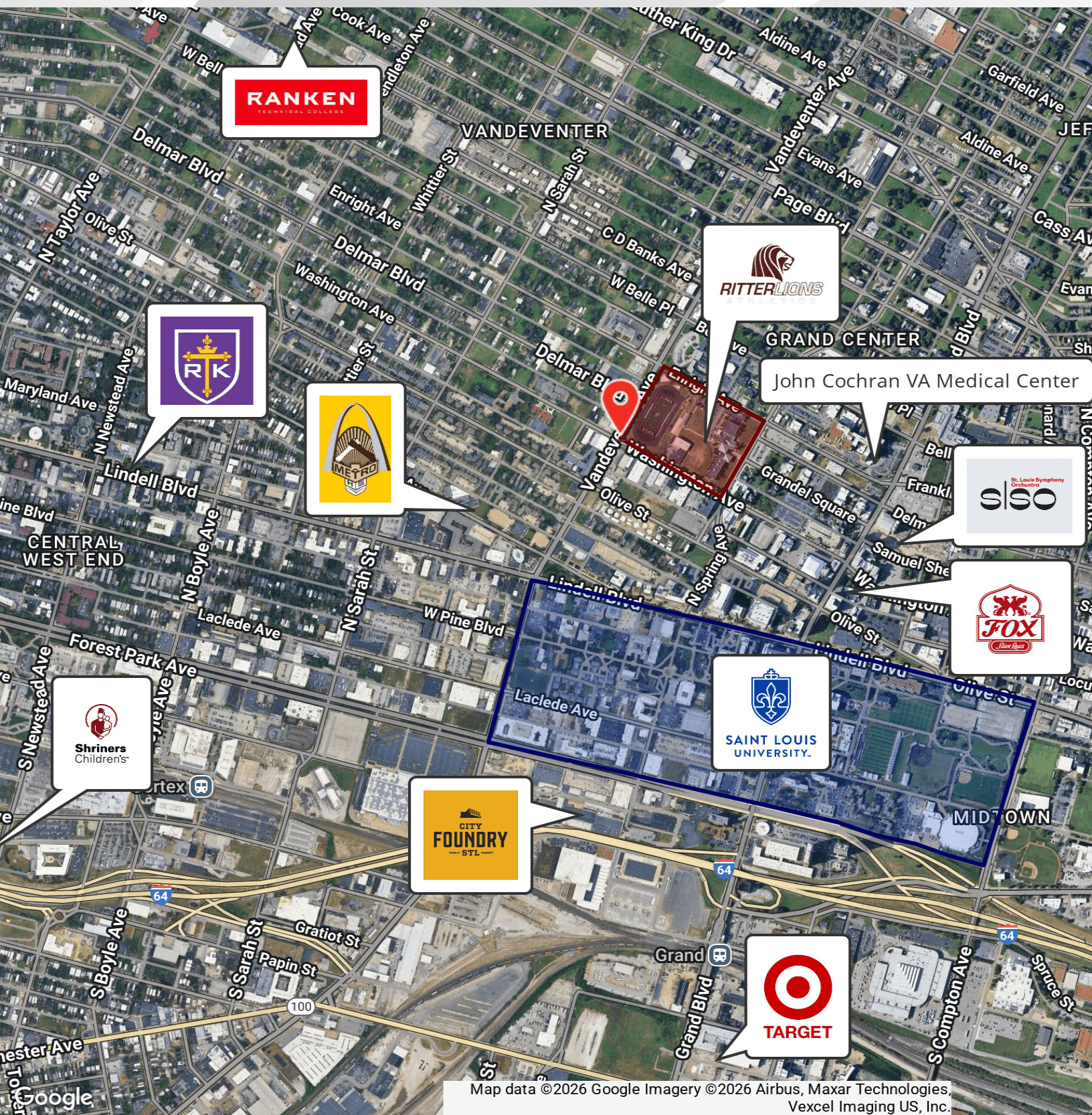
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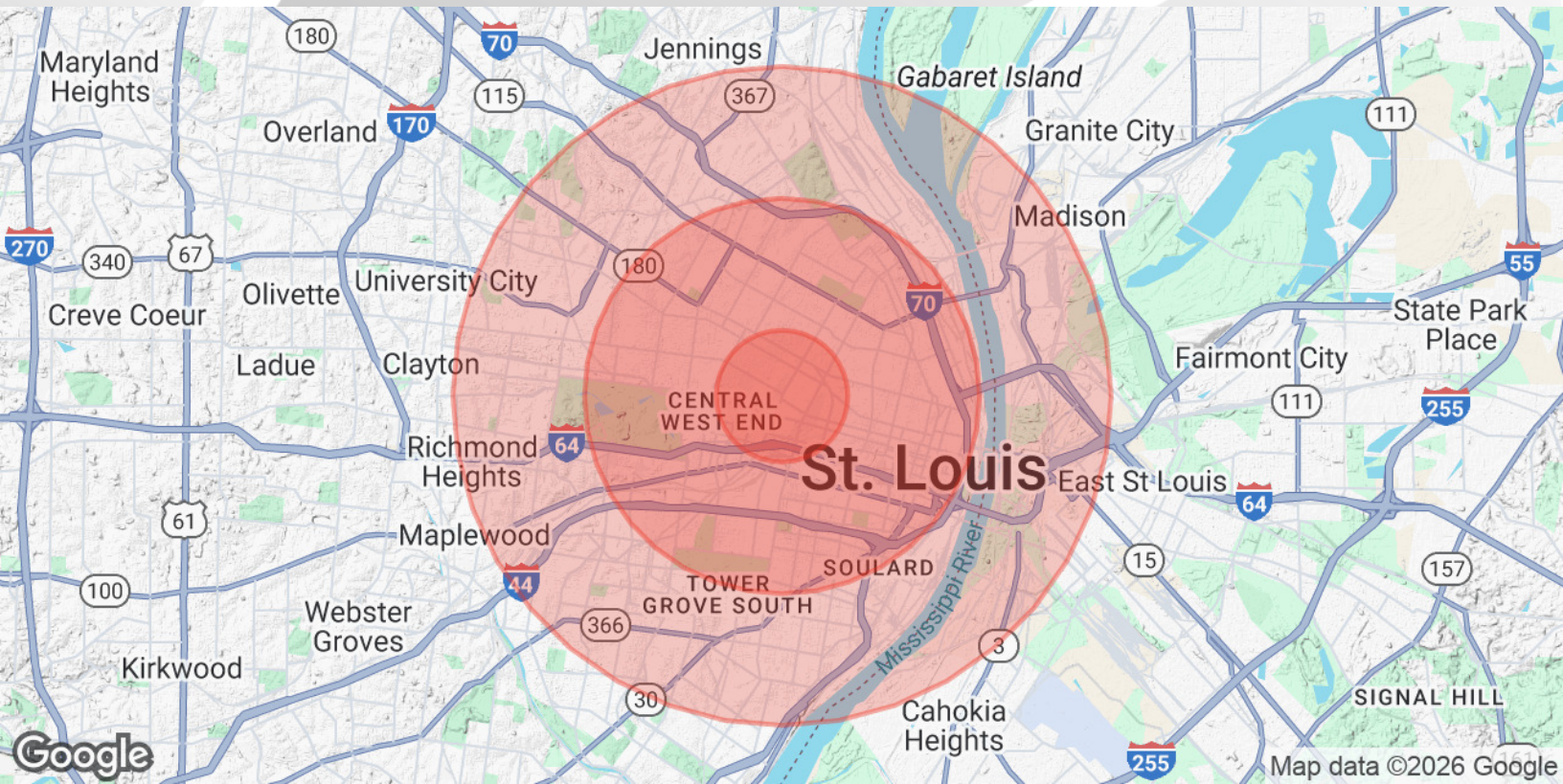
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,507	133,496	292,875
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	36	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,607	66,610	139,497
# of Persons per HH	2.1	2	2.1
Average HH Income	\$61,466	\$74,305	\$82,635
Average House Value	\$302,388	\$282,362	\$287,742

Demographics data derived from AlphaMap



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**MATTHEW MILLSLAGE**

Associate

mmillslagle@salientrealtygroup.com

Direct: 314.208.2395

PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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**GAREN LAFSER****President & Designated Broker**

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PROFESSIONAL BACKGROUND

Garen has his Missouri Real Estate Brokers Associate License and serves as President and the designated broker for Salient Realty Group. He has helped many different clients locate high potential properties and provides other various real estate services for his clients as well. Over his career he has had the privilege of working on a variety of projects ranging in size from \$250,000 to \$100 million. He has not only provided brokerage services for these projects but also other various services including economic modeling, securing financing for projects, PACE financing energy engineering reports, historic tax credit consulting, Brownfield tax credit consulting, energy efficiency consulting and more. Because of his vast experience in the real estate industry, Garen brings much more to his clients than just brokerage services.

EDUCATION

Master's in Business Administration from Liberty University in Virginia

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