

Westgate Centre

12316-12398 Olive Blvd

Creve Coeur, MO 63141

INVESTMENT OPPORTUNITY

55,667 SF, Multi-Tenant, Neighborhood Retail Center

Located 1/2 Mile West of I-270 in Creve Coeur, MO



Prepared By:



Westgate Centre

- ▶ 92% occupied multi-tenant retail center located in the heart of St. Louis County, MO
- ▶ Stable & Secure Investment with Strong Historical Occupancy
 - 37% of the center has occupied space at the center for over 10 years
 - 27% of the center has occupied space at the center for over 15 years
 - Highly replaceable rents with demonstrated upside on recent transactions
 - New long-term lease with Chick-fil-A through 12/31/2038
- ▶ High-Traffic Location within Major Retail Corridor
 - Over 37,165 cars per day along Olive Blvd
 - Nearby Tenants include Kohl's, Marshalls, Trader Joe's & Dierbergs
- ▶ EPDM roof installed in 2018 with a 20 year warranty
- ▶ St. Louis is a Top 20 MSA in the United States with 2.8 million residents
 - 14 Fortune 1,000 companies headquartered in St. Louis
 - Home to four major universities: Washington University, St. Louis University, University of Missouri-St. Louis & St. Louis Community College
 - Subject property located 10 miles from St. Louis International Airport, 10 miles from St. Charles County (the fastest growing county in the region & 17 miles from the City of St. Louis.



Property Description

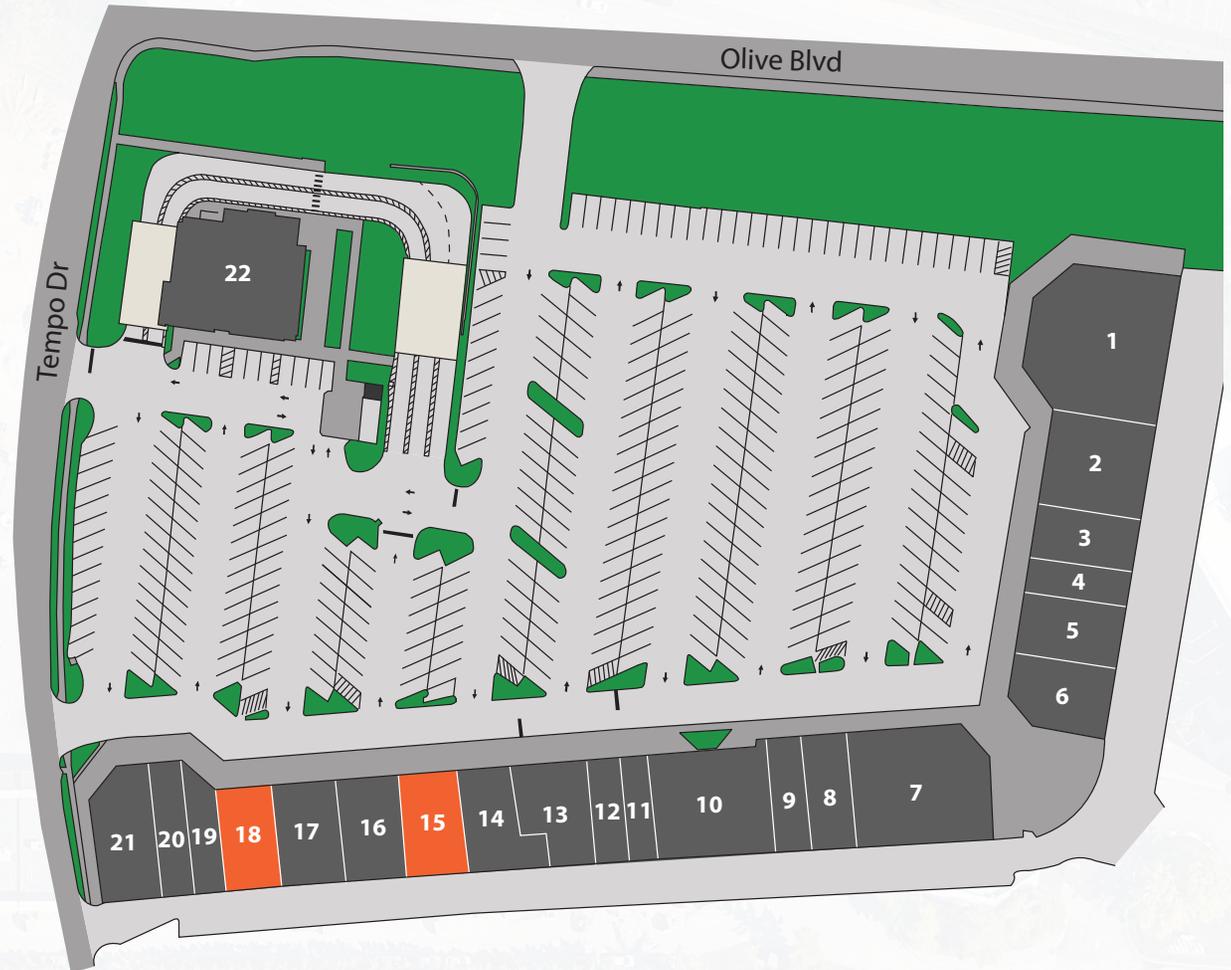
Address:	12316- 12398 Olive Blvd, Creve Coeur, MO
Total Leaseable Area:	55,667 SF
Year Built/Renovated:	1978 / 2014-2016
County:	St. Louis
Parcel ID:	170-44-0550
2023 Taxes:	\$261,171.45
Submarket:	West County
Number of Stories:	1
Exterior:	Brick Masonry & Wood Facade
Roof:	EPDM / 2018 with a 20 Year Warranty
HVAC:	Rooftop Units Per Suite
Parking:	334 Surface Spaces
Lot Size (Acres):	7.11 Acres



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Site Plan/Parcel Map

#	Address	Tenant	SF
1	12316	Rajadhani Indian Cuisine	5,190
2	12320	Jon Tomas Salon & Spa	3,450
3	12324	State Farm	1,840
4	12328	Bella Chic Home & Gift Boutique	1,160
5	12330-32	Boom Pilates	2,400
6	12334	Artistic Dentistry	2,330
7	12344-46	La Bonne Bouchee	6,615
8	12350	Birkenstock & More	1,400
9	12352	AudioNova	1,000
10	12354	Master Kim's Martial Arts	3,560
11	12360	Barry Hyatt Jewelers	1,200
12	12362	Peaceful Garden Massage	1,200
13	12364	Global Quesadilla Company	3,000
14	12370	Vitality Spine & Sport	2,100
15	12372	VACANT	2,100
16	12380	The Only Facial	2,475
17	12382	SSM Health Physical Therapy	2,465
18	12384	VACANT	1,600
19	12388	Ichiban Japanese Sushi Bar	1,542
20	12390	Kumon Math & Reading Center	1,586
21	12392	Midwest Eye Associates	2,750
22	12398	Chick-fil-A	4,704



Westgate Centre Aerial Overview



Creve Coeur is also home to 39North, a 600-acre agtech innovation district. It serves as a vibrant hub for agricultural technology, bioscience and plant science innovation. The district is anchored by prominent institutions such as the Donald Danforth Plant Science Center, BRDG Park, the Helix Center Biotech Incubator and Bayer Crop Science.

39°N
3.5 MILES

benefit GameStop FAS AMERICA'S BEST CONTACTS & EYEGLASSES
 Walgreens SMOOTHIE KING ULTA GNC TJ-maxx
 SUPERCUTS Bath & Body Works FAMOUS petco
 Marshalls McALISTER'S Office DEPOT OfficeMax EAST COAST SUBS
 DOLLAR TREE SHACK scrubs & beyond

Dierbergs orange theory SALLY BEAUTY
 OFF LONDON verizon Pizza Hut
 Family Dollar Mercy+ GoHealth URGENT CARE STRANGE BOWLS CRAZY BOWLS & WRAPS

MATTRESS FIRM
 McDonald's TRADER JOE'S

NEW BALANCE T CYCLEBAR POTBELLY

LEXUS PHILIPS 66 Applebees DRURY HOTELS INFINITI AUDI BMW

CLUB PILATES FIVE GUYS QDOBA THE FRESH MARKET FIRST WATCH

Westgate Centre
 Chick-fil-A AudioNova So Bannet BOUCHEE
 Barry Hyatt BOOM PILATES BIRKENSTOCK & More
 the facial VITALITY SPINE & SPORT
 KUMON StateFarm
 Artist's Dentistry Jim Tomas SALON & SPA PLUNJ
 Midwest Eye Associates Vision Source SSM Health Physical Therapy RAJADHANI

WEST PARK I WEST PARK II WEST PARK CENTER

Barnes-Jewish West County Hospital
 BJC HealthCare

EUROPEAN SPA CENTER JUTZ'S PIZZA ME Message Envy
 Gulfstream St. Louis's Gyros Batteries Plus

MEDICAL OFFICE BUILDINGS 2 & 3

MASSAGE LUXE IMO'S SportClips COLD STONE

HOTWORX The Good Feet Store SUBWAY

KOHL'S

WESTVIEW PLACE

BUSEY BANK BUILDING

BUSEY MORTGAGE BUILDING

PARAGON BUILDING

LAKE SCHOOL PARK

MEDICAL OFFICE

FIRST BANK HQ

CHEVROLET

CITYPLACE BUILDINGS 1-6

COURTYARD

BRISTOL

N. New Ballas

CREVE COEUR CENTER

ATRIUM MEDICAL

CREVE COEUR EXECUTIVE OFFICE PARK

Old Ballas Rd

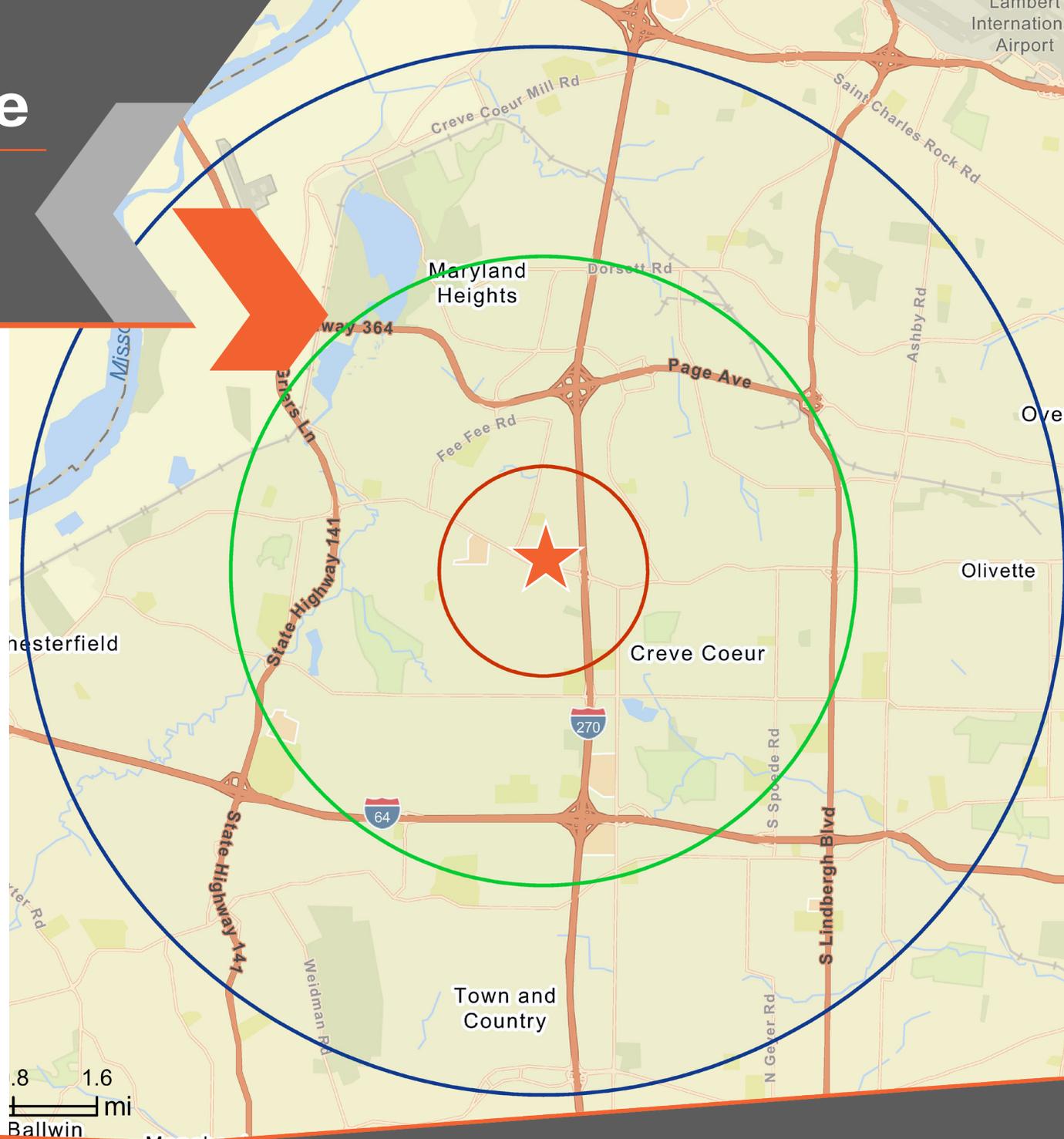
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Strong Submarket & Demographics

	1 Mile	3 Miles	5 Miles
Population	9,328	61,126	148,612
Daytime Population	25,019	117,569	232,889
# of Businesses	1,274	5,130	9,380
# of Employees	20,504	92,029	164,345
Median Household Income	\$93,020	\$101,975	\$101,518
Median Home Value	\$350,207	\$355,028	\$366,296





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