



**LOCATION.**  
commercial real estate

# EVERLY ON THE LOOP

## ABOUT THE SPACE



PREMIER RETAIL OPPORTUNITY AT EVERLY ON THE LOOP, PROMINENTLY LOCATED IN THE VIBRANT DELMAR LOOP, CELEBRATED AS ONE OF AMERICA'S "TEN GREAT STREETS." THIS DYNAMIC MIXED-USE DEVELOPMENT IS PERFECTLY POISED ON DELMAR BOULEVARD, OFFERING A BOUTIQUE-STYLE SETTING IDEAL FOR A RESTAURANT OR RETAIL BUSINESS AIMING TO CAPITALIZE ON THE AREA'S BUSTLING ACTIVITY.

EVERLY ON THE LOOP SITS AT THE NEXUS OF CULTURE AND COMMERCE, SURROUNDED BY ST. LOUIS' LARGEST INDOOR MUSIC VENUES, DELMAR HALL AND THE PAGEANT, AND BENEFITS FROM A HIGH VOLUME OF FOOT TRAFFIC THANKS TO THE COMBINED STUDENT POPULATION OF OVER 30,000 FROM NEARBY WASHINGTON UNIVERSITY, ST. LOUIS UNIVERSITY, AND FONTBONNE UNIVERSITY. THE NEIGHBORHOOD IS A WELL-ESTABLISHED HUB FOR DINING AND ENTERTAINMENT, WITH NEIGHBORING TENANTS INCLUDING NUDDO, PI PIZZA, MISSION TACO, AND MANY OTHERS ENRICHING THE LOCAL BUSINESS LANDSCAPE.

THE RETAIL SPACE ON OFFER FEATURES AN EXPANSIVE 22-FOOT CEILING HEIGHT. LOCATED ON THE GROUND FLOOR OF A 14-STORY, 209-UNIT RESIDENTIAL COMPLEX, THE SPACE PROVIDES SUBSTANTIAL CUSTOMER ENGAGEMENT OPPORTUNITIES WITH 428 BEDROOMS DIRECTLY ABOVE AND A LIVELY STREET SCENE JUST OUTSIDE THE DOOR.

ADDITIONAL ADVANTAGES INCLUDE ACCESSIBILITY IMPROVEMENTS FROM THE DELMAR LOOP TROLLEY AND AN AGGRESSIVE LANDLORD TENANT IMPROVEMENT (TI) CONTRIBUTION AND COMPETITIVE LEASE TERMS AT \$28.00 PSF NNN, EVERLY ON THE LOOP REPRESENTS NOT JUST A SPACE, BUT A POTENTIAL CORNERSTONE FOR YOUR BUSINESS SUCCESS IN ONE OF ST. LOUIS' MOST SOUGHT-AFTER DISTRICTS.



Google Maps



# EVERLY ON THE LOOP

## NEIGHBORHOOD VIBE



1 mile    3 miles    5 miles

**POPULATION**    19,888    132,963    329,802

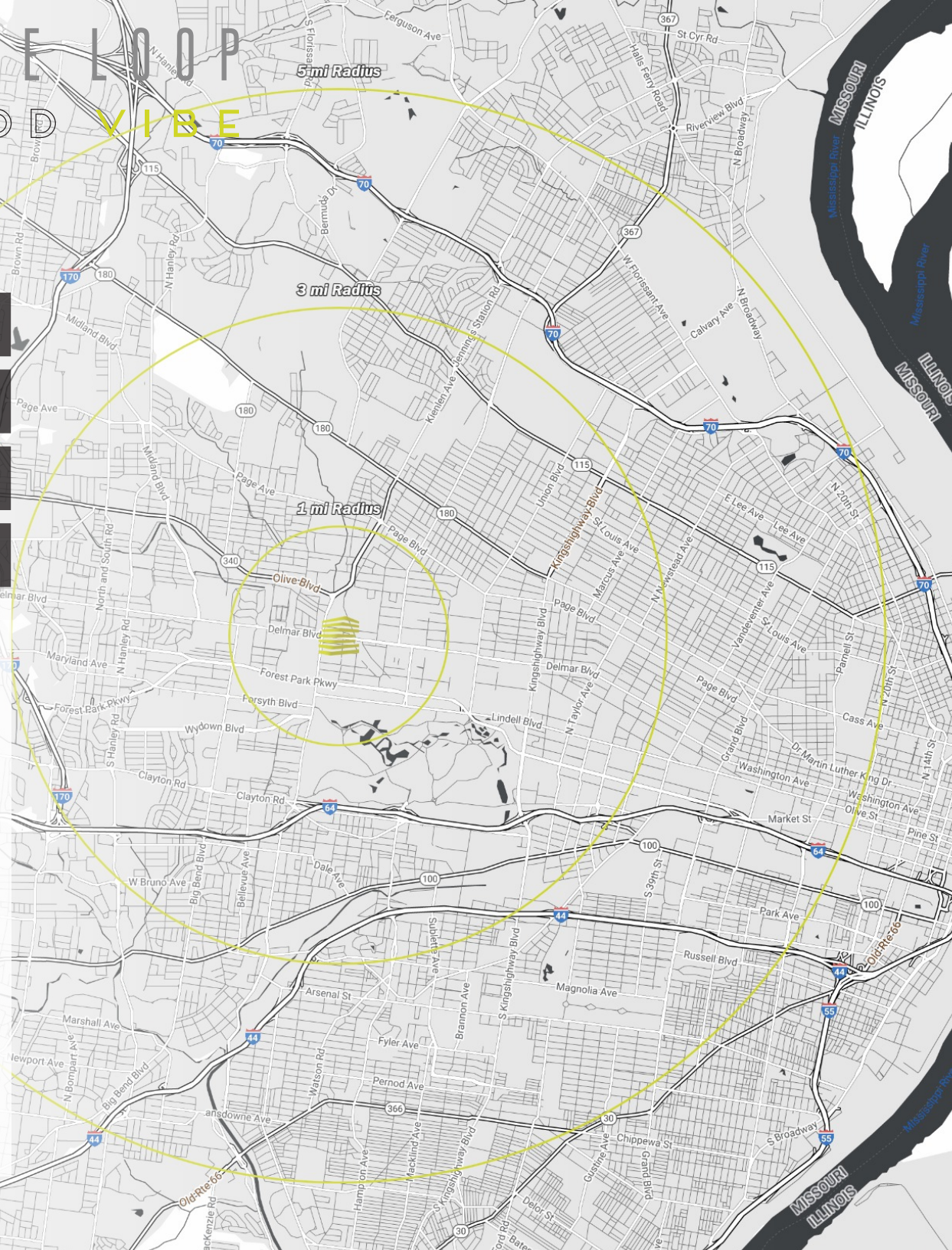
**HOUSEHOLDS**    9,203    63,021    154,314

**EMPLOYEES**    6,425    101,967    218,885

**MED HH INCOME**    \$66,397    \$81,387    \$76,773

University City, Missouri, is a vibrant, diverse community of about 35,000 at the heart of the St. Louis Metropolitan area. With dozens of churches and synagogues; parks; numerous community organizations; and active entertainment and restaurant districts, University City has something for everyone in the family. Perhaps the most well-known part of University City is the U-City Loop, a vibrant six-block entertainment, restaurant and shopping district that expands into the city of St. Louis. The American Planning Association named the Loop "One of the 10 Great Streets in America."

The U-City Loop is home to a variety of long-established and newer-to-the-scene businesses that give this street its unique personality. A significant amount of development and investment has recently occurred in the area, including Washington University (\$80+ million), COCA (\$25 million), and The Everly (\$60 million). There are 140 specialty shops in the Loop, and 17 countries are represented in the variety of restaurant that call the area home.



# EVERLY ON THE LOOP

## AREA EATS + HOT SPOTS



**SEOUL  
TACO**



*Ranoush*

**SALT +  
SMOKE**

BBQ BOURBON BEER

*Fitz's*  
ROOT BEER



**INTERNATIONAL  
TAP HOUSE**



**PIN-UP BOWL**

**MOONRISE**  
*Hotel*



 **Washington**  
University in St. Louis



**DELMAR HALL**



**CVS**  
pharmacy



*pitaya*

*Avalon*  
EXCHANGE





# EVERLY ON THE LOOP

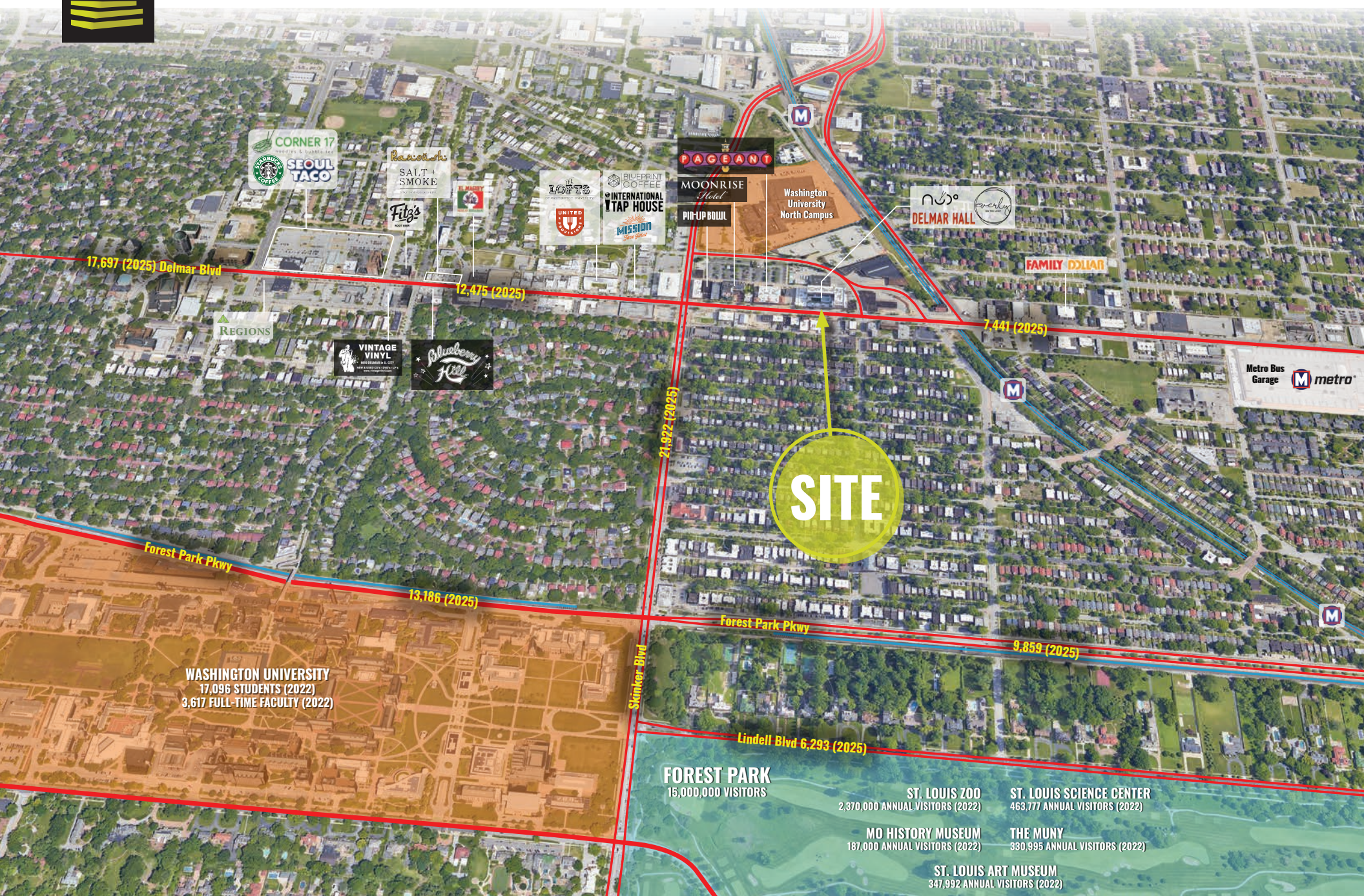
## S I T E P L A N



**1,708 SF OF RETAIL/RESTAURANT SPACE AVAILABLE. PATIO SEATING IN FRONT.**

# EVERLY ON THE LOOP

## MARKET AERIAL



**SITE**

17,697 (2025) Delmar Blvd

12,475 (2025)

7,441 (2025)

21,992 (2025)

13,186 (2025)

9,859 (2025)

Lindell Blvd 6,293 (2025)

**WASHINGTON UNIVERSITY**  
17,096 STUDENTS (2022)  
3,617 FULL-TIME FACULTY (2022)

**FOREST PARK**  
15,000,000 VISITORS

**ST. LOUIS ZOO**  
2,370,000 ANNUAL VISITORS (2022)

**ST. LOUIS SCIENCE CENTER**  
463,777 ANNUAL VISITORS (2022)

**MO HISTORY MUSEUM**  
187,000 ANNUAL VISITORS (2022)

**THE MUNY**  
330,995 ANNUAL VISITORS (2022)

**ST. LOUIS ART MUSEUM**  
347,992 ANNUAL VISITORS (2022)



# LOCATION.

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