

Sunrise Center II

O'Fallon | IL
(St Louis MSA)



100% Occupied, 16,435 SF Shopping Strip in O'Fallon, IL (St. Louis MSA)



Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:

Scott Wiles
Senior Managing Director
Cleveland Office
(216) 264-2026
swiles@marcusmillichap.com
License: OH SAL.2005013197

Erin Patton
Senior Managing Director
Columbus Office
(614) 360-9035
epatton@marcusmillichap.com
License: OH SAL.2004010274

Craig Fuller
Senior Managing Director
Cleveland Office
(216) 264-2043
cfuller@marcusmillichap.com
License: OH SAL.2008001551

Zach Turner
Senior Director Investments
Columbus Office
(614) 360-9032
ZTurner@marcusmillichap.com
License: OH: SAL.2018003592

Steven Weinstock
Illinois Broker of Record
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
SWeinstock@marcusmillichap.com
License: 471.011175

Sunrise Center II

O’Fallon | IL

Offering Price

\$3,100,000

Cap Rate - Full Year 2026	8.2%
Price Per SF	\$189
Gross Leasable Area	16,435 SF
Occupancy	100%
Year Built	2006



Vital Data

Net Operating Income - Full Year 2026	\$254,054
Year 1 Total Return	10.84%

Proposed Financing

Loan Amount	\$2,170,000
Loan-to-Sale Ratio	70.00%
Interest Rate	6.75%
Amortization	25 Years
Term	10 Years
Annual Debt Service	\$179,913
Loan Constant	8.29%
Debt Service Coverage Ratio	1.38

Executive Summary



Click to View
Google Map

Major Tenants

Tenant	GLA	Lease Exp	Lease Type
DP Golf Indoors	4,341 SF	8/31/2027	NNN
Ray’s Restaurant	3,900 SF	8/31/2028	NNN
Song Martial Arts	3,500 SF	12/31/2026	NNN
BB.Q Chicken	1,894 SF	3/31/2030	NNN
One Main Financial	1,500 SF	2/28/2027	NNN
Global Medical	1,300 SF	1/14/2028	NNN

Investment Overview

Marcus & Millichap is pleased to present, Sunrise Center II, a 100% occupied 16,435 square-foot strip center located in O'Fallon, IL (STL-MSA with over 2.8m people). The subject property is one of the premier service-based strips in the region and was developed in 2006 on an oversized lot measuring 1.96-acres. As one of the more sought after sites, Sunrise Center II offers an array of ecommerce-proof uses which are extremely befitting of the area and includes Restaurant/Food, Medical Supplies, Financial, Indoor Golf, and Martial Arts. Major tenants include BB.Q Chicken, Ray's Restaurant, DP Golf Indoors, Global Medical, One Main Financial, and Song Martial Arts. BB.Q Chicken opened in September 2020 and is one of the major traffic drivers at the site. BB.Q Chicken is one of the fastest growing restaurant franchises in the world, with 150+ locations in the US, and 3,500 locations across 57 countries. This BB.Q Chicken location has quickly become a top performer for the brand and currently ranks Top 20% in the country and #1 in the state of Illinois for foot-traffic – with over 53,600 customers over the last 12-months (per Placer.ai). After a few years of operational history, they decided to extend their lease for an additional 5-years which now runs into 2030. BB.Q Chicken is a prime example of growing rents in the region, having signed a new lease at \$17.34/SF which is 14% higher than the center average. Song Martial Arts and One Main Financial are the sites longest standing tenants, both of whom have been at the site

for over 18.5-years. Song Martial Arts occupies 3,500 square-feet which accounts for 21.3% of GLA and 21.2% of base-rent, while One Main Financial occupies 1,500 SF which accounts for 9.13% of GLA and 10.5% of base-rent. Neither tenant has option terms remaining, which provides flexibility and potential upside in the future. The sites largest tenants are DP Golf Indoor, and Ray's Restaurant. DP Golf opened in 2022 and occupies the 4,341 SF endcap which equates to 26.41% of GLA and is paying a healthy but reasonable rental figure of \$15/SF. Ray's has been a staple in the region for over 5.5-years, offering soul food in their 3,900 SF suite, which measures 23.73% of GLA. Ray's is paying below market rent of only \$13/SF and is leased into 8/2028. 5 out of 6 tenants have contractual base-term rent bumps, which steadily increases net operating income every year, and provides significant upside for ownership. All tenants are encumbered by landlord favorable NNN lease structures, wherein Tax, CAM, and Insurance expenses are fully reimbursed, as well as 3rd party management fees. Average rent/sf at the site is \$15.08/SF NNN, which provides upside abilities in option terms, lease renegotiations, and re-leasing. Ownership can take advantage of a go-to center with favorable lease structures, ease of management, strong historical occupancy, growing rents, upside in leasing, and true irreplaceable real estate.

Location Overview

Sunrise Center is located directly between both O'Fallon and Fairview Heights, IL – two top suburbs in the St. Louis-Metro. The subject property benefits from a strategic hard-corner location at Hartman Ln and Central Park Dr, which combine to see over 24,427 vehicles per day. In addition to the high vehicle counts, Sunrise Center II is also part of the regions top retail corridor which houses essentially every major retailer across over 2.7m square feet of retail space. Major traffic drivers immediately shadowing the site include Marcus Theater (which ranks top 7% in the country with over 600k customers), Walmart SuperCenter (which ranks top 30% in country with over 2.5m customers per year), and Sam's Club (which ranks top 18% in country with over 2.1m customers per year). Sunrise Center II is also situated less than 0.3 miles from I-64 which sees over 78,800 vehicles per day. Surrounding demographics are dense and affluent, with population counts of 42,296 people within 3-miles, 91,623 people within 5-miles, and an average household income in excess of \$115,000. In addition to the aforementioned major retailers within a stones-throw, the area boasts top retailers such as Target (2 locations within 5-mile radius), Schnucks, HomeDepot, Burlington, Golf Galaxy, Dick's, Hobby Lobby, HomeGoods, Lowe's, Menards, Dierbergs, Aldi, Fresh Thyme, Chick-Fil-A, Raising Cane's, Texas Roadhouse, Culvers, Starbucks, Chipotle, an array of small shops. O'Fallon is the second largest city in the Metro-East region and Southern Illinois and is only 18-miles from Downtown St. Louis. The St. Louis metro is the 23rd largest metro in the US and is home to over 2.8m people.



Offering Highlights

- 100% Occupied 16,435 Square-Foot Strip Center Located in O'Fallon, IL | Part of the St. Louis-MSA with Over 2.8m People
- Situated in Regions #1 Retail Corridor with Over 2.7m Square-Feet of Retail | Immediately Surrounded by Major Traffic Drivers Including: Walmart (Ranks Top 30% with Over 2.5m Customers Per Year), Sam's Club (Ranks Top 18% with Over 2.1m Customers Per Year), and Marcus Theaters (Ranks Top 7% in Country with Over 600k Customers Per Year)
- Premier Strip Center which Caters Extremely Well to Regional Demographics | National & Regional Service-Base/Ecommerce-Proof Tenant Mix Which Includes Restaurant/Food, Medical Supplies, Financial, Indoor Golf, and Martial Arts
- Major Tenants Include BB.Q Chicken, Ray's Restaurant, DP Golf Indoors, Global Medical, One Main Financial, and Song Martial Arts
- 5/6 Tenants have Annual Rental Increases | Major NOI Growth During Base-Term
- BB.Q Chicken | One of the Fastest Growing Franchises in the World with Over 3,500 Locations Across 57 Counties | Ranks Top 20% In Country and #1 Location in Illinois Per Placer.AI | Major Traffic Driver for Center with Over 53,600 Customers Per Year
- Modest but Growing Rental Rates Currently Averaging Only \$15/SF | BB.Q Chicken Just Signed New Leases at \$17.34/SF which is 14% Higher Than Center Average and Includes 2% Annual Bumps | Global Medical Signed Lease in 2023 at \$16/SF which is 6% Higher Than Center Average
- Song Martial Arts and One Main Financial are Sites Longest Standing Tenants with Over 18.5-Years of Operational History | Accounts for 30.43% of GLA | No Remaining Options Beyond Current Term
- Landlord Favorable NNN Lease Structures | Full Recapture of Operating Expenses Including Taxes, Common Area Maintenance, Insurance + 3rd Party Management Fees
- Prime Hard-Corner Location Seeing Over 24,427 Vehicles Per Day | Situated Less Than 0.3 Miles from I-64 On/Off Ramp | I-64 Sees Over 78,800 Vehicles Per Day
- Dense and Affluent Demographics with Population Counts of 42,296 People within 1-Miles, 91,623 People within 3-Miles | Average Household Income In Excess of \$115,000
- Consumer Spending within 5-Miles Exceeds \$1.265 Billion Per Year | Region Includes Major Names Such as: Target (2 locations within 5-mile radius), Schnucks, HomeDepot, Burlington, Golf Galaxy, Dick's, Hobby Lobby, HomeGoods, Lowe's, Menards, Dierbergs, Aldi, Fresh Thyme, Chick-Fil-A, Raising Cane's, Texas Roadhouse, Culvers, Starbucks, Chipotle, an Array of Small Shops
- O'Fallon is the 2nd Largest City in the Metro-East Region + Southern Illinois | Only 18-miles from Downtown St. Louis | St. Louis-MSA is the 23rd Largest Metro in the US | Home to Over 2.8m People | HQ for 10 Fortune 500 Companies + 6 Fortune 1000 Companies

5/6 Tenants have Annual Rental Increases | Major NOI Growth During Base-Term



GOING GOING GONE!

Guitar Center

Olive Garden

Super 8

URBAN 4FB

DRURY PLAZA HOTEL

Bob Evans

NAPA AUTO PARTS

Red Lobster

COUNTRY

Best Western

BEST BUY

goodwill

savers

Party City

planet fitness

DICK'S SPORTING GOODS

GOLF GALAXY

Arby's

JOANN

PETCO

OfficeMax

CITITRENDS

Gabe's

Gordon FOOD SERVICE

Burlington

DAVID'S BRIDAL

VCF

VALUE CITY FURNITURE

White Castle

ULTA

HomeGoods

DOLLAR TREE

NTB

HOBBY LOBBY

THE HOME DEPOT

Academy SPORTS+OUTDOORS

Rainbow

PET SMART

Culver's

Great Clips

PANDA EXPRESS CHINESE KITCHEN

boost mobile

Walmart

O'Fallon Family Sports Park

St. Clair Square
3.5M T12 Visits

Dillard's

MACY'S

H&M

Rainbow

Bath & Body Works

DXL MENS APPAREL



25,313 VPD
US Hwy 50

MATTRESS FIRM

chili's

CHIPOTLE MEXICAN GRILL

TJ-maxx

PLAY IT AGAIN SPORTS

PLATO'S CLOSET

Wendy's

SKY ZONE INDOOR TRAMPOLINE PARK

Chick-fil-A

LONGHORN STEAKHOUSE

LOWE'S

KOHL'S

AT&T

Starbucks

pop shelf

SMOOTHIE KING

Schnucks

CosmoProf

Once upon a child

Batteries + Bulbs

PENN STATION EAST COAST SUBS

CSL Plasma

Auto Zone

KFC

AspenDental

ALDI

Starbucks

QUALITY INN

TACO BELL



HSHS St. Elizabeth's Hospital
144 Beds

Sunrise Center II

INTERSTATE 64
78,800 VPD
Interstate 64

five BELOW

Marshall's

POPEYES

SHOE CARNIVAL

FAZOLI'S

ROSS DRESS FOR LESS

OLD NAVY

verizon

Krispy Kreme

AT&T

Starbucks

14,784 VPD
Hartman Ln





1st
out of 9
(100%)
Statewide Placer
Ranking



5th
out of 38
(89%)
Statewide Placer
Ranking



11th
out of 35
(71%)
Statewide Placer
Ranking



1,143th
out of 3,882
(70%)
Nationwide Placer
Ranking



98th
out of 562
(82%)
Nationwide Placer
Ranking



5th
out of 62
(93%)
Nationwide Placer
Ranking



18th
out of 63
(73%)
Statewide Placer
Ranking



1st
out of 61
(100%)
Statewide Placer
Ranking



9th
out of 29
(72%)
Statewide Placer
Ranking



7th
out of 38
(84%)
Statewide Placer
Ranking

**Sunrise
Center II**

Area Retailers Placer.ai Statewide Rankings

US Hwy 50 - 25,313 VPD



INTERSTATE 64
78,800 VPD
Interstate 64

**Top 7% In
Country
and #1 in IL,
5/62 in US**
Placer Ranking

Hartman Ln - 14,784 VPD

**Sunrise
Center II**

24,427 VPD
At Intersection

Central Park Dr - 9,643 VPD

**Prime Hard-Corner
Location Seeing Over
24,427 Vehicles Per
Day | Situated Less
Than 0.3 Miles from
I-64 On/Off Ramp |
I-64 Sees Over 78,800
Vehicles Per Day**



INTERSTATE 64
52,004 VPD
Interstate 64

US HWY 50 - 25,313 VPD



**Top 7% In
Country
and #1 in IL,
5/62 in US**
Placer Ranking

Hartman Ln - 14,784 VPD

**24,427 VPD
At Intersection**

Central Park Dr - 9,643 VPD

**Consumer
Spending within
5-Miles Exceeds
\$1.265 Billion Per
Year**



**Dense and Affluent Demographics with Population Counts of 42,296 People within 1-Miles,
91,623 People within 3-Miles | Average Household Income In Excess of \$115,000**



1st
out of 7
(1%)
Statewide Placer
Ranking

23rd
out of 114
(20%)
Nationwide Placer
Ranking

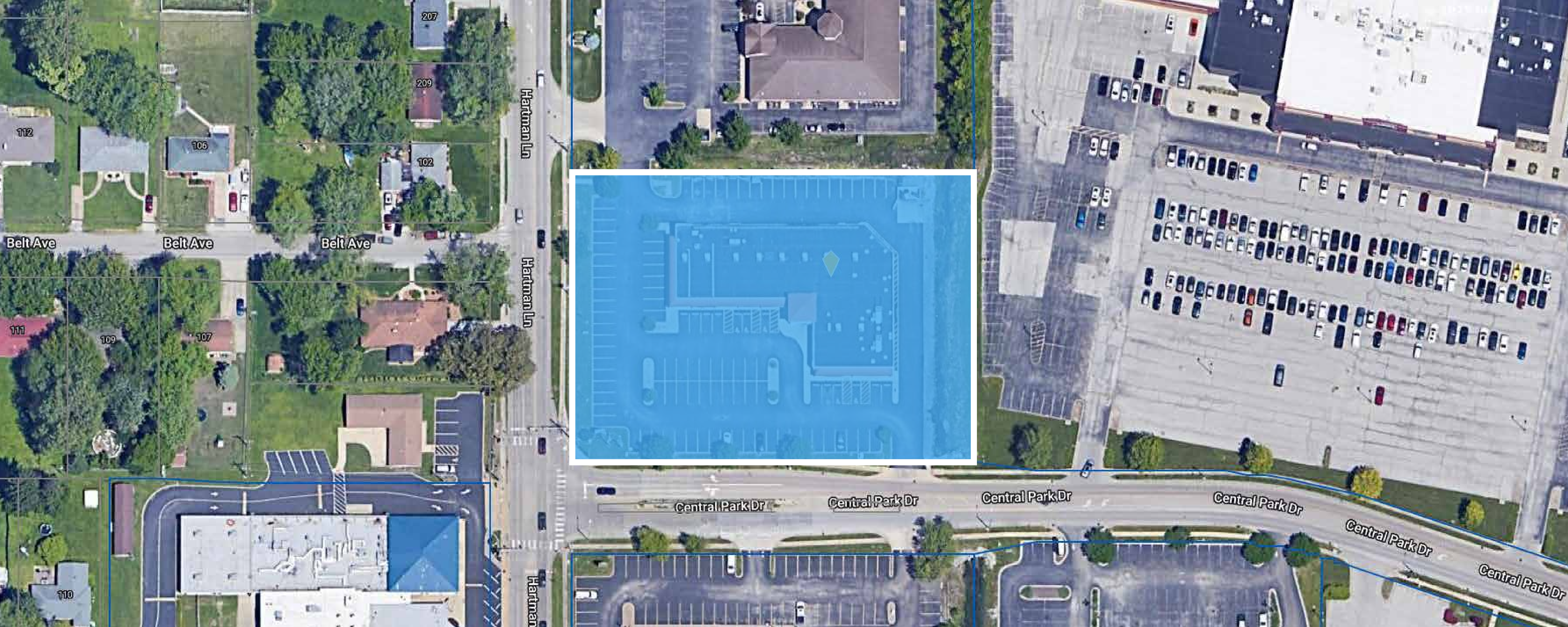


BB.Q Chicken | One of the Fastest Growing Franchises in the World with Over 3,500 Locations Across 57 Counties | Ranks Top 20% In Country and #1 Location in Illinois Per Placer.Ai

Property Physical Details

Street Address	1334 Central Park Dr, O'Fallon, IL 62269
County	St. Clair County
Property Type	Strip Center
Number of Buildings	One
Number of Units	6
Construction	Masonry
Total Tax Parcels	One
Zoning	Commercial
Year Built	2006
HVAC	Packaged Rooftop Units
Parking Lot	Asphalt
Parking Spaces	112 Spaces
Parking Ratio	6.81 : 1000 SF








Parcel Map & Tax Summary


Parcel Data	Acreage	Parcel Number	Tax Value	Taxes	Effective Tax Rate
Sunrise Center II	1.96	03-25.0-301-009	\$1,546,742	\$36,542	2.36%

**All Data Per St. Clair County Auditor*

**Fort Lee, NJ**
US Headquarters

**Private**
Ownership

**~3,500**
Locations

**1995**
Founded



Gross Leasable Area: 1,894 SF
Lease Expiration: 3/31/2030
Pro Rata Share: 11.52%

Tenant Summary:

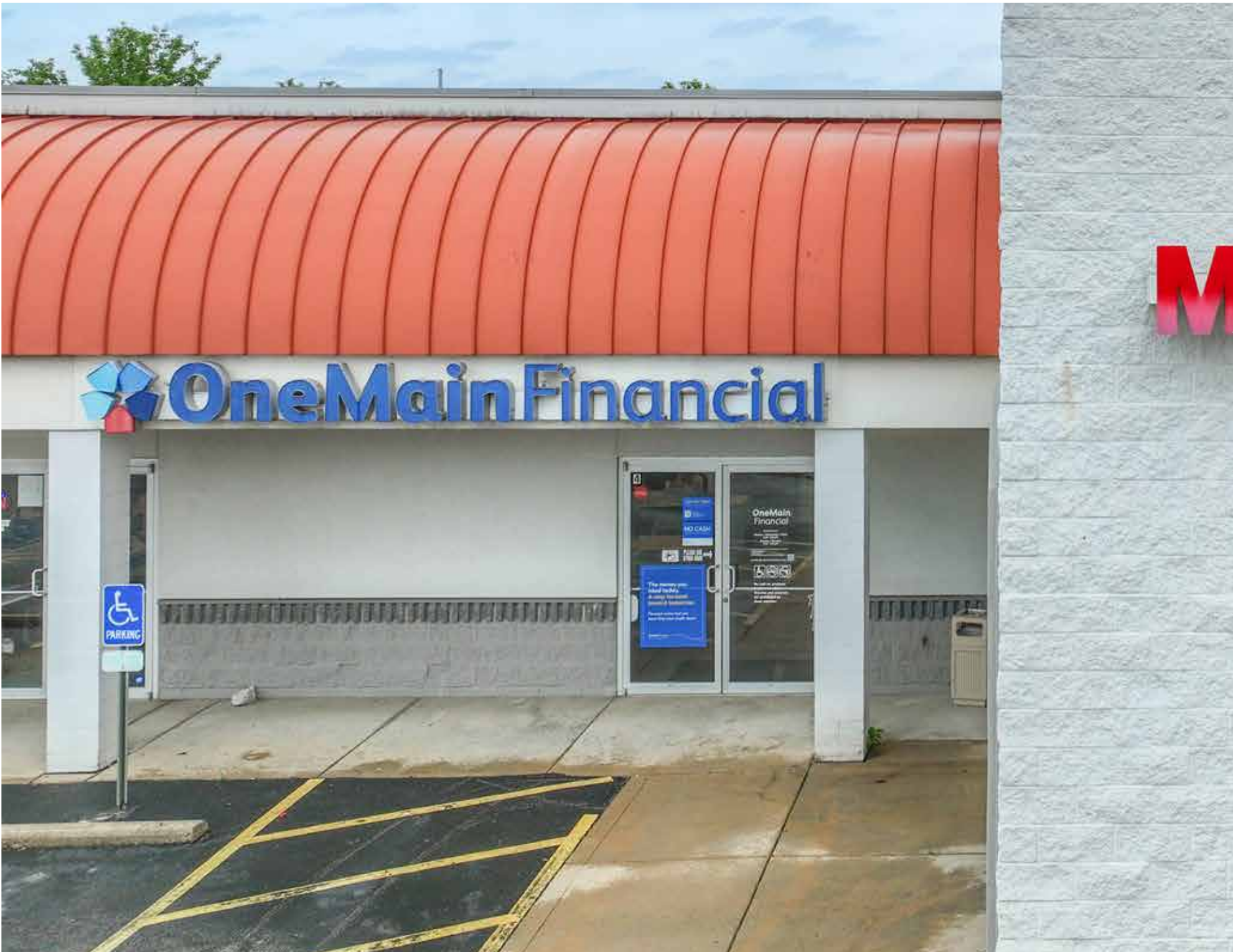
bb.q Chicken is a privately held Korean fried chicken franchise founded in 1995 in Seoul, South Korea, and expanded to the U.S. in 2014. The brand specializes in double-fried, hand-battered chicken with authentic Korean sauces developed by its R&D “Chicken University.” With a global footprint of over 3,500 locations across 57 countries, and more than 250 units across 32 U.S. states, it blends traditional recipes with bold flavors. The company emphasizes quality, freshness (all chicken is chilled, never frozen), and franchisee support through training, marketing, and operational programs.



Gross Leasable Area: 1,500 SF
Lease Expiration: 2/28/2027
Pro Rata Share: 9.13%

Tenant Summary:

OneMain Financial is a publicly traded consumer finance holding company (NYSE: OMF) headquartered in Evansville, Indiana, with roots dating back to 1912. It provides personal loans and optional insurance products targeted at consumers underserved by traditional banks. Operating through approximately 1,500 branches across 44 states, OneMain focuses on in-person and online lending channels. The company generated \$4.12 billion in revenue in FY 2024 and employs around 9,000 people.



Evansville, IN
Headquarters

Public
Ownership

9,000+
Employees

1,500+
Locations

1912
Founded

Tenant Summary - Rent Roll

Suite	Tenant	Square Feet	% BLD Share	Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	Tenant GPI	Lease Term Remaining
7	DP Golf Indoor	4,341	26.41%	9/1/2022	8/31/2027	\$65,115	\$15.00	(2)-5 Year	NNN	\$21,404	\$86,519	2.17
			inc	9/1/2026	8/31/2027	\$69,454	\$16.00					
			opt	9/1/2027	8/31/2032	3% Annual Increases	-					
			opt	9/1/2032	8/31/2037	3% Annual Increases	-					
1 & 2	Ray's Restaurant (1)	3,900	23.73%	10/1/2019	8/31/2028	\$50,700	\$13.00	(1)-5 Year	NNN	\$19,230	\$69,930	3.17
			inc	5/1/2026	4/30/2027	\$54,600	\$14.00					
			inc	5/1/2027	4/30/2028	\$58,500	\$15.00					
			inc	5/1/2028	8/1/2028	\$62,400	\$16.00					
			opt	9/1/2028	8/31/2032	Annual CPI Increase	-					
5	Song Martial Arts	3,500	21.30%	3/1/2007	12/31/2026	\$52,500	\$15.00		NNN	\$17,258	\$69,758	1.50
6	KOBBQ, Inc.	1,894	11.52%	4/1/2025	3/31/2030	\$32,842	\$17.34	(2)-5 Year	NNN	\$9,339	\$42,181	4.75
			inc	4/1/2026	3/31/2027	\$33,505	\$17.69					
			inc	4/1/2027	3/31/2028	\$34,168	\$18.04					
			inc	4/1/2028	3/31/2029	\$34,850	\$18.40					
			inc	4/1/2029	3/31/2030	\$35,550	\$18.77					
			opt	4/1/2030	3/31/2035	3% Annual Increases	-					
			opt	4/1/2035	3/31/2040	3% Annual Increases	-					
4	One Main Financial	1,500	9.13%	3/1/2007	2/28/2027	\$25,965	\$17.31	None	NNN	\$7,396	\$33,361	1.66
			inc	3/1/2026	2/28/2027	\$26,490	\$17.66					
3	Global Medical	1,300	7.91%	1/15/2023	1/14/2028	\$20,800	\$16.00	(1)-5 Year	NNN	\$6,410	\$27,210	2.54
			inc	1/15/2026	1/14/2028	\$22,100	\$17.00					
			opt	1/15/2028	1/14/2033	Annual CPI Increase	-					
	Occupied Space	16,435	100.00%			\$247,922	\$15.08			\$81,037	\$328,959	
	Vacant Space	0	0.00%			\$0	\$0.00			\$0	\$0	WALT
	Total	16,435	100.00%		Current NOI:	\$247,922	\$15.08			\$81,037	\$328,959	2.46 Years
					2026 NOI:	\$254,054	\$15.46					

Notes: (1) Ray’s Restaurant has an Early Termination Clause with a penalty of \$16,818 or 3x monthly rent (\$17,377) after September 2025. Tenant must given written notice within 60 days of their intent to terminate their lease and must pay all penalties within 60days of written notice. However, we note that the tenant has spent over \$175,000 on remodeling/kitchen renovations since February 2025.

NNN Reimbursement Methodology

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee
DP Golf Indoor	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Ray's Restaurant	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Song Martial Arts	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
KOBBQ, Inc.	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
One Main Financial	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None
Global Medical	Pro Rata	Pro Rata	Pro Rata	Pro Rata	None



NNN Reimbursement Dollar Amounts

Tenant	PRS	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Administrative Fee	Total	Total/SF
DP Golf Indoor	26.41%	\$9,652	\$1,616	\$6,794	\$3,324	\$0	\$21,404	\$4.93
Ray's Restaurant	23.73%	\$8,671	\$1,452	\$6,104	\$2,986	\$0	\$19,230	\$4.93
Song Martial Arts	21.30%	\$7,782	\$1,303	\$5,478	\$2,680	\$0	\$17,258	\$4.93
KOBBQ, Inc.	11.52%	\$4,211	\$705	\$2,964	\$1,450	\$0	\$9,339	\$4.93
One Main Financial	9.13%	\$3,335	\$559	\$2,348	\$1,149	\$0	\$7,396	\$4.93
Global Medical	7.91%	\$2,890	\$484	\$2,035	\$995	\$0	\$6,410	\$4.93
Total Reimbursement Income		\$36,542	\$6,120	\$25,723	\$12,652	\$0	\$81,037	\$4.93
Total Expense		\$36,542	\$6,120	\$25,723	\$12,652	\$0	\$81,037	\$4.93
Overage (Shortage) Amount		\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
Reimbursement Percentage		100.00%	100.00%	100.00%	100.00%		100.00%	



Year 1 Income & Expense Summary

Income	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$247,922	\$15.08
Gross Potential Rent Revenue	\$247,922	\$15.08
Expense Reimbursement Income		
Real Estate Taxes	\$36,542	\$2.22
Insurance	\$6,120	\$0.37
Common Area Maintenance	\$25,723	\$1.57
Management Fee	\$12,652	\$0.77
Total Expense Reimbursement Income	\$81,037	\$4.93
Gross Potential Income	\$328,959	\$20.02
Effective Gross Income	\$328,959	\$20.02

Operating Expenses	Annual - Year 1	Per Square Foot
Real Estate Taxes	\$36,542	\$2.22
Insurance	\$6,120	\$0.37
Common Area Maintenance		
Utilities	\$5,353	\$0.33
Repairs & Maintenance	\$6,901	\$0.42
Landscaping	\$1,801	\$0.11
Water & Sewer	\$11,668	\$0.71
Total Common Area Maintenance Expense	\$25,723	\$1.57
Management Fee (4% of Effective Gross Income)	\$12,652	\$0.77
Total Operating Expenses	\$81,037	\$4.93
Net Operating Income - Current	\$247,922	\$15.08
Net Operating Income - Full Year 2026	\$254,054	\$15.46

Year 1 Cash Flow Summary

Income & Expense Summary	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$247,922	\$15.08
Gross Potential Rent Revenue	\$247,922	\$15.08
Expense Reimbursement Income	\$81,037	\$4.93
Gross Potential Income	\$328,959	\$20.02
Effective Gross Income	\$328,959	\$20.02
Total Operating Expenses	(\$81,037)	(\$4.93)
Net Operating Income - Current	\$247,922	\$15.08
Net Operating Income - Full Year 2026	\$254,054	\$15.46

Projected Leveraged Returns	Annual - Year 1	Per Square Foot
Net Operating Income	\$247,922	\$15.08
Reserves for Replacements	(\$1,644)	(\$0.10)
Net Cash Flow Before Debt Service	\$246,278	\$14.98
Debt Service (Principal + Interest)	(\$179,913)	(\$10.95)
Net Cash Flow After Debt Service	\$66,365	\$4.04
Principal Reduction	\$34,493	\$2.10
Total Return	10.84% / \$100,858	\$6.14

Debt Terms	
Loan Amount	\$2,170,000
Loan-to-Sale Ratio	70.00%
Interest Rate	6.75%
Amortization	25 Year
Term	10 Year
Loan Constant	8.29%
Debt Service Coverage Ratio	1.38



2,749

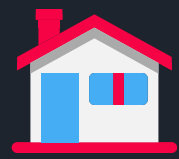
Residents in 1-Mi

45,296

Residents in 3-Mi

91,623

Residents in 5-Mi



1,239

Households in 1-Mi

18,306

Households in 3-Mi

37,603

Households in 5-Mi



\$110,723

AHHI in 1-Mi

\$115,467

AHHI in 3-Mi

\$107,652

AHHI in 5-Mi

1, 3 & 5 Mile Demographics

Population	1 MI	3 MI	5 MI
2024 Population	2,749	45,296	91,623
2029 Population Projection	2,673	43,516	88,182
Median Age	39.1	40	40.8
Bachelor's Degree or Higher	32%	41%	38%

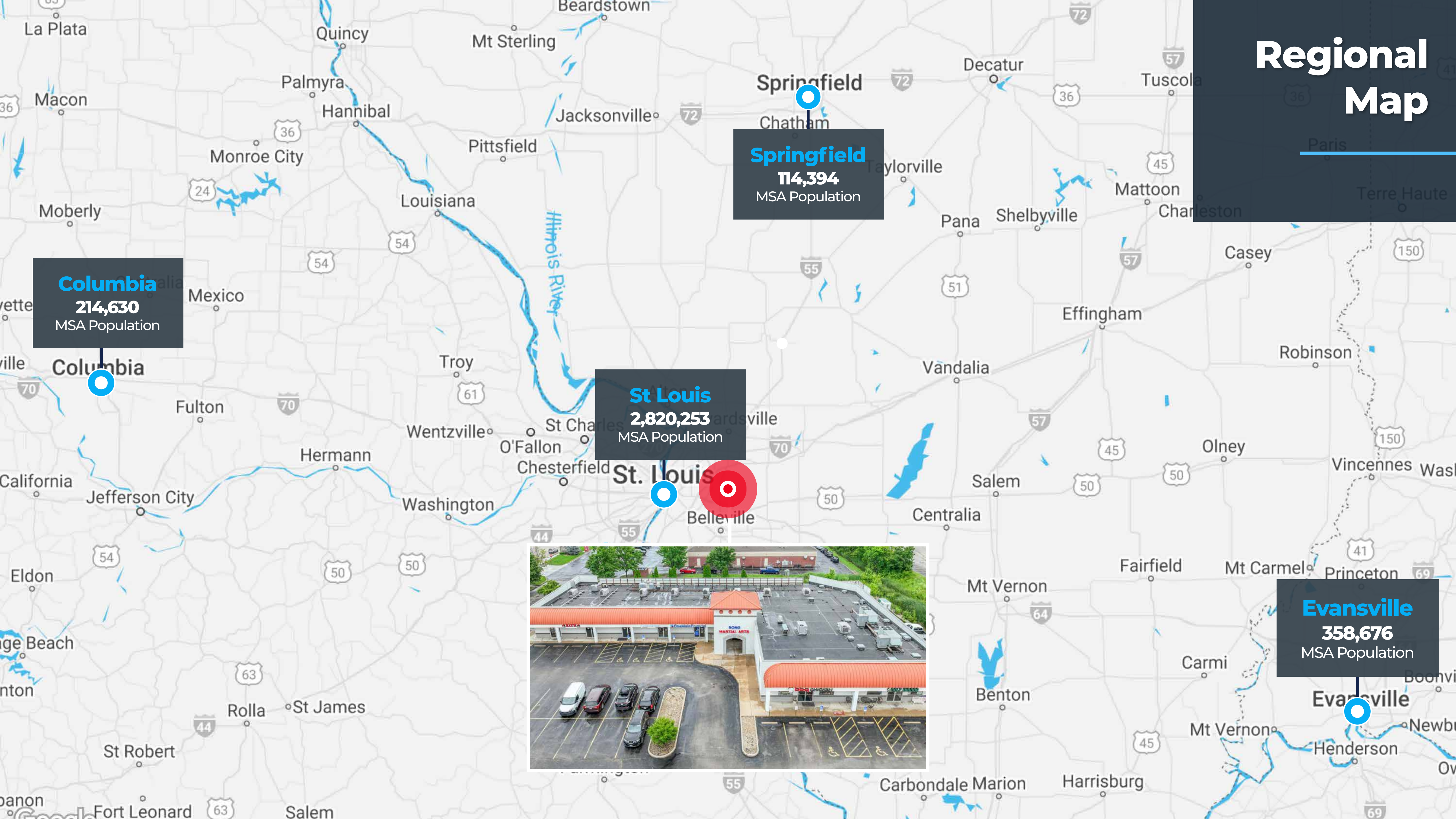
Households	1 MI	3 MI	5 MI
2024 Households	1,239	18,306	37,603
2029 Household Projection	1,205	17,587	36,198
Owner Occupied Households	555	11,614	24,401
Renter Occupied Households	650	5,973	11,797

Housing	1 MI	3 MI	5 MI
Median Home Value	\$220,625	\$229,716	\$203,441

Total Consumer Spending	1 MI	3 MI	5 MI
Consumer Spending	\$39.5M	\$640.8M	\$1.3B

Income	1 MI	3 MI	5 MI
Avg Household Income	\$110,723	\$115,467	\$107,652
Median Household Income	\$93,864	\$93,170	\$86,225
< \$25,000	67	1,460	3,663
\$25,000 - 50,000	226	2,720	6,534
\$50,000 - 75,000	203	3,206	6,297
\$75,000 - 100,000	163	2,429	5,140
\$100,000 - 125,000	252	2,245	4,135
\$125,000 - 150,000	101	1,875	3,812
\$150,000 - 200,000	90	2,172	4,295
\$200,000+	136	2,196	3,728

Regional Map



St. Louis

MISSOURI



St. Louis is a vibrant metropolis in the heartland of the USA, with its fiercely independent frontier-town roots, layered with Midwest modesty. Commonly referred to as the 'Gateway to the West', this eclectic city is famous for its iconic Gateway Arch, fiercely loyal sports fans, and blues music scene.



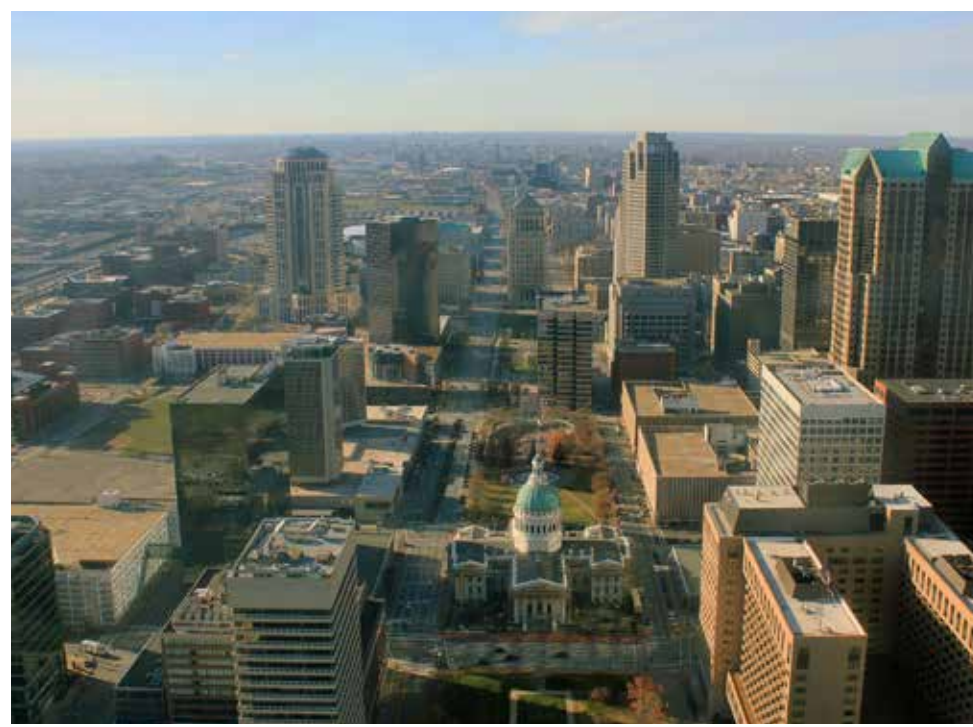
2.8 Million
Population



25 Million
Tourists Per Year



\$209.9 Billion
2022 GDP



The Gateway to the West



St. Louis MSA

Greater St. Louis is a bi-state metropolitan area that completely surrounds and includes the independent city of St. Louis, the principal city. It includes parts of both Missouri and Illinois. The city core is on the Mississippi Riverfront on the border with Illinois in the geographic center of the metro area. The Mississippi River

bisects the metro area geographically between Illinois and Missouri; however, the Missouri half is much more populous. St. Louis is the focus of the largest metro area in Missouri and the Illinois portion known as Metro East is the second largest metropolitan area in that state. The 2020 Census Dictates that the St. Louis MSA

is the 21st-largest in the nation with a population of 2,820,253. The larger CSA is ranked 20th-largest in the United States, with a population of 2,909,003. St. Louis is designated as one of 173 global cities by the Globalization and World Cities Research Network. The GDP of Greater St. Louis was \$209.9 billion in 2022.

Higher Education

The city is home to three national research universities, University of Missouri-St. Louis, Washington University in St. Louis and Saint Louis University, as classified under the Carnegie Classification of Institutions of Higher Education. Washington University School of Medicine in St. Louis has been ranked among the top 10 medical schools in the country by US News & World Report for as long as the list has been published. US News & World Report also ranks the undergraduate school and other graduate schools, such as the Washington University School of Law, in the top 20 in the nation.

The Gateway to the West

St. Louis Cardinals

St. Louis is home to the St. Louis Cardinals — 11-time World Series winners, second only to the Yankees. Cardinals have one of the largest and strongest fan bases in the MLB. Bleacher Report and Fox Sports have also ranked Busch Stadium as one of the top 10 in the country for its views, hospitality, and ability to see a game from inside and outside.

Forest Park & Recreation

The city operates more than 100 parks, with amenities that include sports facilities, playgrounds, concert areas, picnic areas, and lakes. Forest Park, located on the western edge of city, is the largest, occupying 1,400 acres of land, making it almost twice as large as Central Park in New York City. The park is home to five major institutions, including the St. Louis Art Museum, the St. Louis Zoo, the St. Louis Science Center, the Missouri History Museum, and the Muny amphitheatre. Other notable parks in the city include the Missouri Botanical Garden, Tower Grove Park, Carondelet Park and Citygarden.

At 630 feet, the Gateway Arch, or just "The Arch," is an architectural marvel that is more than twice as tall as the Statue of Liberty. The stainless-steel-faced landmark pays homage to Thomas Jefferson and St. Louis' position as the gateway to the West. An impressive view from the ground up, it is even more stunning to see the view from the top down.

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Exclusively Listed by the Patton | Wiles | Fuller Group of Marcus & Millichap:

Scott Wiles

Senior Managing Director

Cleveland Office

(216) 264-2026

swiles@marcusmillichap.com

License: OH SAL.2005013197

Erin Patton

Senior Managing Director

Columbus Office

(614) 360-9035

epatton@marcusmillichap.com

License: OH SAL.2004010274

Craig Fuller

Senior Managing Director

Cleveland Office

(216) 264-2043

cfuller@marcusmillichap.com

License: OH SAL.2008001551

Zach Turner

Senior Director Investments

Columbus Office

(614) 360-9032

ZTurner@marcusmillichap.com

License: OH: SAL.2018003592

Steven Weinstock

Illinois Broker of Record

One Mid America Plaza, Ste. 200

Oakbrook Terrace, IL 60181

SWeinstock@marcusmillichap.com

License: 471.011175