



DOWNTOWN ST. LOUIS

Retail Opportunities

SPRING 2025



DOWNTOWN ST. LOUIS

As the economic, cultural, and civic core of St. Louis, Downtown serves as the place that brings everyone together. It is the front door to our region and the region's most important economic anchor, providing well-paying and accessible jobs in the city.

2.4M

visitors to the Gateway Arch National Park

64,000

employees working Downtown

11,000

residents living Downtown

\$3.2B

in development projects underway



AVAILABLE RETAIL

Laclede's Landing

- 1 Hoffman Lofts
- 2 Greeley Lofts

7th Street Corridor

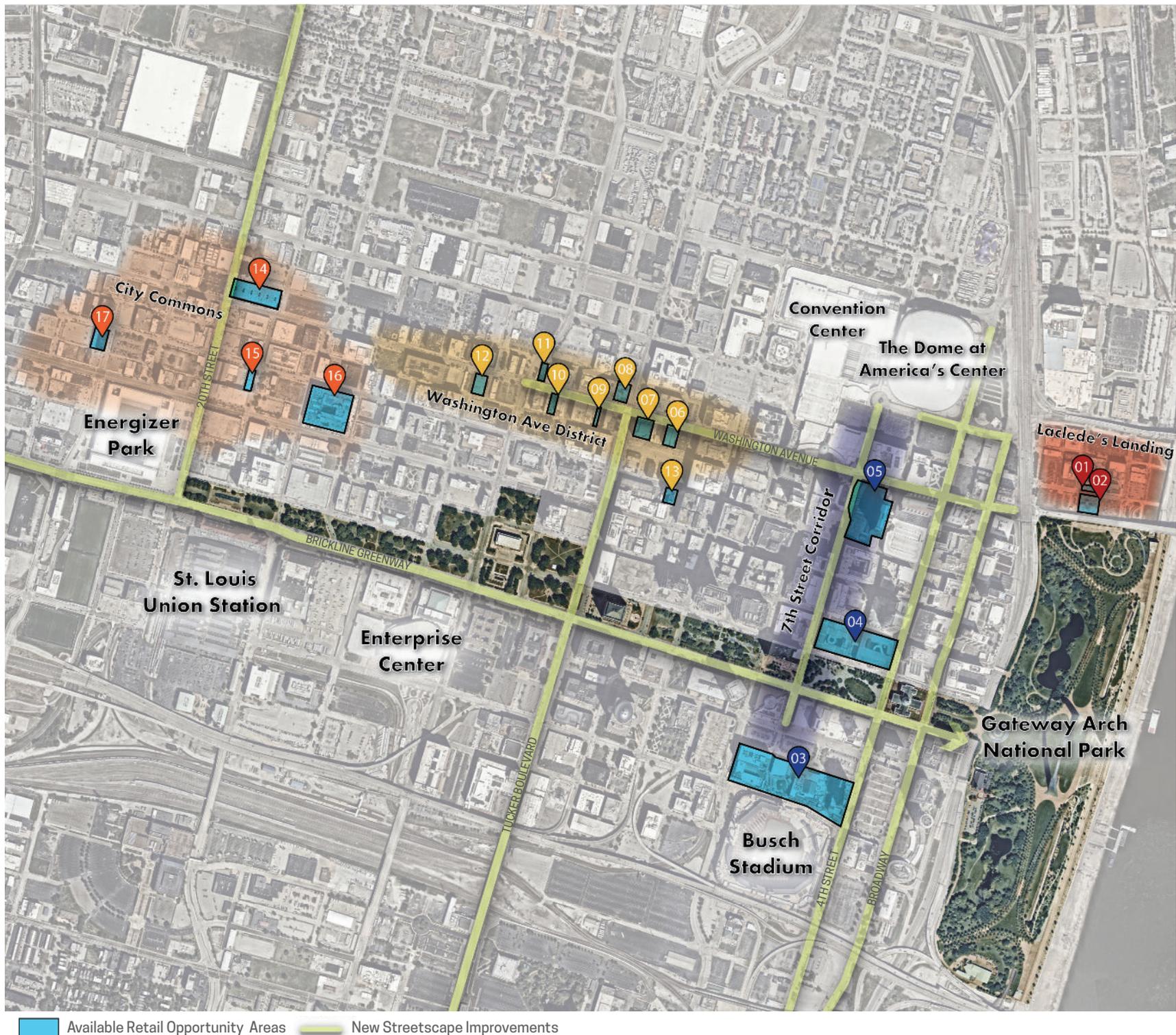
- 3 Ballpark Village
- 4 Kiener East / West
- 5 MX District

Washington Avenue

- 6 1116-1118 Washington Avenue
- 7 1136 Washington Avenue
- 8 1207 Washington Avenue
- 9 1214 Washington Avenue
- 10 Knickerbocker Lofts
- 11 Mankofsky Shoe Co.
- 12 1426-1432 Washington Avenue
- 13 Louderman Building

City Commons

- 14 Tudor Building
- 15 1900-1903 Locust
- 16 The Victor
- 17 2200 Locust

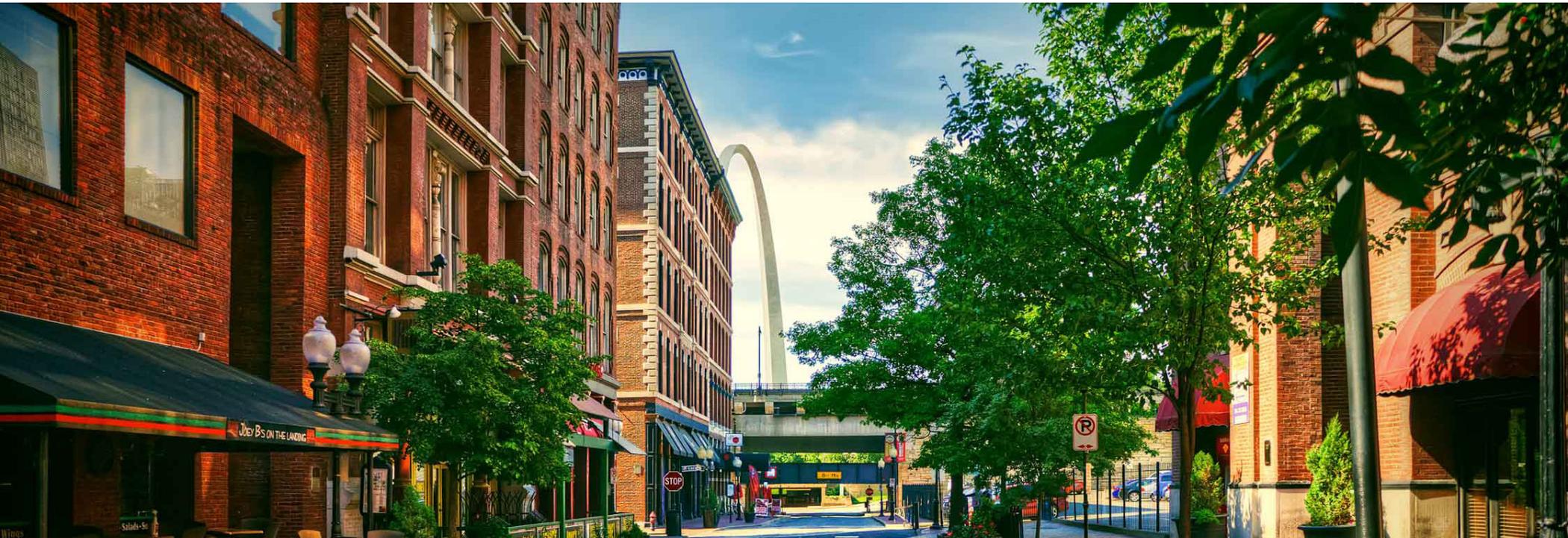


Available Retail Opportunity Areas New Streetscape Improvements

Home to 17 historic buildings, the nine blocks of Laclede's Landing are where St. Louis began. Located immediately adjacent to the Mississippi River and just north of the Arch Grounds, the Landing features an in-tact built environment reminiscent of St. Louis' early days. Recently updated streetscapes feature brick sidewalks, new lighting, and historic signage. Several significant investments in building renovations now offer residential units and a mix of retail and office space.

Laclede's Landing

- 1 Hoffman Lofts
- 2 Greeley Lofts



LACLEDE'S LANDING

Retail Opportunities

HOFFMAN LOFTS

701 N. 2nd Street

A historic renovation completed at the end of 2023, the Hoffman Brother's building is home to one of the most elaborate brick facades in the city. Originally built and operated as a bustling produce market, the property now houses 21 luxury apartments and 15,000 SF of retail and office space.

Address	Square Footage	Cost	Use
1st Floor, Suite 153	5,591 SF (fronting Lucas Ave - 2 stories)	\$17/SF	Office / Retail / Restaurant
1st Floor, Suite 700	2,793 SF (fronting 2nd St)	\$18/SF	Retail / Restaurant



1st Floor / Lower-Level - fronting Lucas Ave



1st Floor fronting 2nd Street



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GREELEY LOFTS

618 N. 2nd Street

Recently restored, the Greeley Lofts offer 18-foot entryways with 6,000 SF of first-floor retail space. An additional 4,000 of retail space is available on the rooftop.

Address	Square Footage	Cost	Use
1st Floor, Suite 620	706 SF	\$20/SF	Shell Space / Retail
1st Floor, Suite 624	10,792 SF (6,000 on first-floor)	\$22.30/SF	Shell Space / Retail



GREELEY LOFTS - 1ST FLOOR SPACE OPTIONS:



LEASING CONTACT

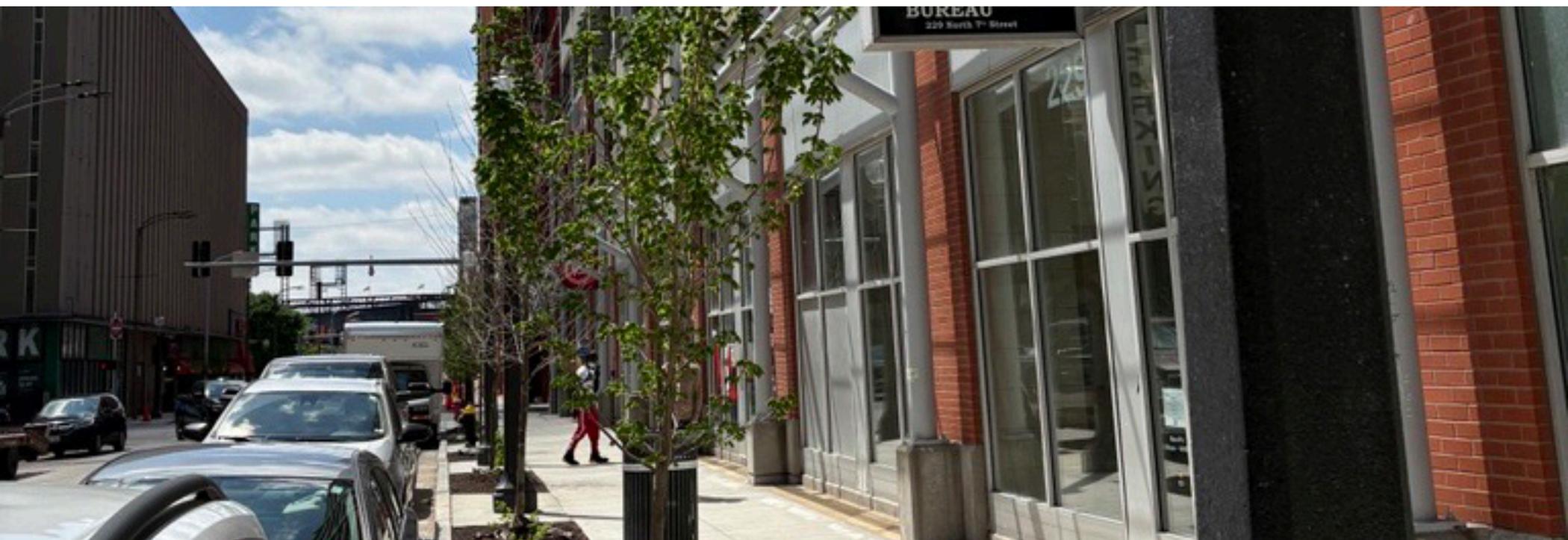
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A thriving corridor connecting the America's Center Convention Complex with Ballpark Village and Busch Stadium, home of the St. Louis Cardinals, 7th Street has recently undergone a significant streetscape renovation, adding new sidewalks, lighting, trees, and protected bicycle lanes. The \$3.7 million streetscape investment creates new vibrancy and street-level activity in the heart of Downtown.

7th Street Corridor

- ③ Ballpark Village
- ④ Kiener East / West
- ⑤ MX District



7TH STREET CORRIDOR

Retail Opportunities

BALLPARK VILLAGE

601 S. Clark Street

A retail, dining, and entertainment district located directly adjacent to Busch Stadium, Ballpark Village sees 6+ million visitors per year and features over 150 programmed live events. Just over 10,000 square feet of retail space is currently available within 4 ground-floor spaces in Ballpark Village. These spaces are located in multi-tenant buildings and offer a variety of sizes and configurations.

Address	Square Footage
1st Floor, Suite 1-4, Live! by Loews Building	2,218 SF
1st Floor, Suite 1-6, Live! by Loews Building	2,088 SF
1st Floor, Fanduel Sports Network Live! Building	3,500 SF
1st Floor, Suite 4-2, One Cardinal Way	2,954 SF (fronting Cardinal Way & Broadway)



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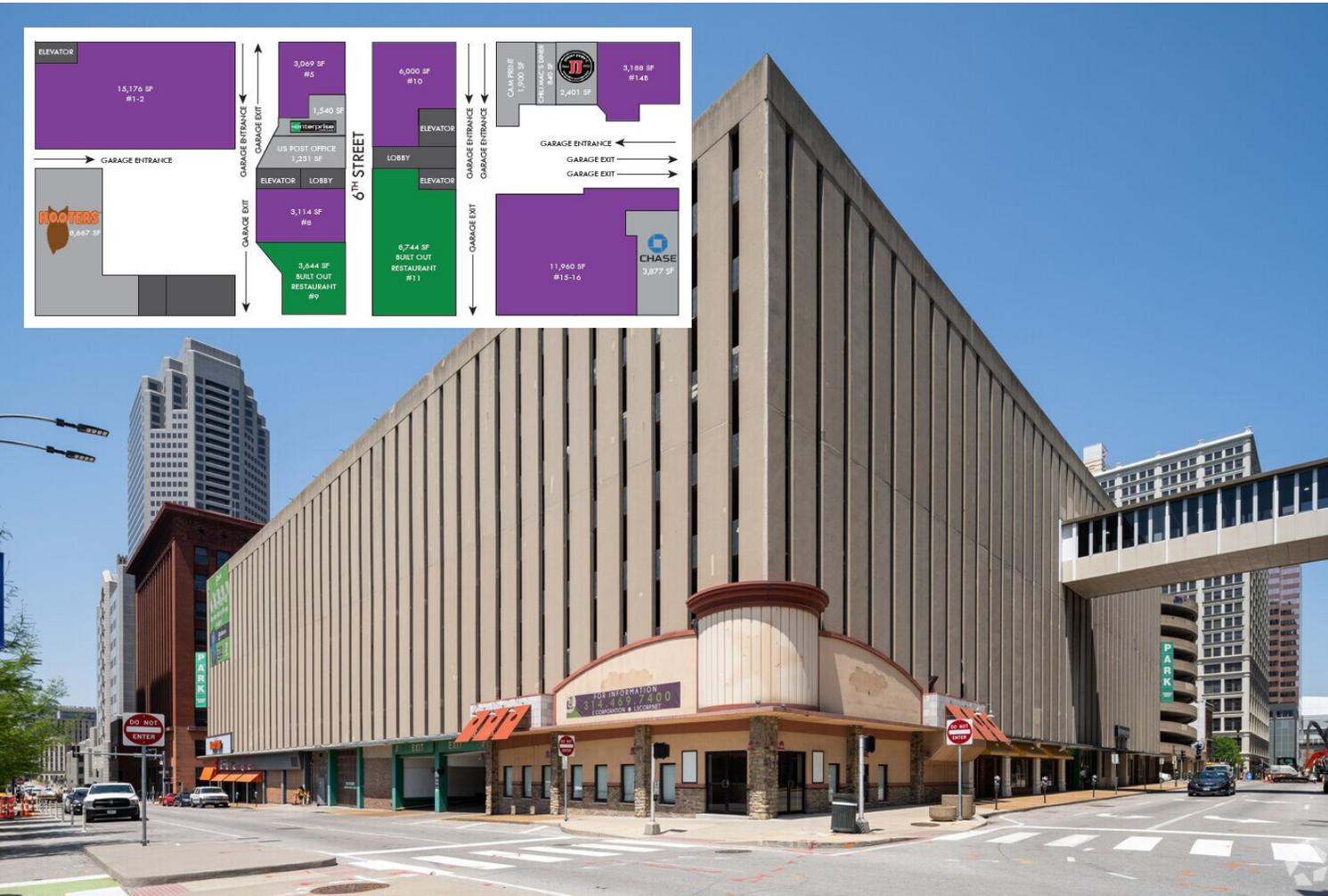
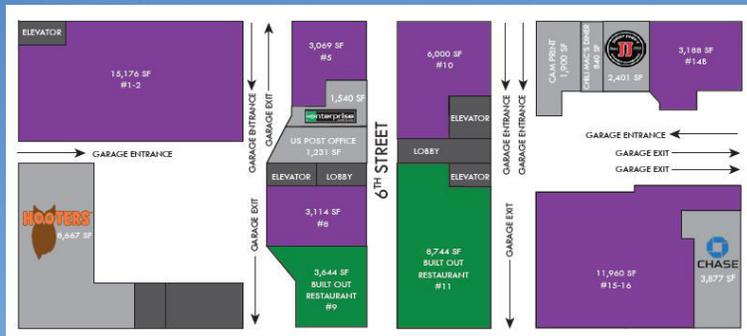
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KIENER EAST / WEST

529 Chestnut & 116 N. 6th Street

The Kiener East and Kiener West Garages are located immediately north of Kiener Plaza, a recently renovated public space that is activated with events year-round. Located just west of the Old Courthouse and Busch Stadium, the garages offer first-floor retail space on all sides. Existing retail tenants include Jimmy Johns, Hooters, USPS, Enterprise Rent-A-Car, and Chase Bank. Eight retail spaces are currently available, ranging from 3,000 to 15,000 SF and including two built-out restaurant spaces.

Address	Square Footage
1st Floor (West 1-2)	15,176 SF
1st Floor (West 5)	3,069 SF
1st Floor (West 8)	3,114 SF
1st Floor (West 14B)	3,644 SF
1st Floor (East 10)	6,000 SF
1st Floor (East 11)	8,744 SF
1st Floor (East 14B)	3,188 SF
1st Floor (East 15-16)	11,960 SF



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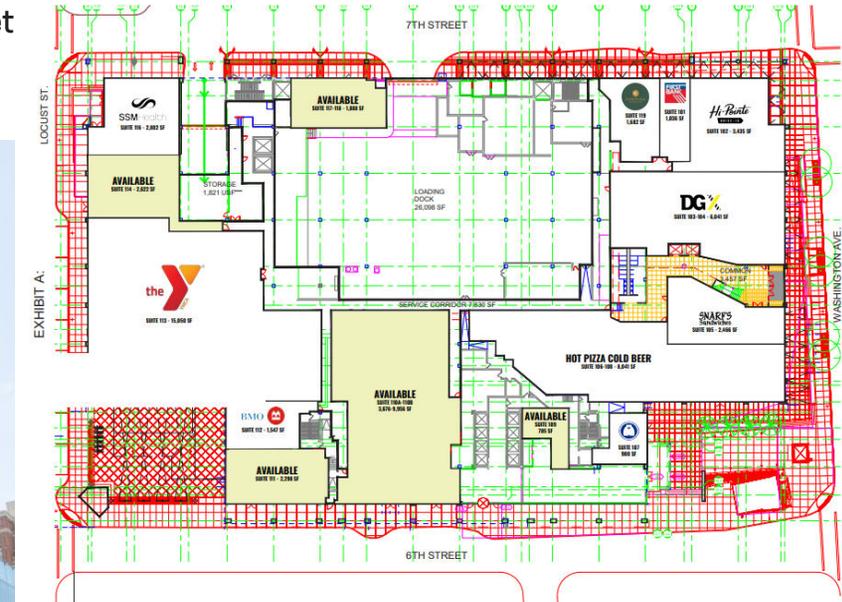
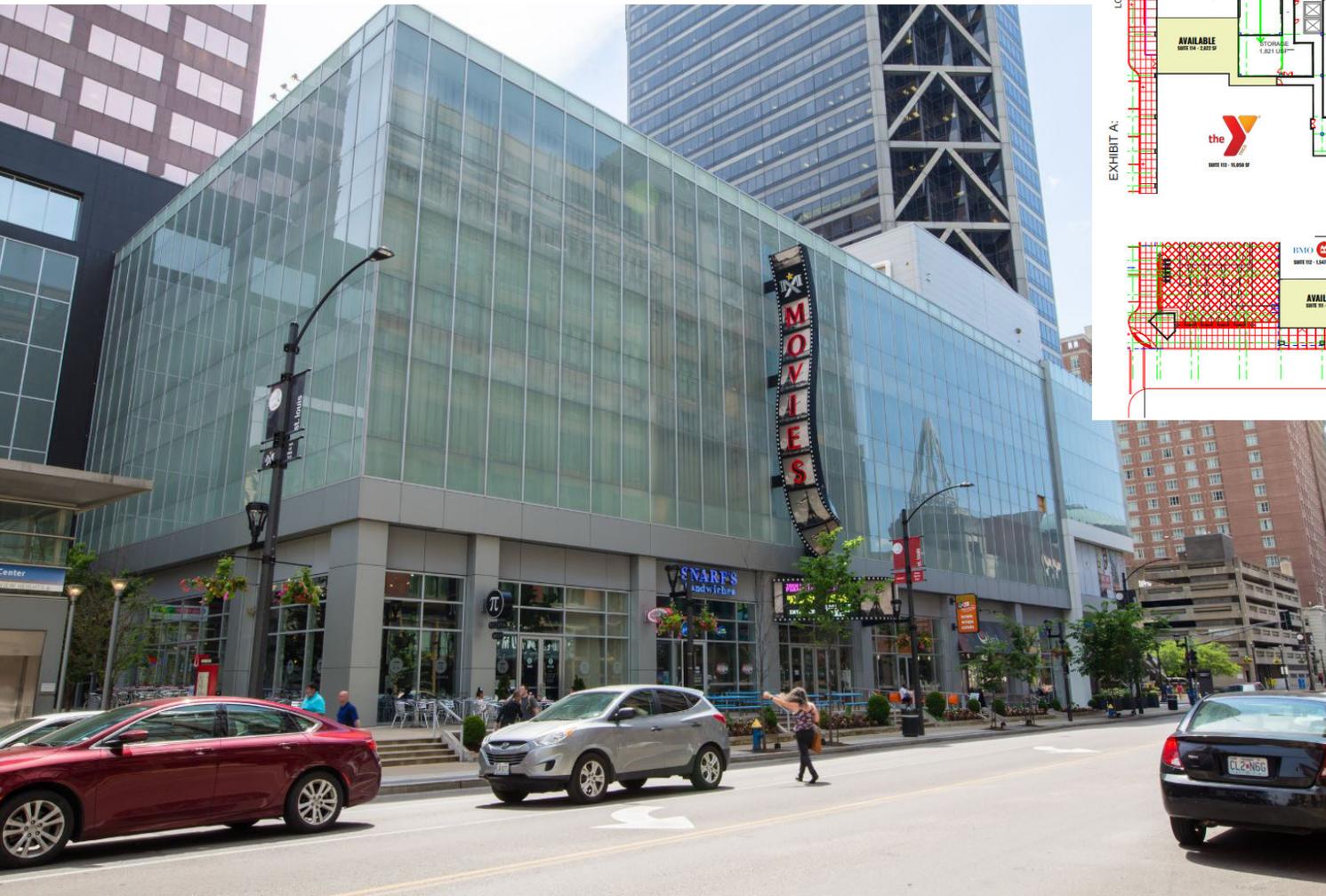
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MX DISTRICT

The Mercantile Exchange District (MX District) offers a mix of land uses just off Washington Avenue. The building offers 250,000 square feet of retail space, a more than 700-stall garage, the MX Movie Theater & Bar, and several office users. Existing first-floor tenants include Hi-Pointe Drive-In, Aubergine Thai, Snarfs, Hot Pizza + Cold Beer, SSM Health, a DGX retail store, and the Downtown YMCA. There are currently 5 available first floor retail spaces for rent, fronting 6th Street Locust Street, and 7th Street.

Address	Square Footage
Suite 117-118	1,888 SF (7th St)
Suite 114	2,622 SF (Locust St)
Suite 111	2,298 SF (6th St)
Suite 110A-110B	3,676-9,956 SF (6th St)
Suite 109	785 SF (6th St)



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The Washington Avenue Corridor offers a dense urban fabric. Once home to the fashion warehouse district of Downtown, the Washington Avenue District is now home to a mix of lofts, boutiques, restaurants, bars, and nightlife. The late 19th and early 20th century warehouse architecture features buildings clad in brick, stone, and terra cotta, offering one of St. Louis' most iconic vistas and an opportunity for significant retail density.

Washington Avenue District

- 6 1116-1118 Washington Avenue
- 7 1136 Washington Avenue
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- 11 Mankofsky Shoe Co.
- 12 1426-1432 Washington Avenue
- 13 Louderman Building



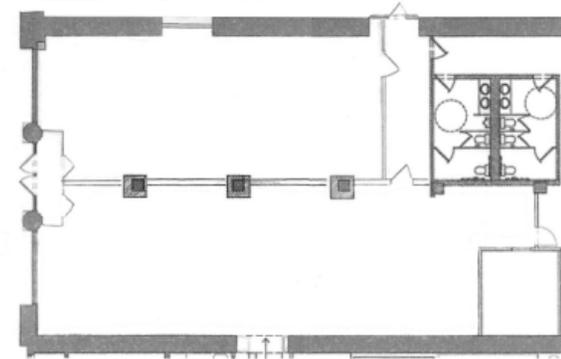
WASHINGTON AVENUE

Retail Opportunities

1116-1118 WASHINGTON

Located on the ground floor of the Vanguard Lofts, 1116-1118 Washington Avenue includes 3,100 square feet of available retail space that can be utilized by one tenant or leased separately as 1,500 or 1,600 square feet. The building is located across the street from Flamingo Bowl and several popular eateries.

Address	Square Footage	Cost	Use
1st Floor	3,100 SF, divisible into 2 spaces	\$2,375/month	Retail



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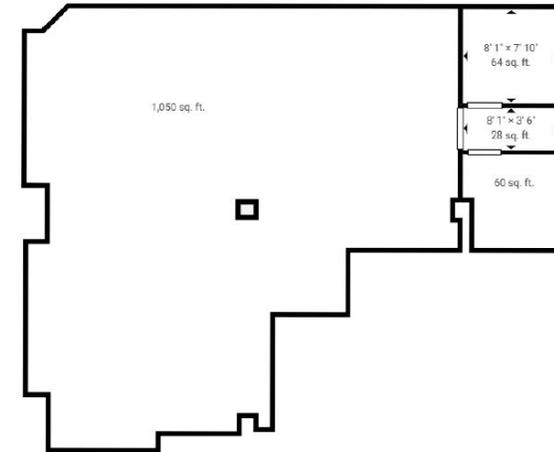
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1136A WASHINGTON

Built in 1898, this building includes 94 residential condominiums and prominent street-level retail space. 1136A Washington includes a single 1,400 SF retail space, currently built out as a bar/restaurant space. The property fronts Washington Avenue and features storefront windows ideal for a bar, restaurant, or retailer.

Address	Square Footage	Cost	Use
1st Floor, 1136 A	1,400 SF	\$2,500/month	Retail / Bar



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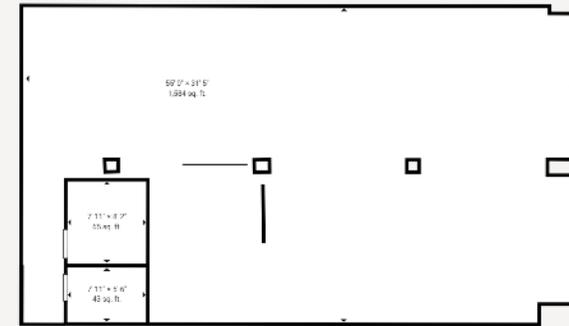
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1207 WASHINGTON

Located at the corner of Washington and Tucker, the Bogen Lofts building was built in 1901 and now houses 125 residential units and several first floor retail spaces. One retail space is currently occupied by Escape the Room St. Louis, while the other 2,500 square foot space is available for lease.

Address	Square Footage	Use
1st Floor	2,500 SF	Retail



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1214 WASHINGTON

Located in the 4-story Gothic Revival Tober Building, 1214 Washington features 3,625 square feet of first floor retail space with Washington Avenue frontage and significant retail potential.

Address	Square Footage	Cost	Use
1st Floor	3,625 SF	\$12.50/SF	Retail Build-Out



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KNICKERBOCKER LOFTS

1308 Washington Ave

Located within a 7-story structure built in 1899, the Knickerbocker Lofts building offers 53 residential units and prominent first-floor retail space. Home to the Knickerbocker Clothing Company from 1915 until the 1980's, the building is part of the dense Washington Avenue District. Currently, one retail storefront is available for rent, offering 966 SF of available space fronting Washington Avenue.

Address	Square Footage	Cost	Use
1st Floor	966 SF	\$18.65/SF	Retail Build-Out



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MANKOFSKY SHOE CO

1325 Washington Ave

Built in 1918 as the Mankofsky Shoe Company building, 1325 Washington Avenue is now home to several retail spaces. One storefront space is available with 1,500 square feet currently set up as a bar.

Address	Square Footage	Cost	Use
1st Floor	1,500 SF	\$24/SF	Bar / Retail



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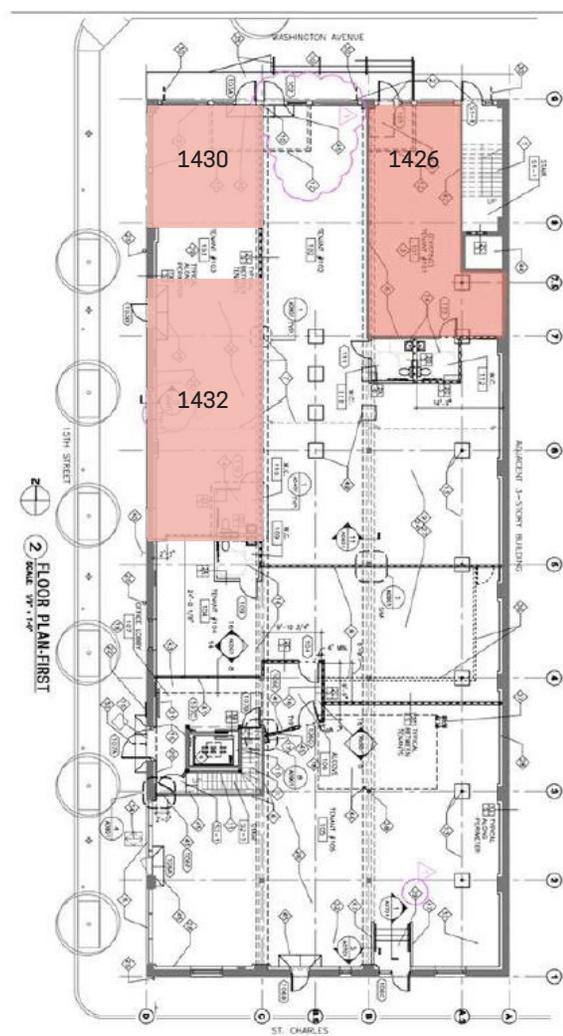
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1426-32 WASHINGTON

Located within a 3-story building in the heart of the Washington Avenue District, this building offers several retail bays available for immediate occupancy.

Address	Square Footage	Cost	Use
1st Floor, 1426 Washington	836 SF	\$12/SF	Retail
1st Floor, 1430 Washington	857 SF	\$16/SF	Retail
1st Floor, 1432 Washington	1,700 SF (fronting 15th St)	\$12/SF	Retail



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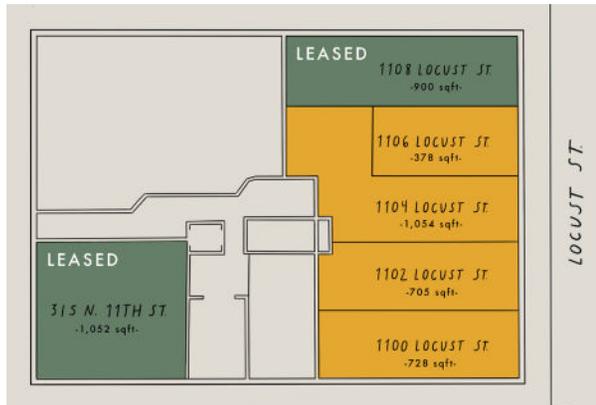
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LOUDERMAN BUILDING

1104 Locust Street

The Louderman Building offers several retail spaces fronting Locust Street. The space is best suited for one user, but can be built out as individual tenant spaces. Formerly home to a popular brunch spot, which relocated to Washington Avenue, the space can easily accommodate a large-scale restaurant.

Address	Square Footage	Use
1100-1106 Locust St	2,865 SF	Retail or Restaurant



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City Commons features a mix of architecture and building scale, featuring several significant retail spaces along a pedestrian-scale corridor. The opening of Energizer Park, home of St. Louis CITY SC, in 2023 has quickly created new interest on Locust Street and the surrounding area, leading to the addition of hundreds of new residential units.

City Commons

- 14 The Victor
- 15 1900-1903 Locust Street
- 16 2200 Locust Street
- 17 The Tudor Building



CITY COMMONS

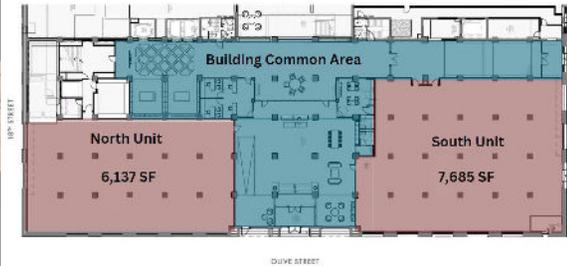
Retail Opportunities

THE VICTOR

1717 Olive Street

A fully revitalized historic building in Downtown West, the Victor is located just steps from the new Energizer Park Stadium, home of St. Louis City SC. The \$119 million redevelopment of the 735,000 SF former Butler Brothers Building includes 384 multifamily units and more than 13,000 SF of retail space.

Address	Square Footage	Cost	Use
1st Floor	7,685 SF	\$24/SF	Retail / Restaurant



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1900-1904 LOCUST

The first floor of this historic building features 7,100 SF of restaurant and bar space with two complete service areas, soaring 14' ceilings, and a large kitchen with all equipment. An additional 2,600 SF is available in the adjacent outdoor patio, with ADA accessible entry and bathrooms. The property could also be suitable for a retail user utilizing the ample Locust Ave window line.

Address	Square Footage	Cost	Use
1st Floor	7,100 SF	\$14/SF	Retail / Restaurant



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2200 LOCUST

Located in “The 22”, a mixed-use building with 29 fully renovated apartments, 2200 Locust features 3,420 square feet of available ground floor retail space. Located 2-blocks from Energizer Park, the space is currently in grey-box condition and offers access to significant foot traffic.

Address	Square Footage	Use
2200 Locust	3,420 SF	Ground floor retail



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THE TUDOR BUILDING

1901-1937 Washington Ave

The Tudor Building offers convenient retail and office space in Downtown West. Currently, one retail storefront is available for rent, featuring a corner space with restaurant utility connections. This location on Washington Avenue is surrounded by new planned residential infill projects, creating a thriving community with a mixture of residential, retail and creative office opportunities.

Address	Square Footage	Cost	Use
1st Floor, Suite 1901-1905	2,080 SF	\$18/SF	Restaurant / Retail



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