

AVAILABLE FOR LEASE: 1,295 - 8,186 SF

Highlights

LOCATION:

625 N. Euclid Avenue
St. Louis, MO 63108 (Central West End)

DEVELOPMENT:

MIXED-USE
RETAIL/OFFICE/MEDICAL: 1,758 - 8,186 SF
87 LUXURY RESIDENTIAL LOFTS

FOR MORE INFORMATION:

Ben Cherry, CCIM
O: 314.647.6611 (ext 115)
Ben@ManorRealEstate.com

Mark Clarkson
O: 314.647.6611 (ext 127)
MClarkson@ManorRealEstate.com

625NORTHEUCLID.COM

Developed and
Owned by



Overview

An exciting and historic mixed-use property with street level commercial space and The Medicine Shoppe, located below 87 luxury residential lofts in the eclectic and growing Central West End.

- Euclid Avenue serves as the “Main Street” of the Central West End, home to more than 125 shops, galleries, restaurants, bars, salons, hotels and other businesses
- Located between two premier higher education facilities, Washington University and St. Louis University totaling almost 30,000 students
- Within walking distance of the busiest St. Louis MetroLink station and Barnes Jewish Hospital Complex, with 25,000+ employees on a 155-acre campus
- Millennials make up nearly 30% of the entire population in the Central West End, which was named one of the nation’s top 10 neighborhoods by the American Planning Association
- Full renovation in 2016 of 1910 historic warehouse building to residential/commercial development. Residential units are consistently 95% leased.

DEMOGRAPHICS

1 Mile Radius

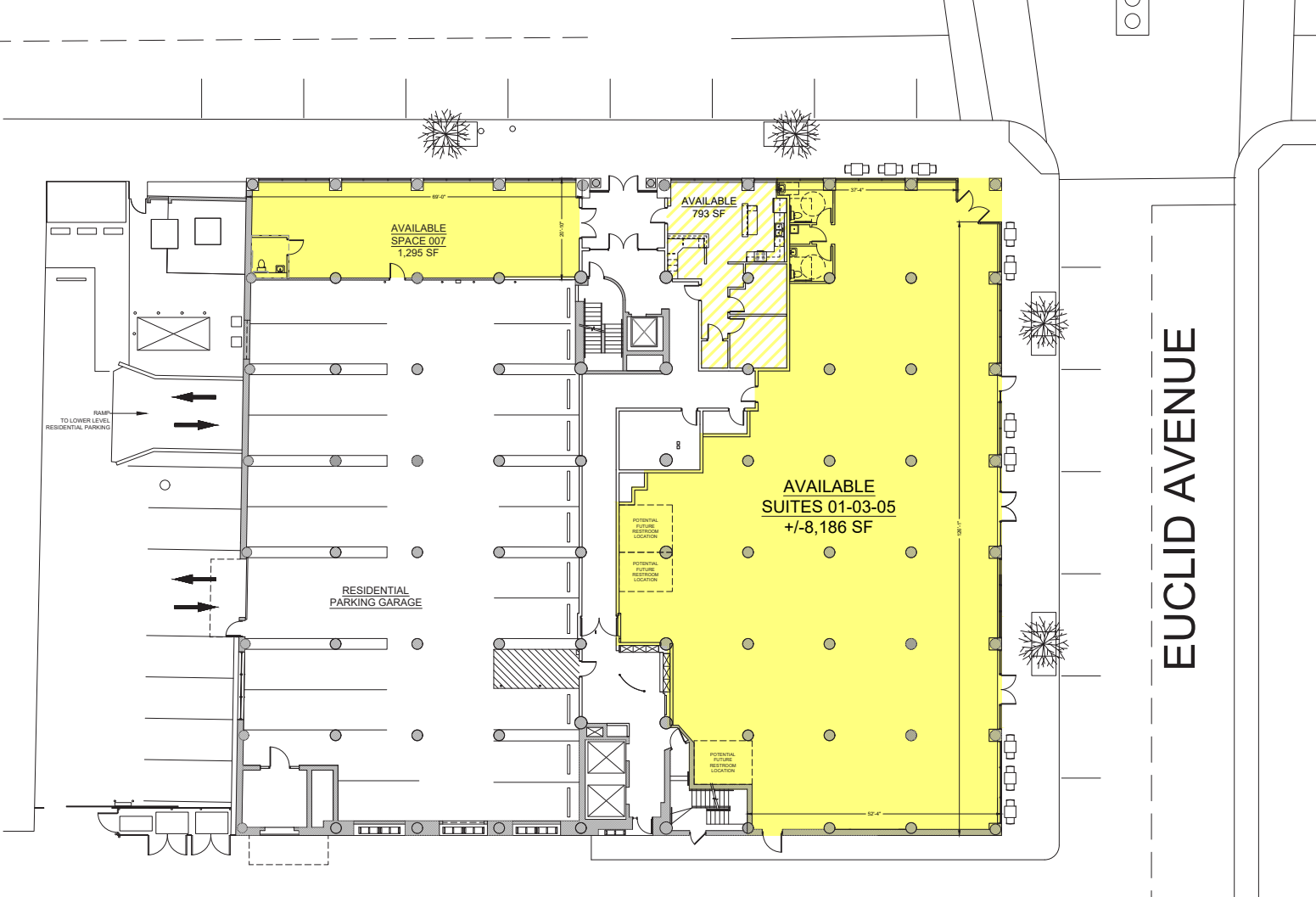
POPULATION	AVG. INCOME	WHITE COLLAR WORKERS
22,953	\$79,297	71.2%

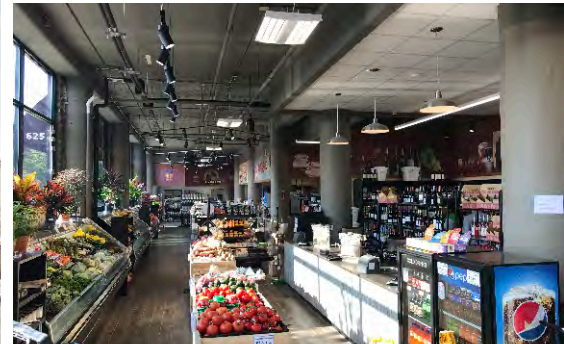
3 Mile Radius

POPULATION	AVG. INCOME	WHITE COLLAR WORKERS
149,633	\$60,084	64.6%



DELMAR BOULEVARD (16,045 VPD)





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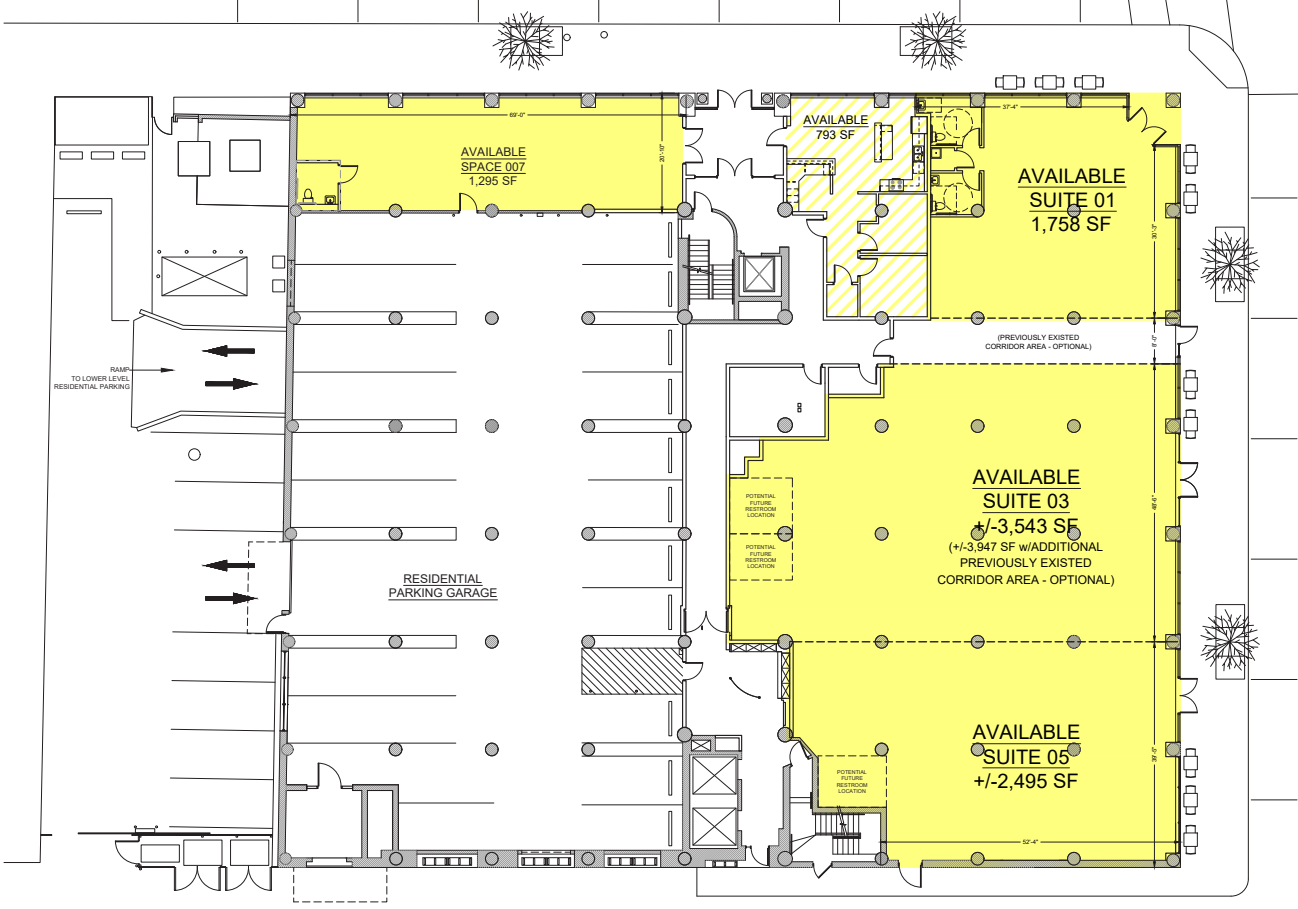
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625 LOFTS EUCLID

DELMAR BOULEVARD (16,045 VPD)



EUCLID AVENUE