

MLK PLAZA

3615-3665 PAGE BLVD

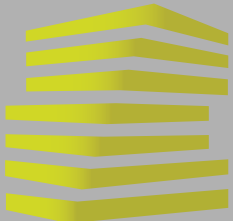
ST. LOUIS, MO




BACELINE
GROUP



LOCATION.
commercial real estate

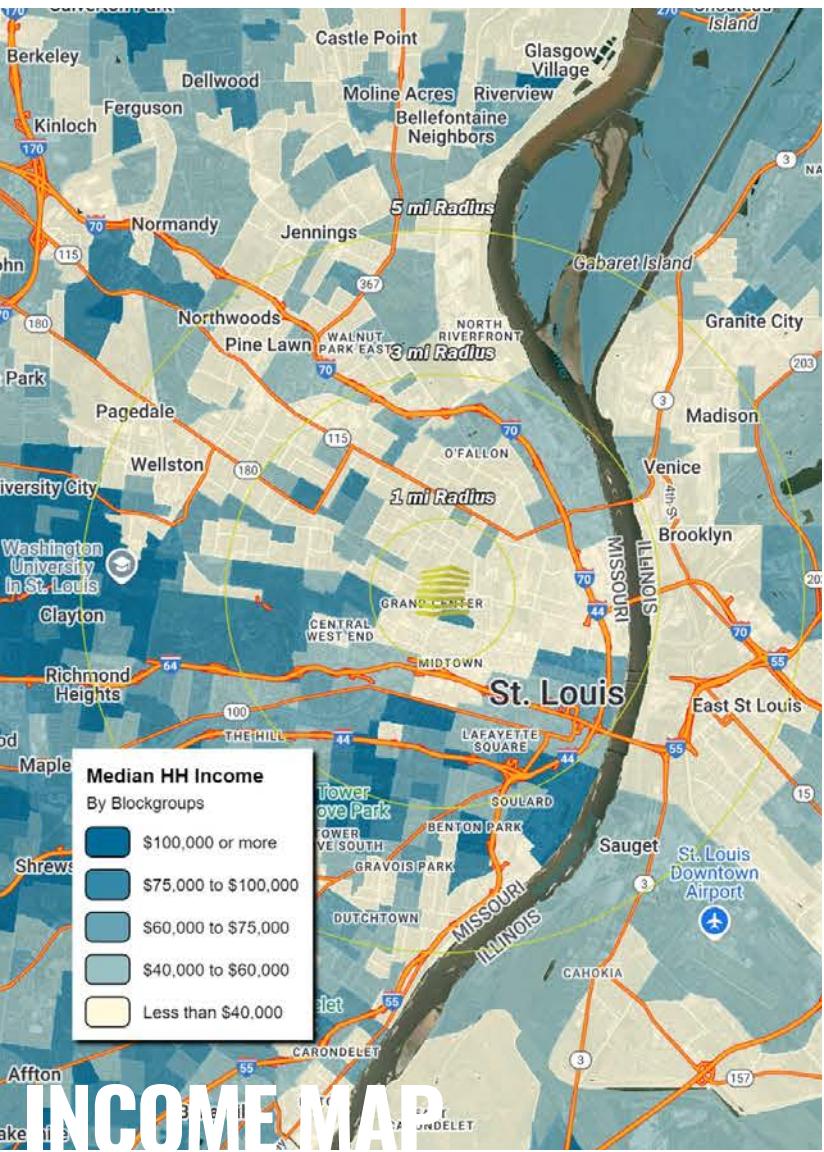


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NEIGHBORHOOD VIBE

TONY MOON
 314.818.1567 (OFFICE)
 314.560.0781 (MOBILE)
 Tony@LocationCRE.com

ALEX APTER
 314.818.1562 (OFFICE)
 314.488.5900 (MOBILE)
 Alex@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

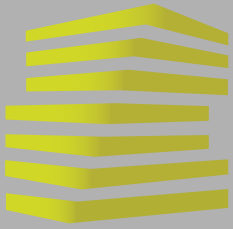
St. Louis is a city and port in the U.S. state of Missouri. The city developed along the western bank of the Mississippi River, which forms Missouri's border with Illinois. St. Louis is the 58th-most populous U.S. city and the second-largest city in the state in terms of city proper population. The St. Louis metropolitan area includes the city as well as nearby areas in Missouri and Illinois; with a population of 2,905,893, it is the largest in Missouri and one of the largest in the United States.

Located in the heart of St. Louis, Grand Center is an arts and entertainment district home to more than 1,500 cultural events annually. With 12,000 theater seats, 12 museums and galleries within four blocks and close proximity to Saint Louis University and Harris-Stowe State University, Grand Center is a destination for more than 1.5 million people who visit each year. From Broadway musicals to jazz clubs, contemporary art to cabaret shows, a symphony to a circus, films to festivals, and much more, this premier arts district has something for everyone. An eclectic choice of restaurants, a variety of living and education options further enhances the art and life found in this cosmopolitan neighborhood.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	16,994	120,637	270,480
HOUSEHOLDS	7,430	61,154	129,293
EMPLOYEES	11,760	116,452	185,229
MED HH INCOME	\$40,128	\$61,618	\$61,988

AREA RETAIL | RESTAURANTS



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SITE PLAN

TONY MOON

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Suite	Tenant	SF
3645	Save a Lot	13,886
3647-51	AVAILABLE	9,000
3653	AVAILABLE	3,040
3655	H&R Block	2,296
3657	Rainbow Apparel	7,126
3663	Nail Spa	1,600
3665	Urban League	1,600
3667	Kid's Foot Locker	2,400
3625-27	Chase Bank	2,700
3623	You Gotta Eat Here	1,500
3621	Cricket Wireless	1,500

- ANCHORED BY SAVE A LOT
- HIGH TENANT SALES VOLUMES AND TOP PERFORMING STORES IN THE REGION FOR SAVE A LOT, RAINBOW, CITY GEAR, AND FOOT LOCKER
- 3,040 SF AND 9,000 SF AVAILABLE
- UP TO 12,040 SF SPACE AVAILABLE NEXT TO SAVE-A-LOT
- EXTREMELY DENSE POPULATION WITH LIMITED RETAIL OPTIONS IN TRADE AREA
- LESS THAN ONE MILE FROM 99 ACRE NGA CAMPUS
- ASKING RENT: CALL BROKER FOR DETAILS

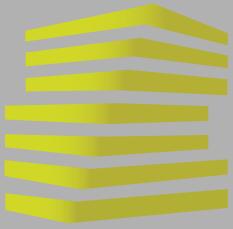


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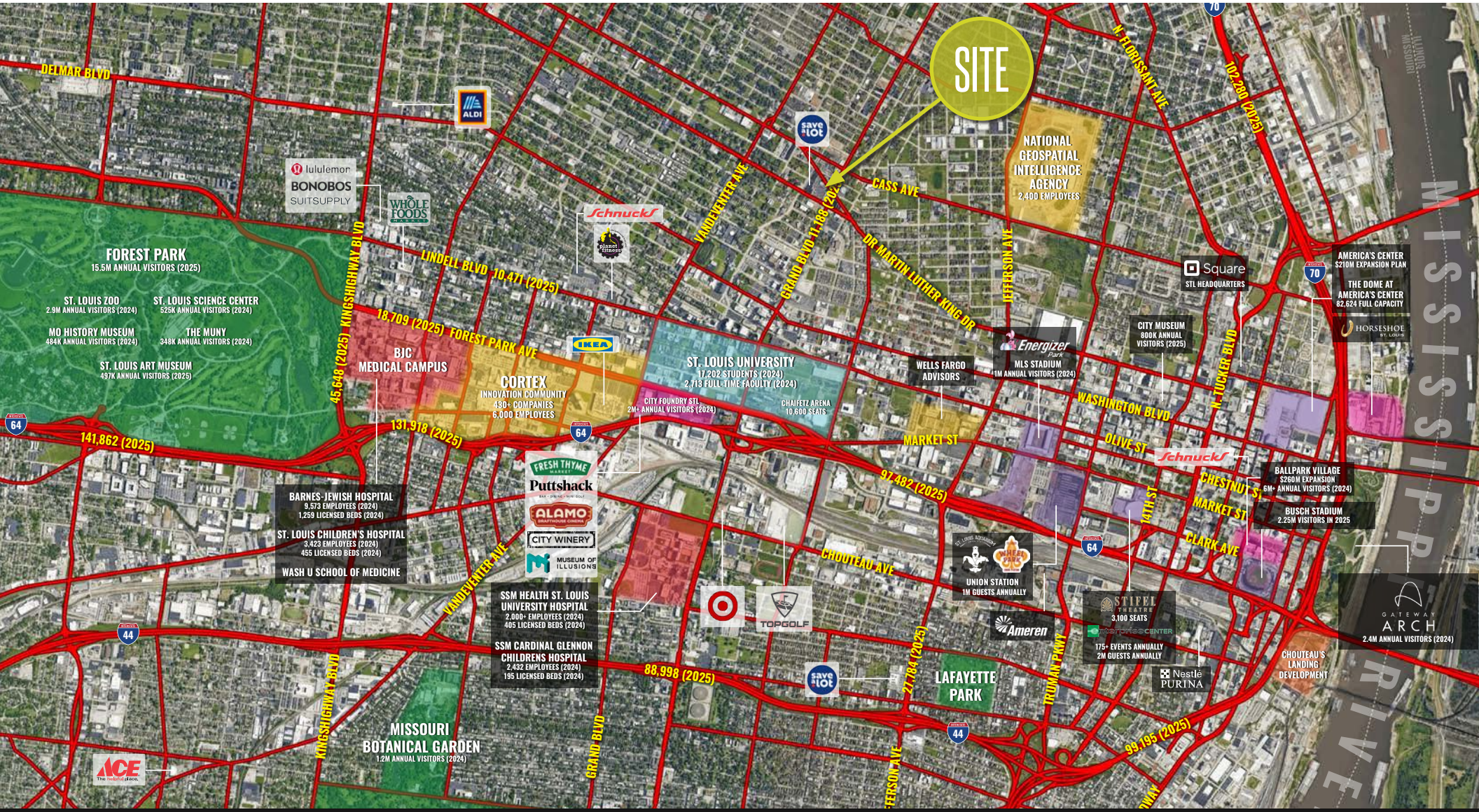


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MARKET AERIAL

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BACELINE LEASING

NEIGHBORHOOD SHOPPING CENTERS CREATING COMMUNITY VALUE

At Baceline Group, we invest in communities by acquiring and managing Neighborhood Shopping Centers. These centers are home to the businesses we rely on most in our day-to-day lives. By focusing solely on this niche property type and leveraging our comprehensive management approach, we maximize value for investors, tenants, and communities alike.

Since Baceline's inception in 2003, our mission has been to unlock value in this overlooked asset class. Through the Great Recession and COVID-19, Neighborhood Shopping Centers have proven their resiliency and stability time and time again. Our tenant base is the lifeblood of our property operations and a critical component of our firm's success. As an owner of Neighborhood Shopping Centers, we have a unique opportunity to invest in programs and initiatives that make a meaningful impact on our tenants' businesses and the communities in which they serve.

BACELINE ADVANTAGE



Baceline tenants receive access to exclusive, top-of-the-line business resources, convenient tools to automate their businesses, and a dedicated team to support them every step of the way.

TENANT PORTAL

- Make Payments Online
- Review Charge Schedule
- Document & Forms Library

SMALL BUSINESS HUB

- Digital Marketing Resources
- Small Business Tools & Guides
- Industry Best Practices

DEDICATED TEAM

- Regional Team Model
- Routine Property Visits
- Mentor Match Program



CONSTRUCTION
MANAGEMENT



IN-HOUSE
PROPERTY MANAGEMENT



SUSTAINABILITY
TIPS



COMMUNITY
OUTREACH



EVENT
SUPPORT

OUR APPROACH

Baceline takes a strategic, hands-on approach to assure the health and viability of our Neighborhood Shopping Centers. Our Leasing Team operates from deep industry experience and thoughtfully assembles a synergistic mix of businesses to enhance the shopping experience for patrons, drive foot traffic to our centers, and ultimately maximize value to our tenants.

Our portfolio of Neighborhood Shopping Centers is divided into six regions. Every region and property are assigned a Regional Property Manager, Associate Property Manager, Leasing Portfolio Manager, Lease Transaction Manager, and Property Accountant. Every Baceline tenant has a dedicated team they can count on for anything that comes up in their daily operations.

Our collective goal is to provide our tenants with comprehensive support from maintenance requests, billing inquires, lease renewal/expansion, and much more!

MANAGEMENT REGIONS

-  FRONTIER
-  HEARTLAND
-  MIDWEST
-  OHIO RIVER VALLEY
-  SOUTHEAST
-  SOUTHWEST

OUR PORTFOLIO AT A GLANCE

132

Properties

35

Markets

+4.6M

Leasable Square Feet

+1,450

Tenants

89%

Occupancy Rate

TENANTS

BY USE CATEGORY



PROPERTIES

BY LOCATION



+90%

Small Businesses

84%

Tenant Retention

PROPERTY EVENTS

Baceline tenants have a unique opportunity to take advantage of their brick and mortar businesses and host meaningful events at their physical locations. We believe that dedicating resources and supporting tenant events, particularly those held in partnership with local non-profits and municipalities, advance the vibrancy of our Neighborhood Shopping Centers and surrounding communities. This has been a long-standing, core principle of Baceline's ownership philosophy and landlord mentality.

Our seasoned Property Management team is ready and equipped to provide everything Baceline tenants need to host successful events at their property.



CELEBRATIONS

FAIRS & FESTIVALS

DONATION DRIVES

ENTERTAINMENT

COMMUNITY RESOURCE PROGRAMS

MENTOR MATCH PROGRAM

Baceline tenants have access to a network of over 10,000 certified mentors dedicated to serving business owners and entrepreneurs in over 1,500 communities across the country. Mentors have expertise in all sectors of business and over 25 languages spoken are offered. Tenants can be individually matched with a mentor in their area and specific industry for one-on-one advice absolutely FREE.

Business owners who have worked with a mentor reported the following statics...

55%
INCREASED REVENUE

99%
REMAINED IN BUSINESS

18%
AVG BUSINESS GROWTH

SMALL BUSINESS HUB

Baceline offers a comprehensive array of curated resources in our online Small Business Hub, including templates, guides, articles, webinars, and more. Tailored to the specific needs of businesses across various industries, our goal is to provide targeted assistance and support that aligns with the unique challenges and needs of Neighborhood Shopping Center tenants.

DIGITAL MARKETING RESOURCES

SMALL BUSINESS STRATEGIES

BRICK & MORTAR BUSINESSES

EDUCATIONAL PROGRAMS & WORKSHOPS

TENANT TESTIMONIAL

Kevin Baker, Owner of Fitness Together

“The feedback that your team provided was amazing. I am still moved at how helpful and supportive everyone at Baceline has been. The action items for consideration provided are great and have good potential to be sound investments. Thank you again for brainstorming discussion and follow up suggestions. I feel very fortunate to have your team supporting our efforts.”

FITNESS TOGETHER