

A VIBRANT LIVE|SHOP|WORK|PLAY DESTINATION ON 26 ACRES IN THE HEART OF ST. CHARLES



LOCATION.
commercial real estate

STREETS
ST. CHARLES

STREETS OF ST. CHARLES

ABOUT THE CENTER



1,063 - 9,000 SF AVAILABLE AT STREETS OF ST. CHARLES: A DIVERSE AND ENERGETIC MIXED-USE ENVIRONMENT WHERE PEOPLE CAN LIVE, WORK, SHOP, DINE AND PLAY. WITH BUSTLING ACTIVITY, ACTIVE NIGHTLIFE AND A DYNAMIC TENANT MIX, THE DEVELOPMENT INCLUDES OVER ONE MILLION SQUARE FEET OF SPACE IN A CONVENIENT AND DISTINCTIVE ENVIRONMENT UNLIKE ANYTHING IN THE GREATER ST. LOUIS MSA.

THE PROPERTY WAS ONCE HOME TO NOAH'S ARK RESTAURANT AND HOTEL. OPENING IN 1968, FAMILIES THROUGHOUT THE ST. LOUIS AREA FREQUENTED THE RESTAURANT THAT HAD LIFE SIZED ANIMAL SCULPTURES TO CELEBRATE SPECIAL OCCASIONS.

STREETS OF ST. CHARLES BOASTS NATIONAL TENANT NAMES SUCH AS AMC THEATRES, BAR LOUIE, FIRST WATCH, AND P.F. CHANG'S AMONG OTHERS. STREETS OF ST. CHARLES IS ALSO HOME TO THE AREA'S FIRST TRU BY HILTON HOTEL, TUCANOS BRAZILIAN GRILL, FIREBIRDS WOOD FIRED GRILL, AND PRASINO - ALL OF WHICH CHOSE STREETS OF ST. CHARLES FOR THEIR FIRST LOCATIONS IN MISSOURI.

TWO HOTELS ARE LOCATED AT THE DEVELOPMENT, INCLUDING DRURY PLAZA HOTEL AND TRU BY HILTON HOTEL, CATERING TO A MILLENNIAL AND CROSS-GENERATIONAL AUDIENCE. THE RESIDENCES OFFERS PREMIER LUXURY APARTMENT LIVING AT THE 309-UNIT COMPLEX LOCATED ABOVE STREET LEVEL RETAIL.

COMPLEMENTING THE FANTASTIC MIX OF TENANTS ARE YEAR-ROUND EVENTS TO ACTIVATE THE PROPERTY BY DRAWING CROWDS TO THE CENTER THROUGHOUT THE YEAR.

THE ST. CHARLES TROLLEY CONNECTS STREETS OF ST. CHARLES TO HISTORIC MAIN STREET AND THE CONVENTION CENTER, AS WELL AS SEVERAL OTHER HOTEL AND TOURIST STOPS THROUGHOUT THE CITY TO FACILITATE GETTING VISITORS TO AND FROM THE CENTER.



Google Maps



STREETS OF ST. CHARLES

NEIGHBORHOOD VIBE



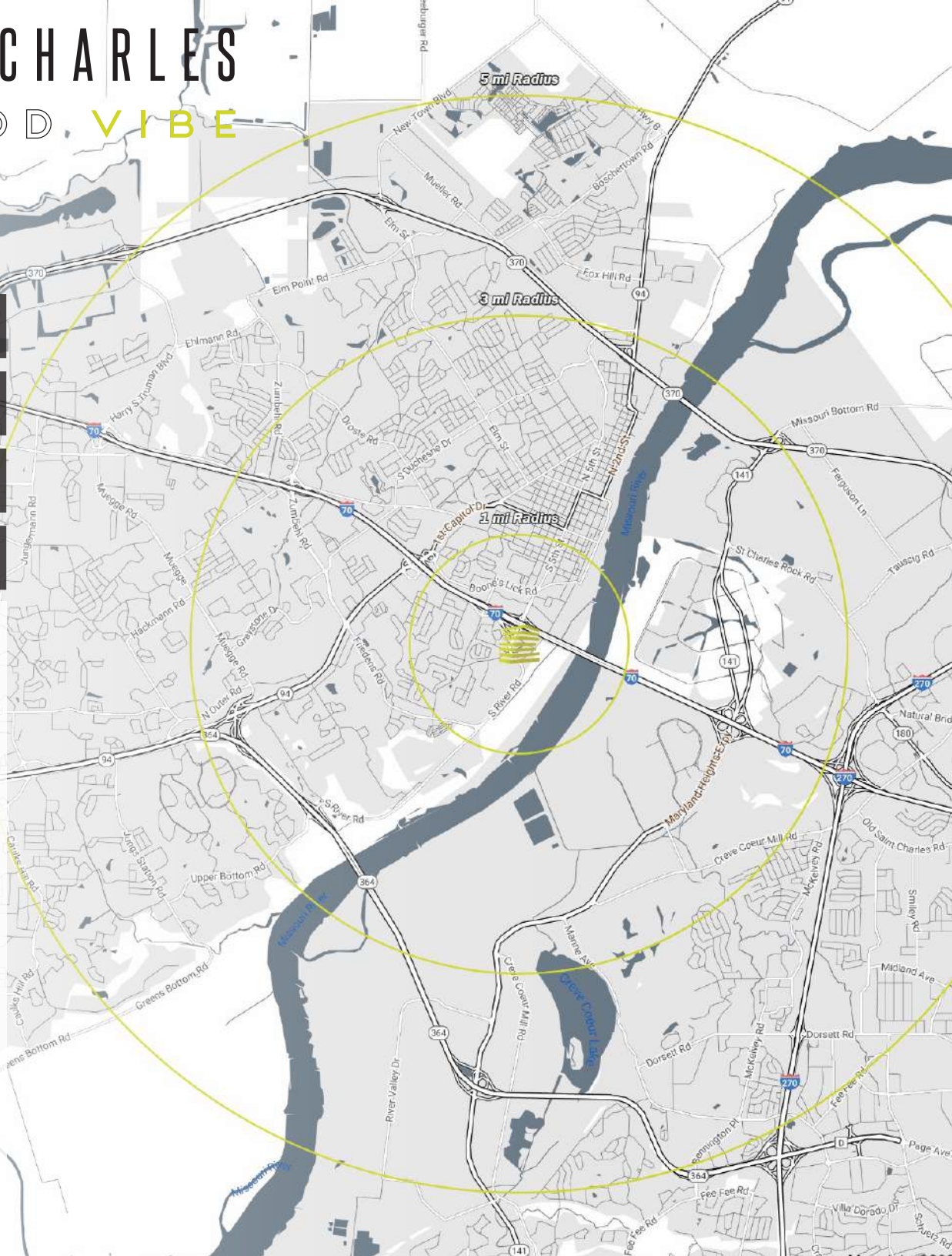
	1 mile	3 miles	5 miles
POPULATION	9,269	53,779	147,339
HOUSEHOLDS	4,699	24,024	63,989
EMPLOYEES	5,532	44,933	91,294
MED HH INCOME	\$81,040	\$88,779	\$97,044

St. Charles is a historic city located in St. Charles County, MO, approximately 22 miles northwest of downtown St. Louis. The city has a rich history dating back to the early 1800s when it was established as the first state capital of Missouri. Today, it is a vibrant community with a mix of historic and modern elements. The city is known for its charming Main Street, which is lined with unique shops, restaurants, and historic landmarks. The Riverfront and Main Street area are central gathering places and focal points for the community.

St. Charles is home to several major employers, including Ameristar Casino Resort Spa St. Charles, which is one of the largest casinos in the region, in addition to St. Charles County Government, Francis Howell School District, Boeing's St. Charles-based division, Coca Cola Enterprises, and Sysco. In recent years, the city has witnessed over \$560 million of new development.

St. Charles is also known for its many festivals and events, including the annual St. Charles Riverfest. Other popular events include the Festival of the Little Hills, which celebrates the city's historic district, and the Christmas Traditions festival.

Serving the public for nearly 200 years, Lindenwood University is a private, coeducational liberal arts university on a 500-acre campus situated in the heart of St. Charles. Lindenwood University is known nationally and internationally for innovation and entrepreneurship offering 120 undergraduate and graduate degree programs.



STREETS OF ST. CHARLES

AREA EATS + HOT SPOTS



AMC
THEATRES



Buff City
Soap



FIREBIRDS
WOOD FIRED GRILL



FIVE GUYS
BURGERS and FRIES



LOADED
ELEVATED NACHOS

MASSAGE **LUXE**

MILAN
Laser Hair Removal



MOD
ON TREND



Narwhal's
CRAFTED

the only
facial
beautiful skin made simple



P.F. CHANG'S

prasin^o



THINK
PINK
NAIL & SPA



WASABI
SUSHI BAR

y6
YOGASIX

STREETS OF ST. CHARLES

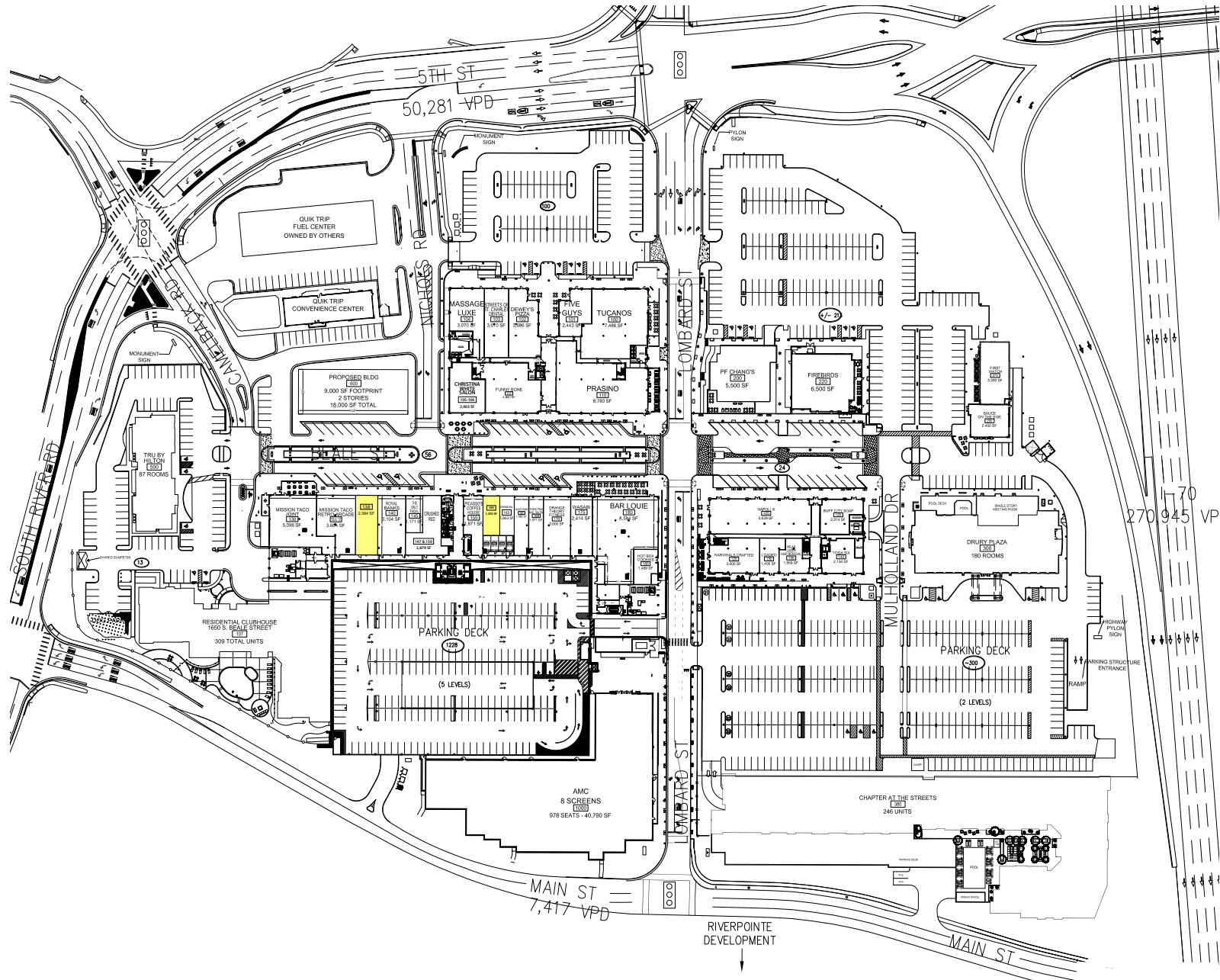
S I T E P L A N



AVAILABLE SPACES FOR LEASE | STREETS OF ST. CHARLES

SUITE 138 - 2,384 SF

SUITE 160 - 1,200 SF



* EXCLUSIVE REAL ESTATE AVAILABLE FOR LEASE.
 CURRENT TENANT IN SUITE 167 IS STILL OPERATING AND OPEN FOR BUSINESS; PLEASE DO NOT DISTURB TENANT.

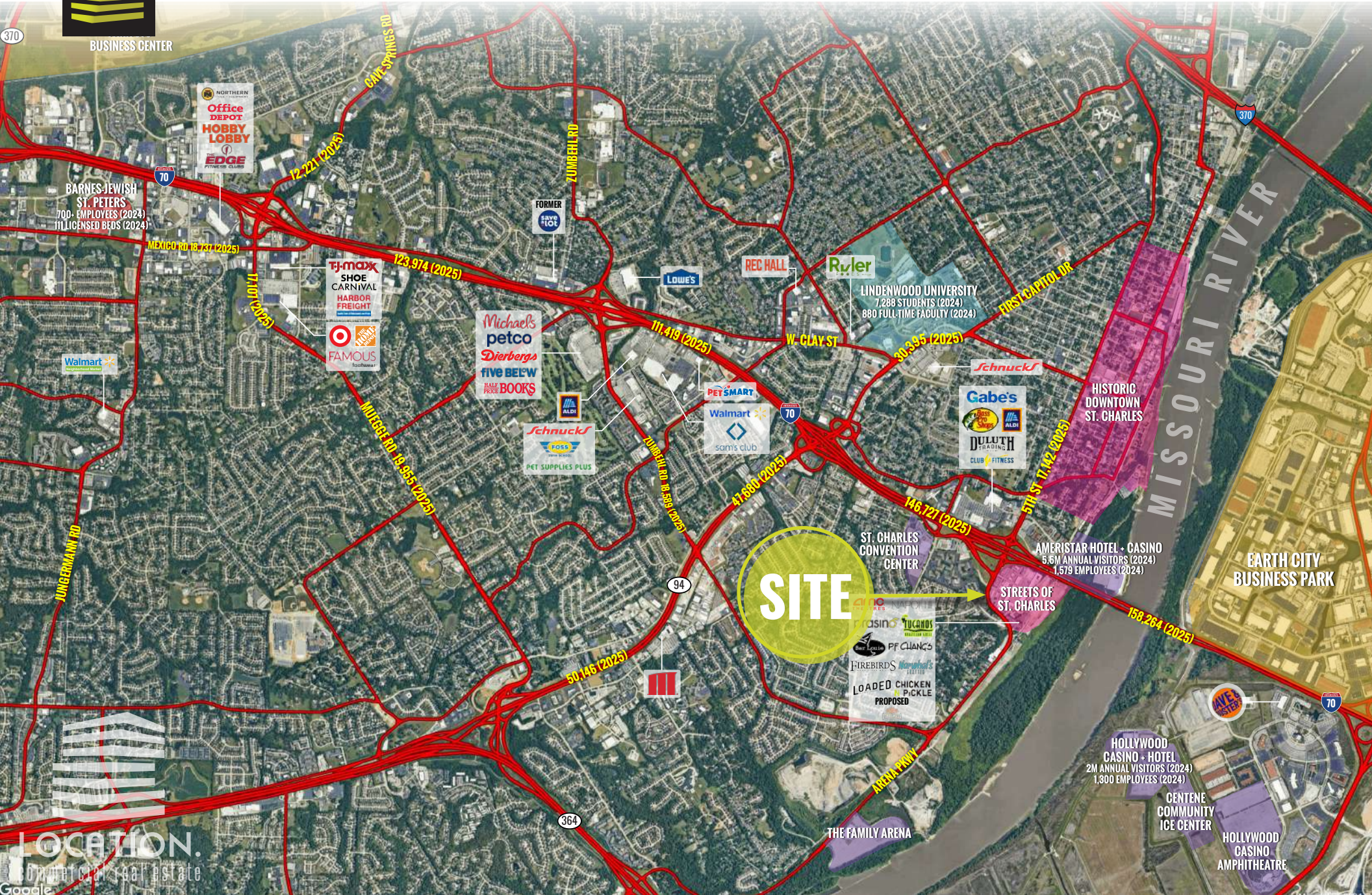
STREETS OF ST. CHARLES

CENTER PHOTOS



STREETS OF ST. CHARLES

MARKET AERIAL



BUSINESS CENTER

NORTHERN
Office DEPOT
HOBBY LOBBY
EDGE
FITNESS CLUB

BARNES-JEWISH
ST. PETERS
700+ EMPLOYEES (2024)
111 LICENSED BEDS (2024)

MEXICO RD 16-137 (2025)

TJ-maxx
SHOE
CARNIVAL
HARBOR
FREIGHT

Target
FAMOUS
RESTAURANT

Walmart

Michael's
petco
Dierbergs
FIVE BEL'W
HALF PRICE BOOKS

ALDI
Schnucks
POSS
PET SUPPLIES PLUS

Lowe's

REC HALL

Ryler

LINDENWOOD UNIVERSITY
7,288 STUDENTS (2024)
880 FULL-TIME FACULTY (2024)

111,419 (2025)

W-CLAY ST

30-395 (2025)

Schnucks

Gabe's
DULUTH
TRADING CLUB FITNESS

HISTORIC
DOWNTOWN
ST. CHARLES

MISSOURI RIVER

EARTH CITY
BUSINESS PARK

SITE

ST. CHARLES
CONVENTION
CENTER

STREETS OF
ST. CHARLES

AMERISTAR HOTEL - CASINO
5.6M ANNUAL VISITORS (2024)
1,579 EMPLOYEES (2024)

casinos
TUCARLOS
PF CHANG'S
FIREBIRDS
LOADED CHICKEN
PICKLE
PROPOSED

158,264 (2025)

50,146 (2025)

94

146,721 (2025)

57th ST 17-142 (2025)

JUNGERMANN RD

MUDGE RD 19-955 (2025)

20th RD 18-558 (2025)

47,800 (2025)

CAPE SPRINGS RD

12-221 (2025)

ZUMBEHL RD

FIRST CAPITOL DR

370

364

THE FAMILY ARENA

HOLLYWOOD CASINO - HOTEL
2M ANNUAL VISITORS (2024)
1,300 EMPLOYEES (2024)

CENTENE COMMUNITY ICE CENTER

HOLLYWOOD CASINO AMPHITHEATRE



LOCATION.

commercial real estate

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