



# NARA STL SUSHI





# THE DISTRICT OF ST. LOUIS

## SITE PLAN

PLEASE CONTACT: L<sup>3</sup> CORPORATION

REBECCA THESSEN

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| SPACE | TENANT                                  | SF        |
|-------|-----------------------------------------|-----------|
| 121   | THE REVERIE                             | 15,052 SF |
| 128   | AVAILABLE                               | 4,019 SF  |
| 130   | AVAILABLE                               | 3,002 SF  |
| 132   | K. ZANDER JEWELRY                       | 1,000 SF  |
| 134   | AVAILABLE                               | 3,598 SF  |
| 135   | Y.S RHO MARTIAL ARTS                    | 2,524 SF  |
| 136   | GAME SHOW BATTLE RMS                    | 3,422 SF  |
| 137   | SBR BIKES & BREWS                       | 3,962 SF  |
| 139   | DOLCE NAPOLI                            | 1,954 SF  |
| 140   | STEVE'S HOT DOGS                        | 2,814 SF  |
| 141   | 4 HANDS BREWERY*<br>FEATURING HI-POINTE | 11,500 SF |

| SPACE   | TENANT                | SF        |
|---------|-----------------------|-----------|
| 142     | IT'S SUGAR            | 7,500 SF  |
| 144     | KORE LAGREE FITNESS   | 3,455 SF  |
| 145     | PADDLE UP             | 23,000 SF |
| 154     | AVAILABLE             | 1,700 SF  |
| 155     | AT LEASE NEGOTIATIONS | 1,400 SF  |
| 172     | HOUSE OF PAIN         | 16,435 SF |
| 189A    | AVAILABLE             | 1,967 SF  |
| 189     | LIT CIGAR & LOUNGE    | 5,034 SF  |
| 190-192 | FIVE IRON GOLF        | 8,742 SF  |
| 193-194 | AT LEASE NEGOTIATIONS | 10,390 SF |
| 196     | NARA STL SUSHI        | 3,795 SF  |
| 197     | OAXACA                | 5,260 SF  |

| SPACE   | TENANT               | SF        |
|---------|----------------------|-----------|
| 205     | NAPOLI BROS          | 4,828 SF  |
| 206     | NARWHAL'S CRAFTED    | 3,652 SF  |
| 206A    | CANDLE FUSION STUDIO | 1,400 SF  |
| 207     | THE GALLERY          | 6,004 SF  |
| 208-210 | THE MINIFIG SHOP     | 4,625 SF  |
| 212-214 | PHENIX SALON SUITES  | 8,704 SF  |
| 215     | AVAILABLE            | 5,998 SF  |
| 1       | THE FACTORY          | 52,655 SF |
| 2       | HYPER KIDZ           | 17,919 SF |
| 3       | MAIN EVENT           | 48,559 SF |
| OP#1    | AVAILABLE            | 4,000 SF  |
| OP#2    | AVAILABLE            | 8,500 SF  |

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## VIRTUAL WALKTHROUGH & DEMOS

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| SUITE | SIZE (SF) | 360 TOUR                                                                                        |
|-------|-----------|-------------------------------------------------------------------------------------------------|
| 128   | 4,019 SF  |  [View Tour]   |
| 130   | 3,002 SF  |  [View Tour]   |
| 134   | 3,598 SF  |  [View Tour]   |
| 155   | 1,400 SF  |  [View Tour]   |
| 189A  | 1,967 SF  |  [View Tour]  |
| 193   | 4,875 SF  |  [View Tour] |
| 194   | 4,257 SF  |  [View Tour] |
| 215   | 5,998 SF  |  [View Tour] |

Take a Spin Through the Space  
Click for a 360° Walkthrough  
and Explore the Suites

## POPULATION ANALYSIS

|               |                                                                                       |                            |                              |                              |
|---------------|---------------------------------------------------------------------------------------|----------------------------|------------------------------|------------------------------|
| POPULATION    |    | <u>3 MILE</u><br>23,862    | <u>10 MILES</u><br>511,890   | <u>20 MILES</u><br>1,658,830 |
| HOUSEHOLDS    |  | <u>3 MILE</u><br>9,634     | <u>10 MILES</u><br>202,722   | <u>20 MILES</u><br>684,299   |
| AVG HH INCOME |  | <u>3 MILE</u><br>\$197,014 | <u>10 MILES</u><br>\$145,020 | <u>20 MILES</u><br>\$115,946 |

VIEW & DOWNLOAD:  
**DEMO REPORT**





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## PHOTOS & INFORMATION

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- MULTIPLE AVAILABLE SPACES RANGING FROM 1,000 SF TO 20,667 SF
- EXCELLENT OPPORTUNITY FOR RESTAURANTS, BOUTIQUES, AND LIFESTYLE CONCEPTS, TAILORED FOR NATIONAL BRANDS AND LOCAL ENTREPRENEURS ALIKE
- CENTRALLY LOCATED IN CHESTERFIELD, MISSOURI, PART OF ST. LOUIS COUNTY'S PREMIER SUBURBAN HUB
- EXCEPTIONAL ACCESS TO MAJOR ROADWAYS, INCLUDING I-64/US-40, CHESTERFIELD AIRPORT RD, AND NORTH OUTER 40 RD
- THE DISTRICT EXPERIENCED 900,000 VEHICLE VISITORS DURING 2025 (ROUGHLY 2,000,000 PEOPLE FOR 2025)
- THE HUB HOSTS OVER 60 EVENTS A YEAR AND HAD 150,000 UNIQUE VISITORS IN 2025 WHICH IS A 20.8% INCREASE OVER 2024
- CALL BROKER FOR MORE DETAILS

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# THE DISTRICT OF ST. LOUIS

## THE FACTORY

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- 52,000 SF GROUND-UP FACILITY (3,800 CAPACITY)
- A \$32,000,000 BUILDING WITH STATE-OF-THE-ART ACOUSTICS
- VOTED BEST MUSIC VENUE IN ST. LOUIS FOR THREE YEARS IN A ROW
- THE FACTORY HAD 181 PUBLIC SHOWS WHICH SOLD A TOTAL OF 287,000 TICKETS IN 2025 (35% INCREASE OVER 2024)
- OVER 40 CORPORATE AND PRIVATE EVENTS IN 2024
- DRAWING OVER 1,000,000 RESIDENTS WITHIN A 20-MINUTE DRIVE TIME





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## MARKET AERIAL

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