

# REDEVELOPMENT OPPORTUNITY

1810 – 1816 WASHINGTON AVE.  
ST. LOUIS, MO. 63103

**\$799,000**  
12,271 SQFT

# KING

REALTY ADVISORS

1810 – 1816 WASHINGTON AVE.

**BRYAN KING**  
314.588.1900

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# PROPERTY HIGHLIGHTS

LOCATED IN OPPORTUNITY ZONE

OVER 600 APARTMENTS UNDER CONSTRUCTION WITHIN 2 BLOCKS

HEAVY POWER – 400 AMP 240V

RETAIL CONVERSION POTENTIAL

12,271 SQ FT FLEX BUILDING

3 BLOCKS FROM NEW MLS STADIUM

RECENT ADDITIONS TO NEIGHBORHOOD STAPLES:

SCHAFLY TAPROOM, AMSTERDAM TAVERN, LONDON TEA ROOM

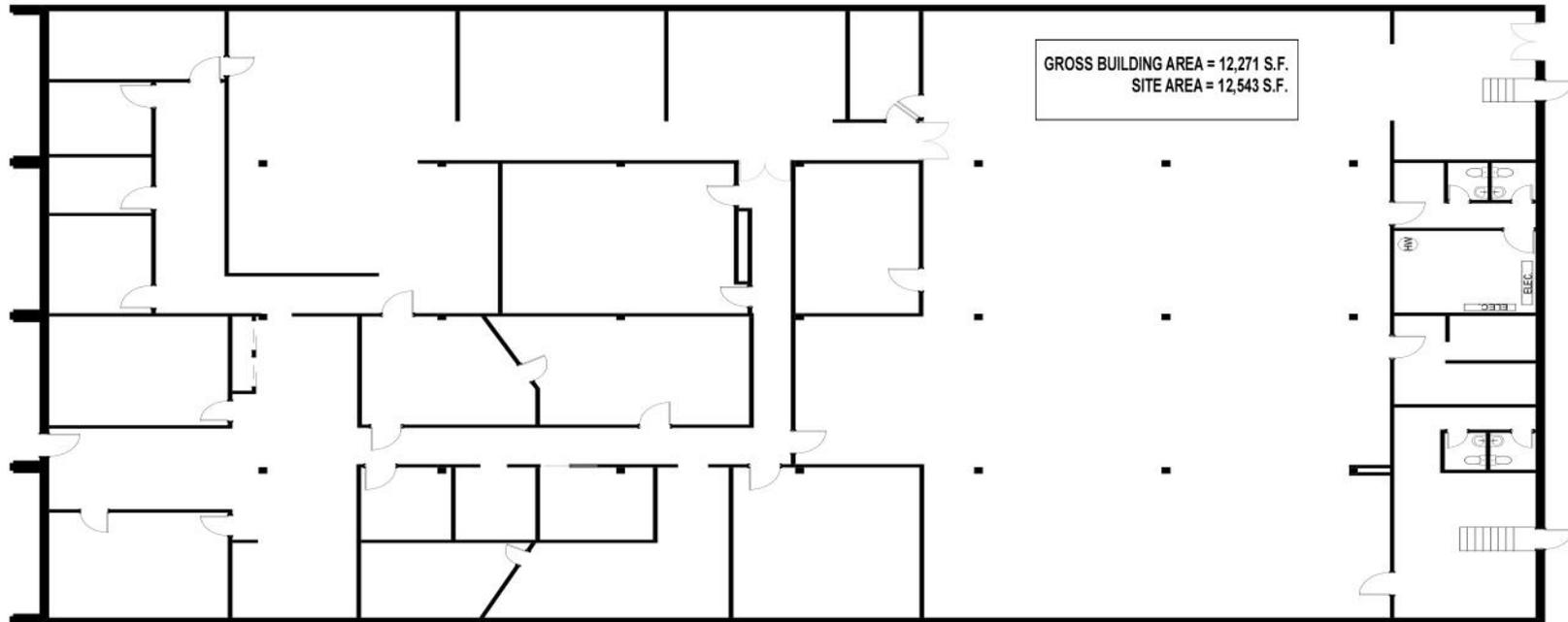
7" CONCRETE FLOORS WITH 6X6 REBAR

100% HVAC THROUGHOUT

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**1810 W.  
WASHINGTON AVE  
ST. LOUIS, MO**



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Existing Floor Plan

SCALE: 1/8" = 1'-0"

**KING**

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# SURROUNDING AREA



# ST. LOUIS DOWNTOWN WEST

The Downtown West neighborhood of St. Louis is one of the fastest growing and most coveted submarkets in the St. Louis region. With the addition of the new St. Louis City MLS stadium, the neighborhood is now walkable to all three of St. Louis' major sports venues – Busch Stadium, Enterprise Center, and the new MLS stadium – in addition to major cultural and entertainment venues such as Union Station, The St. Louis Aquarium, Stifel Theatre, and City Museum.

## **St. Louis City Stadium – A New MLS Stadium in Downtown West**

- » Located only a short walk from CityView
- » 22,500 seat capacity, open-air stadium
- » The development also includes team HQ, training center, and full practice facilities

## **A Sports, Cultural, and Entertainment Epicenter of St. Louis**

- » **Busch Stadium** – Home of the St. Louis Cardinals (44,494 seats)
- » **Enterprise Center** – Home of the St. Louis Blues (18,096 seats)
- » **Stifel Theatre** – Civic performing arts center (3,100 seats)
- » **St. Louis Aquarium** – Recently opened, world-class aquarium
- » **City Museum** – A truly unique family experience



# ST. LOUIS DOWNTOWN WEST

Continued

## Walkable to Restaurants, Bars, and Entertainment

- » **Washington Avenue Garment District** – The restaurant and nightlife epicenter of Downtown St. Louis
- » **Ballpark Village** – A truly Class-A mixed-use district built around Busch Stadium

## Luxury Hotel Projects – Keeping Guests in the Neighborhood

- » **Union Station** – Built in 1892, fully renovated in 2017 (567 guest rooms)
- » **The Last Hotel** – Built in 1909, fully renovated in 2019 (142 guest rooms)
- » **21c Museum Hotel** – Built in 1926, full renovation delivering in 2022 (176 guest rooms)
- » **Tru by Hilton Hotel** – Built in 1926, full renovation delivering in 2022 (203 guest rooms)

## Access to Downtown St. Louis' Major Employers

- » **Wells Fargo Advisors** – 5,500 local employees
- » **Nestle Purina** – 2,700 local employees
- » **Ameren** – 8,600 local employees
- » **Square** – Up to 1,500 local employees
- » **AB-InBev** – 6,000 local employees

