

# MIDTOWN STABILIZED INVESTMENT OPPORTUNITY



SCAN HERE!



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**3131-3137 OLIVE STREET  
ST. LOUIS, MO 63103  
5,435 S.F. | \$799,000 (\$147.01/S.F.)  
14.76% CAP RATE**

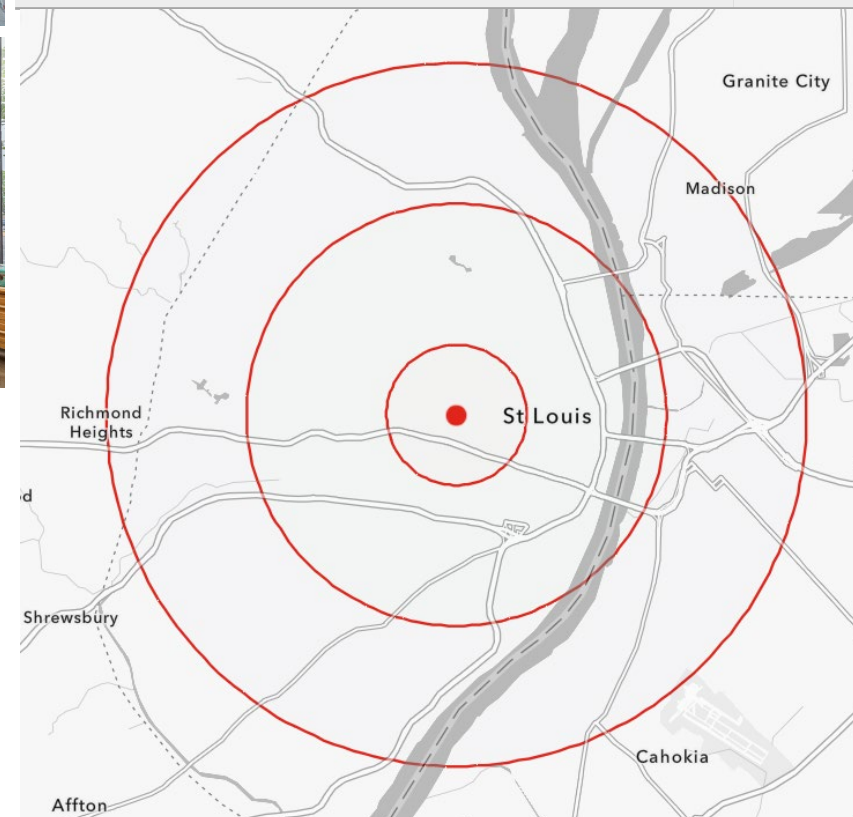
### PROPERTY INFORMATION



- 100% OCCUPIED WITH SALSA ROSADA RESTAURANT (TERM THRU 11/2027) AND LATTE LOUNGE (TERM THRU 2029) — BOTH HAVE RENEWAL OPTIONS
- HISTORIC 1894 BUILDING, FULLY RENOVATED IN 2016 WITH MODERN SYSTEMS
- PRIME MIDTOWN STL CORRIDOR - LESS THAN ½ MILE TO SLU CAMPUS AND 1.2 MILES TO CITY FOUNDRY
- ATTRACTIVE CAP RATE PROFILE 14.76% WITH UPSIDE VIA RENEWALS AND DECREASING OPERATING EXPENSES

### DEMOGRAPHICS

|                   |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 12,840   | 122,173  | 263,441  |
| HOUSEHOLDS        |  | 5,167    | 64,263   | 132,026  |
| AVERAGE HH INCOME |  | \$50,158 | \$94,424 | \$88,569 |



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### FLOOR PLAN



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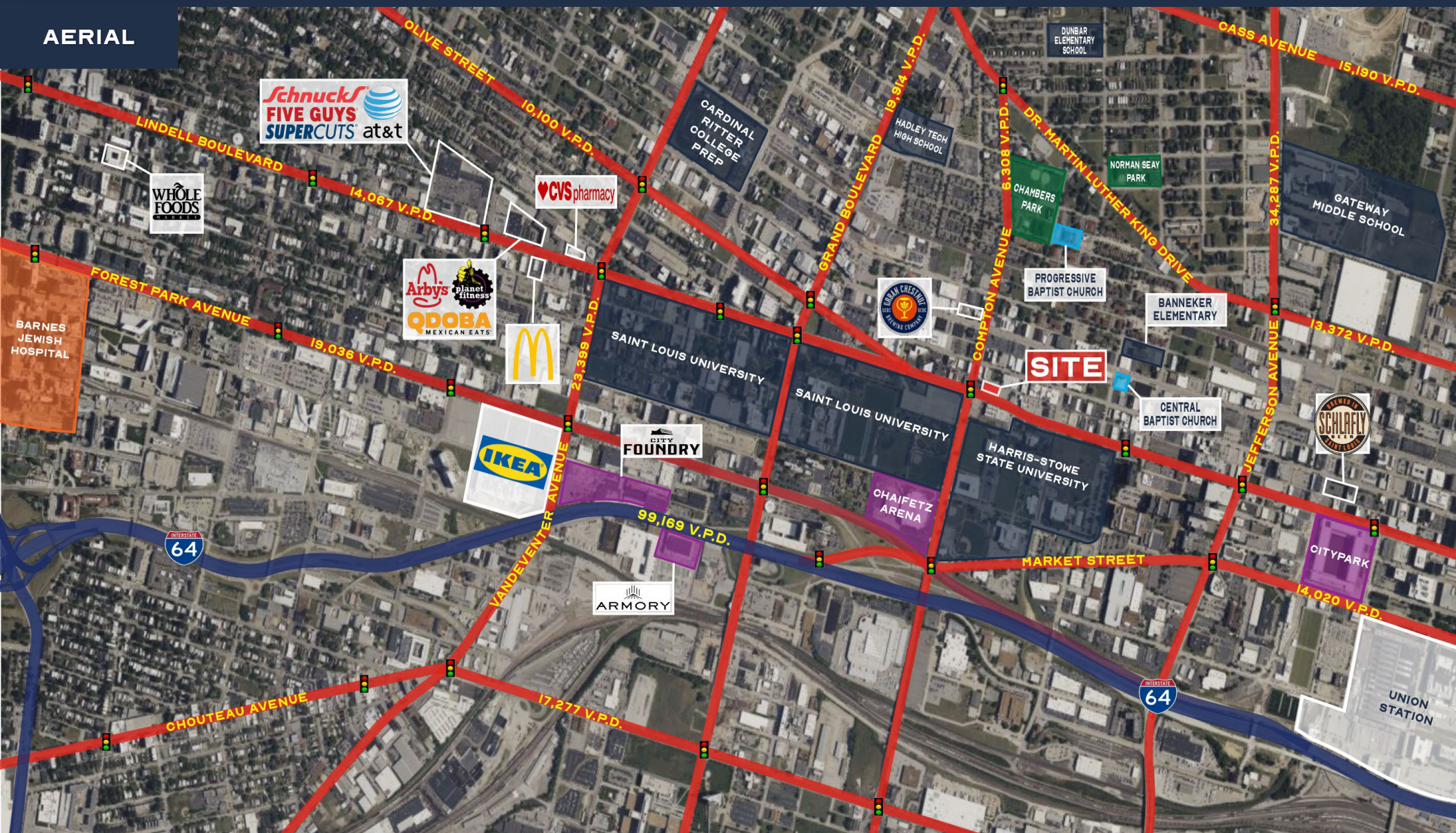
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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.