

310 DeBALIVIERE
ST. LOUIS, MO 63122



**TURN-KEY
RESTAURANT/BAR
OPPORTUNITY**



**7,678 SF – PLUS
OUTDOOR PATIO**



**EXCELLENT
DEBALIVIERE
LOCATION**

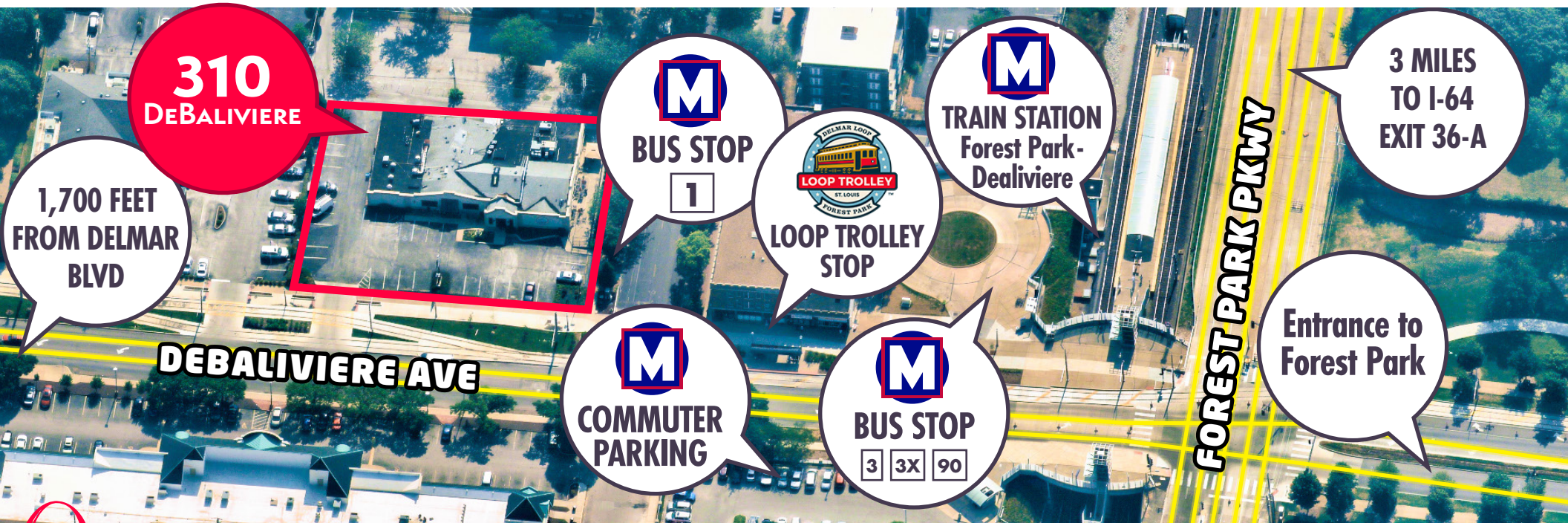
Reserved



Executive Summary

310 DeBalivere Blvd

Located on the 2.2 mile Delmar Loop Trolley route, 310 DeBalivere Blvd is uniquely positioned next to a Loop Trolley station that connects one of America's Greatest Streets, Delmar Blvd with Forest Park—a 1,293 acre park, commonly names the Best City Park in America, attracting over 12 million tourists a year. The synergy of being located on the Trolley Route creates the economic environment for one of the best live work environments attracting new high-tech businesses and employees that would patronize a quality Restaurant/bar. This Restaurant is minutes from major employers/hospitals, shopping districts, tourist/entertainment venues, Universities and major Business District. Including, St. Louis Metropolitan Areas largest employer BJC HealthCare with over 22,000 full-time employees only 5 minutes away, the Clayton CBD-7 minutes away, Washington University with 15,155 students-3 minutes away and The Delmar Loop less than 2 miles Via the Loop Trolley. 310 DeBalivere located at the intersection of DeBalivere Blvd and Pershing Ave only two blocks north of Forest Park on DeBalivere and one block north of the Forest Park DeBalivere Ave. Metrolink Stop. This property has a long time Restaurant History as Talaynas Restaurant and then St. Louis Italian since 2010.



Nearby Major Transportation



Conveniently located one block away from Forest Park DeBaliviere Metro Station, which services two Lines (Red Line and Blue Line), has three Metrobus connections (1, 3, 90), and features 100 Park & Ride Spaces



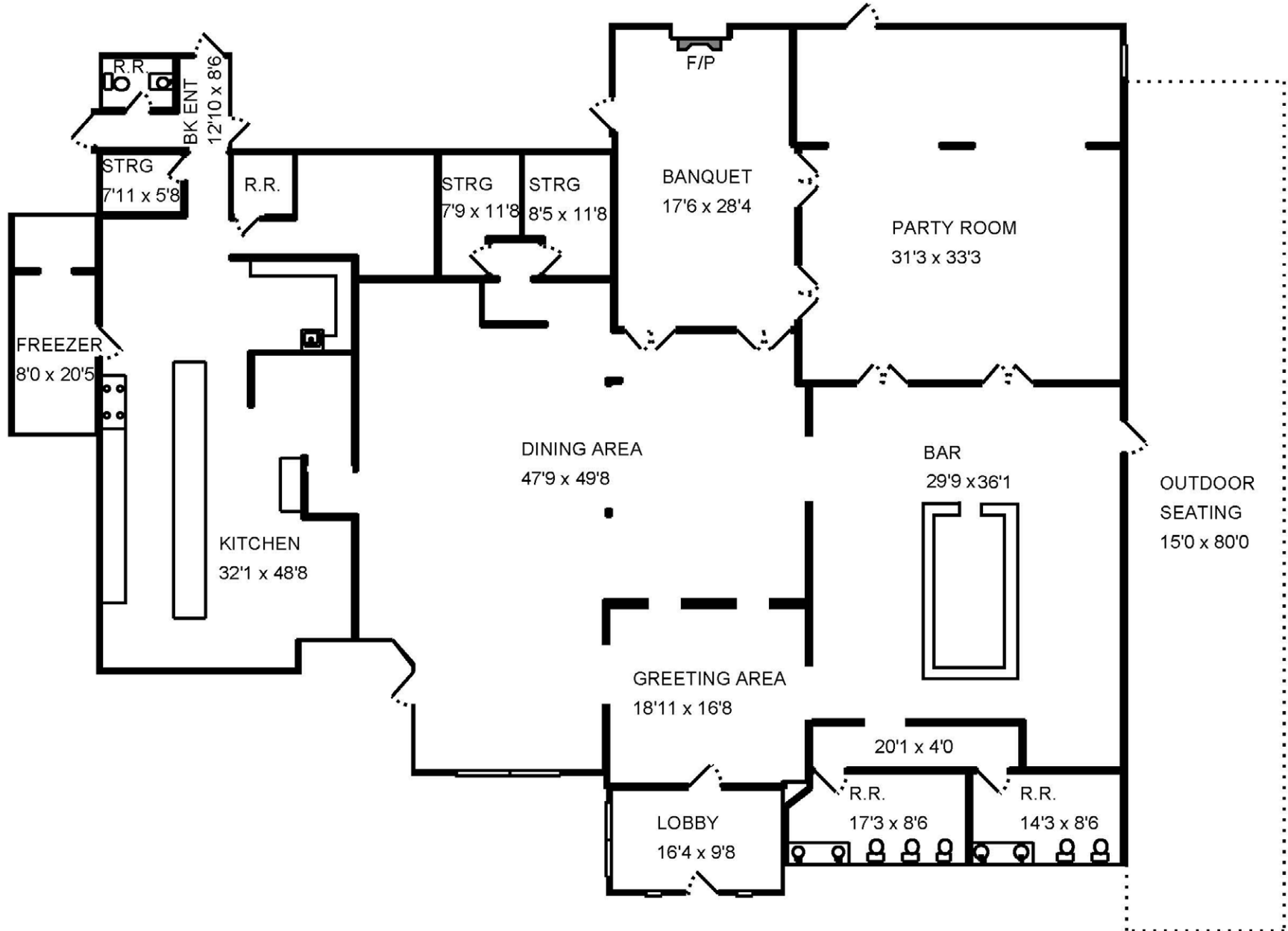
Offering riders a convenient means of transport all throughout Delmar Blvd (called "One of America's 10 Great Streets" by American Planning Assoc., and into Forest Park, The Loop Trolley stops at stations including one that is a block away from the subject property.



Forest Park-DeBaliviere Metro Station



Floor Plan



Nearby Attractions & Areas Of Interest



From Left: Washington University Campus; St. Vincent Greenway; Clayton, MO; Jefferson Memorial in Forest Park



**3-Minutes from
Washington
University with
15,155 Students**



**On the
St Vincent
Greenway to
UMSL**



**7 - Minutes from
Clayton, MO
Central Business
District**



**1 - Minute from
Forest Park
w/ 12 Million+
visitors a year**

Aerial Map



KINGSLAND AV

MLB

Washington University in St. Louis

MLB

DELMAR LOOP METROLINK STATION



DELMAR BLVD

DELMAR BLVD

Washington University in St. Louis



N SKINKER BLVD

CROSSROADS COLLEGE PREPARATORY SCHOOL

SKINKER METROLINK STATION

MLB

LOOP TROLLEY STOP

310 DeBALIVIERE

FOREST PARK PKWY

FOREST PARK-DEBALIVIERE METROLINK STATION

MLB

LINDELL BLVD

MISSOURI HISTORY MUSEUM MISSOURI HISTORICAL SOCIETY



Pictures



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