



CEYLON

Spectacular, Boutique, 121-Home Luxury Apartment Building
in Saint Louis' Coveted Clayton Neighborhood

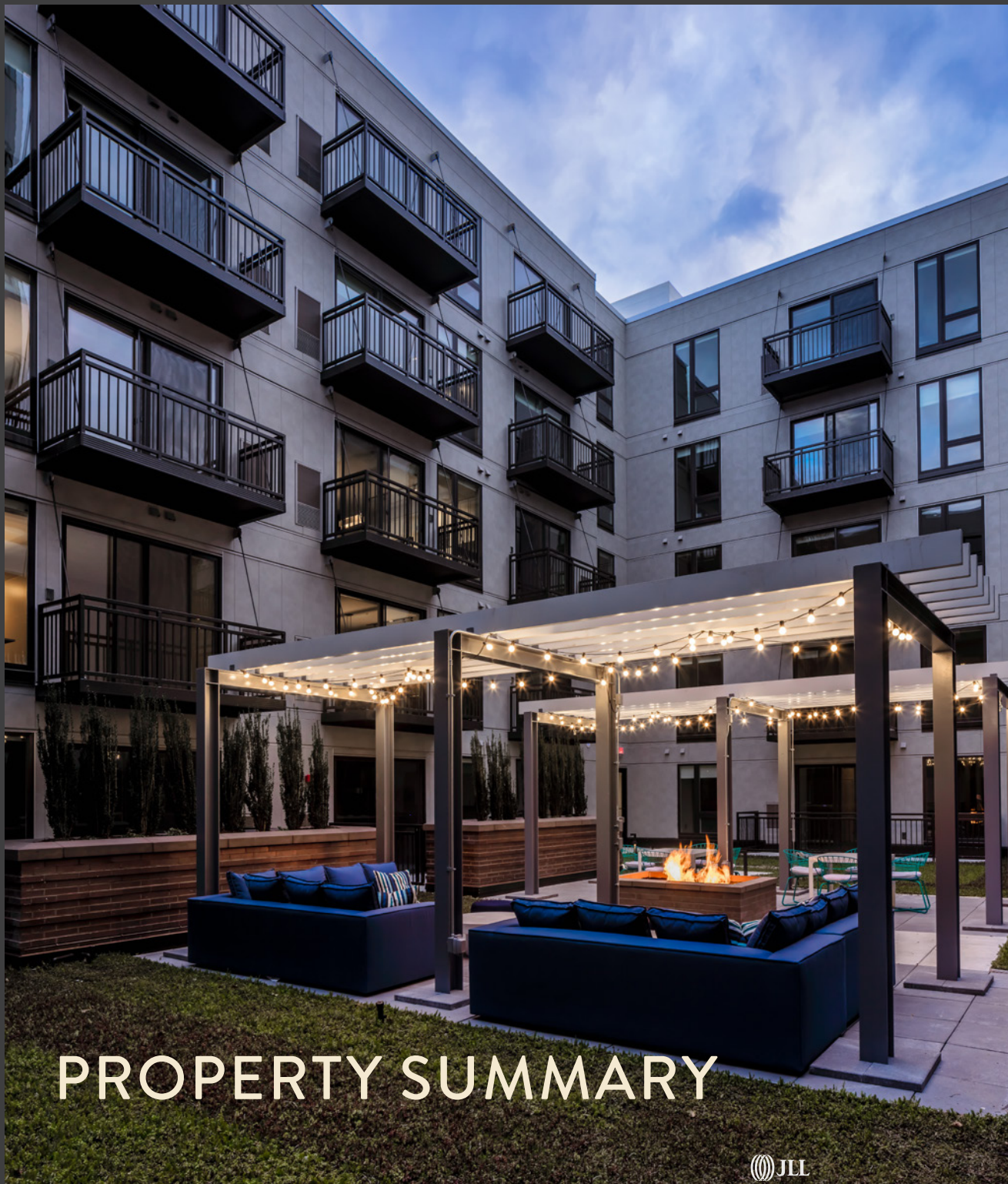


CEYLON

THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to present Ceylon, a premier luxury apartment community located in the heart of St. Louis's most dynamic submarket, Clayton. Built in 2017, this Class A property features 121 high-end apartment units, ranging from studios to two-bedrooms, and fully leased ground-floor retail space.

Ceylon's unbeatable location provides residents easy access to top employers, upscale retail, restaurants, and entertainment. The property presents a remarkable opportunity for investors, showcasing luxury finishes and state-of-the-art amenities including a high-end 24-hour fitness center, outdoor terrace, and resident clubhouse. For all inquiries regarding this asset, please contact Jones Lang LaSalle Americas.



PROPERTY SUMMARY

Property Overview

Address	25 N Central Ave, Clayton, MO 63105
Year Built	2017
Stories	6
Units	121
Average unit SF	834
Leased	92%
Retail SF	13,421
Retail Occupancy	100%
Parking	176 total parking spaces
Parking Ratio	1.5

Unit Type	Homes	Avg SF	Avg Lease Rent	Avg Lease Rent PSF
Studio	15	±511	\$1,559	\$3.05
1 Bed	58	±685	\$1,945	\$2.83
2 Bed	48	±1,115	\$2,715	\$2.44
Total/Avg	121	±834	\$2,199	\$2.64

INVESTMENT HIGHLIGHTS

Premier Clayton Address

- 93 Walk Score
- #3 Best Place to Live in Missouri (Niche, 2025)
- #2 Best School District in Missouri (Niche, 2025)
- Steps from Saint Louis' Top Employers, Entertainment, Restaurant, and Retail Options



Unparalleled Demographics

- Average Household Income of \$204,435*
- Low Rent to Income Ratio at 13%
- Sophisticated & Highly Educated Submarket
 - 92.6% White Collar Work Force*
 - 45% Graduate / Professional Degree*
- 10% Population Growth Since 2010 (US Census)

*(Within 1 mile of Ceylon)

Class A Asset & Amenities

- High-End Fixtures and Elegant Interiors
- Spacious Floor Plans Featuring Open Kitchens, Large Dining Areas, & Ample Closet Space
- Luxurious Amenities
 - Clubhouse with Demo Kitchen & WFH Space
- Fitness Center and Private Yoga Studio
- Outdoor Terrace with Gas Grill & Fire Pit

Incredible Investment Profile

- Strong Retention Rate Over 50%
- Robust Renewal Trade-Outs: 5.5%
- 100% Market Rate Apartments
- 100% Occupied On-site Amenity Retail
- Ideal Boutique Investment At 121 Homes



BEAUTIFULLY DESIGNED INTERIORS

Top-of-Market Apartment Finishes & Features

- Vinyl Plank Flooring (Kitchen & Living Areas)
- Full Size Whirlpool Stainless Steel Appliances
- Undermount Sinks
- Quartz Countertops
- Subway Tile Backsplashes
- 42 Inch Cabinets
- En-suite bath *
- Kitchen Island*
- Deep Soaking Tubs
- Dual Vanities*
- Floor to Ceiling Bath or Shower*

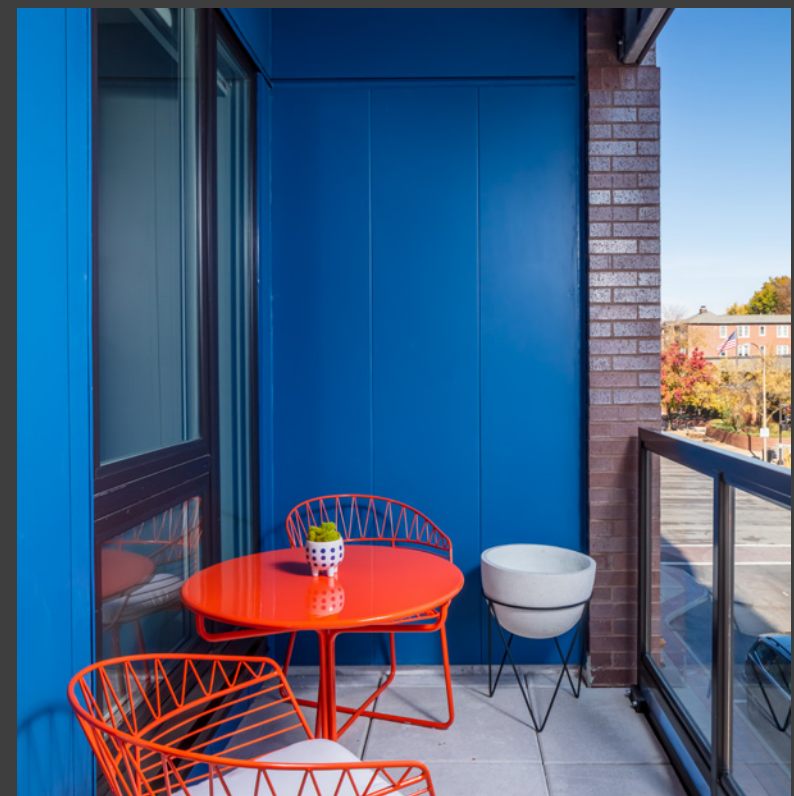
**select units*



White Cabinets
Floors 2,4 & 6



Espresso Cabinets
Floors 3 & 5



Enhanced Living Experience

- Huge Walk-In Closets *
- Full Size Whirlpool Stacked Washer & Dryer
- Balconies & Private Patios*
- 9-10 ft. ceilings
- Oversized Windows with Solar Shades
- Convenient breakfast bar*
- Open Floor Plans
- Incredible City Skyline /Courtyard Views
- Energy Efficient Honeywell Thermostats
- Keyless Fob Unit Entry
- Integrated High-Speed Fiber Internet Access

**select units*

ELEGANT AMENITIES

High-End Common Areas

- Exterior Courtyard with Gas Fire Pit
- Outdoor Terrace with Gas Grill
- Clubroom
- Game lounge
- Pool Table & Shuffleboard
- Reservable Conference Room
- Gourmet Community Kitchen for events

Daily Conveniences

- On-site Management and Maintenance
- Complimentary Starbucks Coffee
- Rentable Storage Units
- Controlled Access with Video
- Secure Climate-controlled Parking Garage
- Electric Vehicle Charging Station
- Valet Dry Cleaning
- 24-hour Package Lockers

Pet Friendly

- On-site Dog Wash

Fitness Focus

- 24-hour State of the Art Fitness Center
- Virtual Fitness Yoga Studio





CONVENIENT ON-SITE AMENITY RETAIL

Retail Overview

TOTAL SF

13,421

OCCUPIED

100%*



AQ Nails & Spa

SF	2,555
Lease Start	Oct-21
Lease End	Dec-26
Yr 1 Rent PSF	\$30.50
Remaining Term (mos.)	21
Extension Option	(3) Five Year

AQ Nails & Spa: AQ Nails & Spa provides high-quality nail care and pampering treatments to clients seeking a luxurious self-care experience.



Dollar General

SF	4,808
Lease Start	Feb-20
Lease End	Feb-30
Yr 1 Rent PSF	\$29.50
Remaining Term (mos.)	59
Extension Option	(3) Five Year

**DGX: DGX is closing but has committed to fulfilling its lease obligations through the end of the lease term.*



Smoothie King

SF	1,377
Lease Start	Mar-18
Lease End	Apr-28
Yr 1 Rent PSF	\$39.60
Remaining Term (mos.)	37
Extension Option	(2) Five Year

Smoothie King: A national chain offering customizable, nutritious smoothies and supplements that cater to health-conscious consumers seeking quick, convenient meal alternatives and fitness support.



Kink Salon

SF	2,555
Lease Start	Nov-19
Lease End	Jan-27
Yr 1 Rent PSF	\$33.00
Remaining Term (mos.)	22
Extension Option	(2) Five Year

Kink Salon: A trendy, upscale hair studio in Clayton, MO, known for its skilled stylists and personalized services, offers expert cuts, colors, and treatments.

Nettie's Pizza Den

Nettie's Pizza Den

SF	2,126
Lease Start	Mar-25
Lease End	Mar-30
Yr 1 Rent PSF	\$31.00
Remaining Term (mos.)	59
Extension Option	(2) Five Year

Nettie's Pizza Den: A local favorite pizzeria, known for its authentic Italian-style pies and wood-fired oven creations.

IMPRESSIVE AREA DEMOGRAPHIC

Ceylon is located in one of the most desirable neighborhoods of St. Louis. The area attracts highly-educated residents who are well compensated and seeking to live close to top employers, healthcare, education, outdoor recreation, restaurants and retail.

\$204,435

**Average Household
Income**

High average HHI withing a 1
mile radius of the property

36

**Median
Age**

Young professionals within a 3
mile radius of the property

86%

**Highly
Educated**

The majority of the population
within a 3 mile radius of the
property is college educated

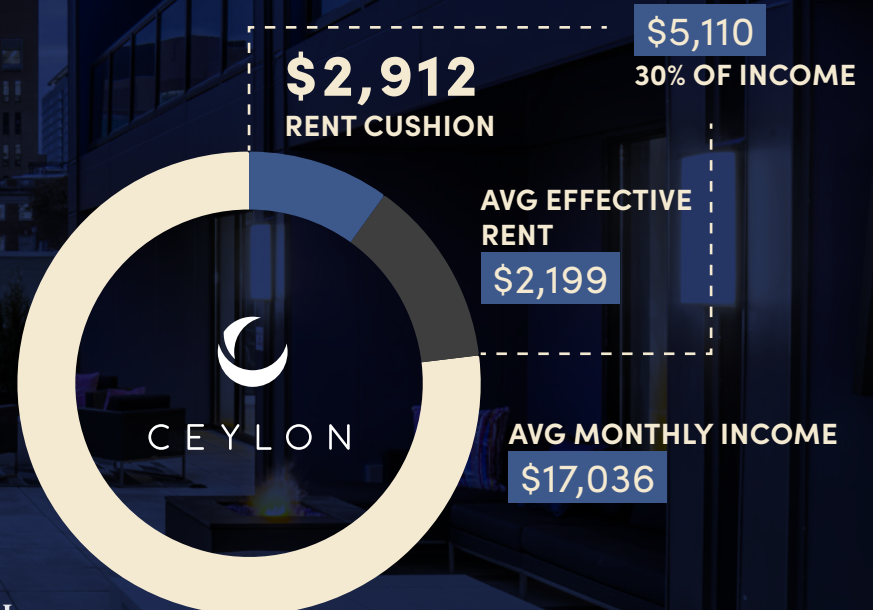
81%

**White Collar
Employment**

Residents within a 3 mile
radius are high earners and
skilled workers

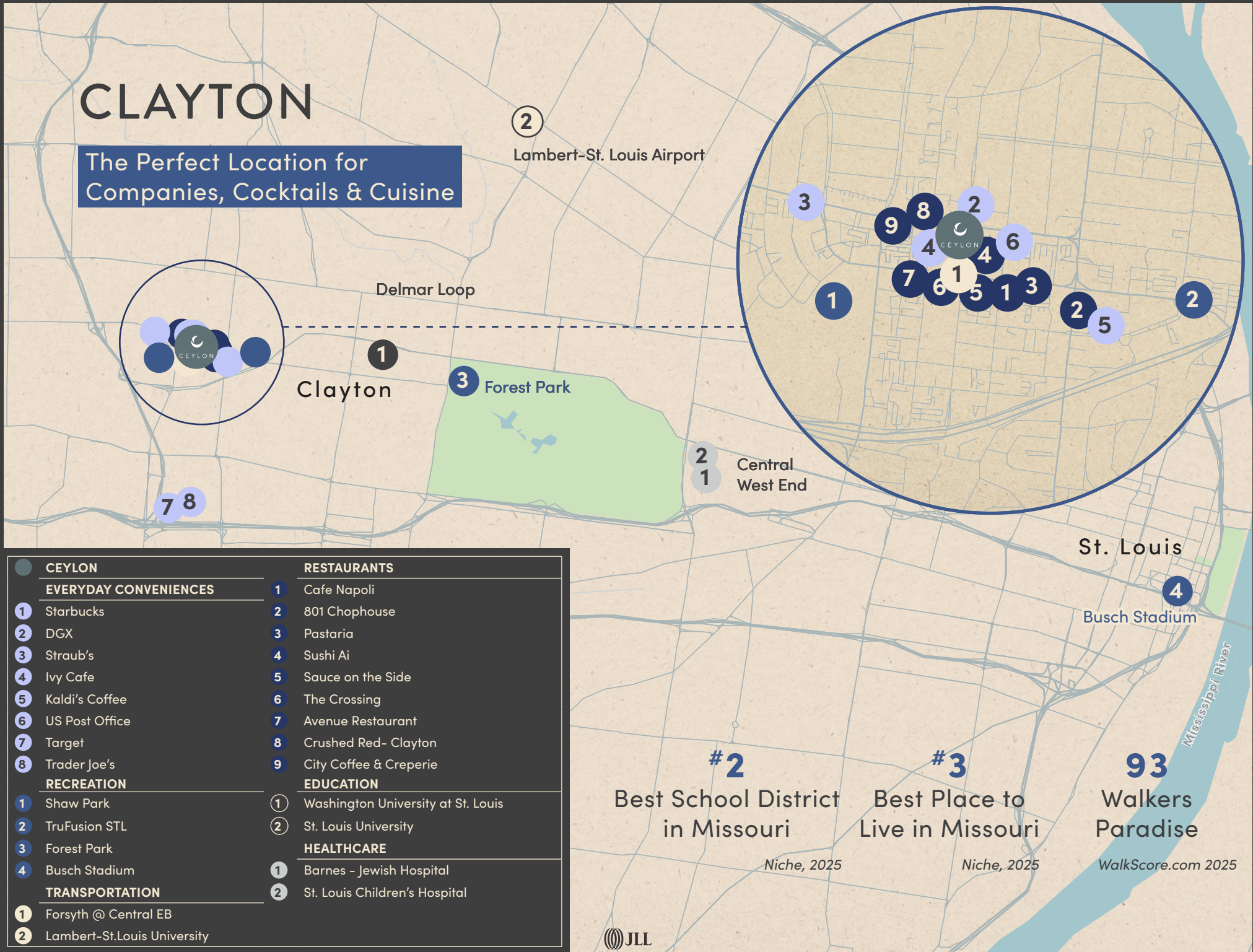
High Property Household Income Supports Rent Growth

The high resident incomes at Ceylon are well within the 30% affordability test for rent as a fraction of total income. The property's effective rents are just 13% of the average household income within a one-mile radius of Ceylon, leaving a buffer of 17% and room to grow effective rents organically



CLAYTON

The Perfect Location for
Companies, Cocktails & Cuisine



CLAYTON TRANSCENDS SAINT LOUIS

2,080
Total Businesses

36,550
Total Employment

Office Inventory

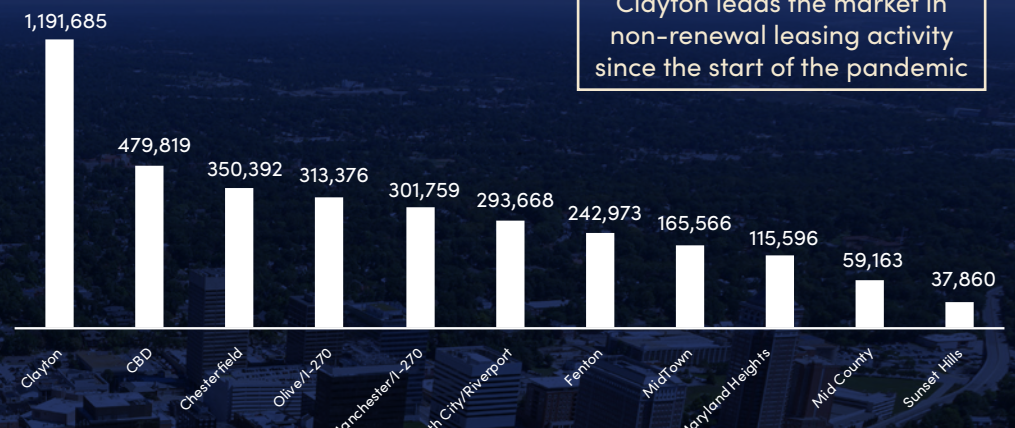
St. Louis City	13,771,401
St. Louis County	32,557,605
Clayton	8,404,959

Class A Asking Rent PSF



Non-renewal Leasing Activity

by Submarket Since Q2 2020



Clayton leads the market in non-renewal leasing activity since the start of the pandemic

JLL Research

PLETHORA OF TOP EMPLOYERS

Situated in the heart of St. Louis' premier business district, Ceylon is just steps away from leading employers, including five Fortune 500/1000 companies.



EDS & MEDS MARKET

The St. Louis Metro is home to two top universities Washington University (#21) and St. Louis University (#105) - both of which are within a 10 minute drive from the property.

Other noteworthy colleges include Missouri University of Science and Technology, Maryville University of St. Louis, and University of Missouri - St. Louis.

Source: US News & World Report, 2025

#21

National Rank

 Washington University in St. Louis

#105

National Rank



PREMIER HEALTHCARE

Ceylon is within a 15 minute drive of Missouri's top hospitals.

#1 STATE RANK

Barnes-Jewish Hospital

13 minutes from Ceylon

#2 STATE RANK

Mercy Hospital
St. Louis

15 minutes from Ceylon

#3 STATE RANK

Missouri Baptist
Medical Center

15 minutes from Ceylon

FUN TIMES AT FOREST PARK

Forest Park is one the largest urban parks in the country and contains a skating rink, golf courses, miles of multi-use paths, in addition to the following incredible attractions:

FREE ACTIVITIES!

Forest Park is a provider of St. Louis best FREE activities, ranging from free admission to the St. Louis Art Museum and the St. Louis Zoo, to free hikes throughout its 1,300-acres!

Forest Park Activities

- St. Louis Zoo
- St. Louis Art Museum
- St. Louis Science Center
- Missouri Historical Society
- Muny Outdoor Theater
- Countless sports facilities, multiple golf courses, picnic sites, cafes, and athletic fields

FOREST PARK #1 BEST CITY PARK IN AMERICA

- USA Today, 2023

2 MILES FROM CEYLON



CONVENIENT TRANSPORTATION

Ceylon is located approximately 10 miles west of downtown St. Louis. Close proximity to major highways I-64, I-170 and I-70 allow for easy access to St. Louis' international airport, St. Louis CBD, Central West End, and other surrounding neighborhoods. The St. Louis metropolitan transportation system (Metro) provides convenient transportation throughout metropolitan St. Louis through its MetroBus and MetroLink Light Rail systems. With the Metro system's MetroBus and MetroLink Light Rail nearby, residents are able to use a variety of transportation modes to reach employment and entertainment options.

4 TRANSPORTATION MODES

St. Louis is one of the few cities in the country with access to four modes of transportation: highway, air, rail, and water.

SHORT COMMUTES

Average commute time is less than 30 minutes!

MetroLink

- MetroLink is a 36-mile, 38-station light rail transit system
- 10 min to Central West End MetroLink Station

MetroBus

- MetroBus includes a fleet of approximately 410 buses & 83 MetroBus routes.
- 2 min walk to nearest bus station
- ~30 min bus trip to downtown St. Louis

Access

- Ceylon is located adjacent to I-64, which runs east/west and provides immediate access to downtown St. Louis
- ~2mi to I-64/US-40
- ~1 mi to I-170
- ~10 mi to downtown St. Louis via I-64

Lambert-St. Louis

- International Airport
- ~15 minutes / 9 miles northwest of the property via I-170 and I-70.

MEET ME IN ST. LOUIS

With more than 100 parks, beloved professional sports teams, The Gateway Arch, art institutes and museums, and endless historical attractions, St. Louis can offer residents and visitors an abundance of entertainment and recreation options for everyone to enjoy.



**ANHEUSER BUSCH
ST. LOUIS BREWERY**

22min / 10mi drive



BUSCH STADIUM

14min / 10mi drive



**ENTERPRISE
CENTER**

12min / 9mi drive

5TH

Lowest Cost of
Living in the Nation

GoBankingRates.com, 2025

#12

Most Fun City in
America

WalletHub, Dec 2024

TOP 15

Cities to Start a
Business in 2024

Crowdspring, 2024

17 FORTUNE 1000

Companies
Headquarters

GreaterSTLinc, 2024



**SOLDIERS
MEMORIAL
MILITARY MUSEUM**

15min / 9.5mi drive



CITY MUSEUM

17 min / 10mi drive



**AMERICA'S CENTER
CONVENTION
COMPLEX**

17min / 10mi drive



STIFEL THEATRE

14min / 9.5mi drive



GATEWAY ARCH

16min / 10mi drive

DYNAMIC ECONOMY

St. Louis' \$187 billion+ economy is headlined by its major industries such as healthcare, education, bio-science, manufacturing and professional services. However, it is the diversity of the St. Louis economy that provides stability to the region and an array of employment opportunities spanning from financial services to manufacturing to start-ups.

#9

Best Midwest
City for Startups

Midwest Startups 2024

6,000

New Businesses
Created Annually

(GreaterSTLinc.com)

#1

City for the Future
of American
Innovation

entrepreneur.com

LARGEST

Inland Port
System in the
Country

waterwayscouncil.org

Healthcare

Compared to other MSAs, St. Louis has a significantly high concentration of healthcare professionals. BJC HealthCare is one of the largest nonprofit healthcare organizations in the country. With just over 30,000+ employees across 14 hospitals and multiple community health locations, BJC HealthCare is the largest employer in St. Louis.

Aerospace

Compared to other MSAs, St. Louis has a significantly high concentration of healthcare professionals. BJC HealthCare is one of the largest nonprofit healthcare organizations in the country. With just over 30,000+ employees across 14 hospitals and multiple community health locations, BJC HealthCare is the largest employer in St. Louis.

Start-Ups

Saint Louis currently has 200 to 350 active tech startups and more than 50 support organizations centered on three hubs: downtown accelerator T-Rex, the 200-acre Cortex Innovation Community, and the 39 North district near the Yield Lab North America agtech accelerator. Headed by Thad Simons, the Yield Lab launched a \$150 million venture fund last year. Inc.com 2025

This "Start-Up City" has a track record of successful start-ups like Square and Answer.com



4th Largest Employer
in St. Louis metro

St. Louis Business Journal 2023



Answers.com





CEYLON

Investment Sales

Kevin Girard

Managing Director
773.263.3890
kevin.girard@jll.com

Zach Kaufman

Director
847.830.8883
zach.kaufman@jll.com

Mark Stern

Managing Director
312.622.8140
mark.stern@jll.com

Holly Hunt

Analyst
314.873.5447
holly.hunt@jll.com
MO Lic. #2021034458

David Steinbach

Senior Managing Director
314.261.7369
david.steinbach@jll.com
MO Lic. #2003008130

Financing

Matthew Schoenfeldt

Senior Managing Director
312.528.3686
matthew.schoenfeldt@jll.com

Medina Spiodic

Director
312.651.6749
medina.spiodic@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.