

# THE NEW ZONA ROSA

MIXED-USE DEVELOPMENT

25 MILLION  
ANNUAL TOURISTS  
TO THE CITY OF  
KANSAS CITY

EAT  
SHOP  
PLAY  
LIVE  
WORK

RECENTLY  
COMPLETED THE  
INITIAL PHASE  
OF A MAJOR 7M  
REVITALIZATION

## PROPERTY FEATURES

- Located in the fastest-growing county in the state with approximately 40% of households making over \$100,000 annually
- In close proximity to Twin Creeks residential development that's on track to add over 20,000 single family residential units and over 75,000 residents within the next decade
- Close to Meta's new state of the art \$800 million data center at Golden Plains Technology Park
- Per Placer AI Zona Rosa is currently ranked as the third busiest shopping center in Kansas City behind Legends Outlets and the Country Club Plaza

\$5.6  
BILLION  
ECONOMIC IMPACT  
FROM TOURISM

FOR LEASE

# ZONA ROSA RESTAURANT SPACE

I-29 & Barry Road, Kansas City, MO 64153



**CENTRAL DISTRICT**

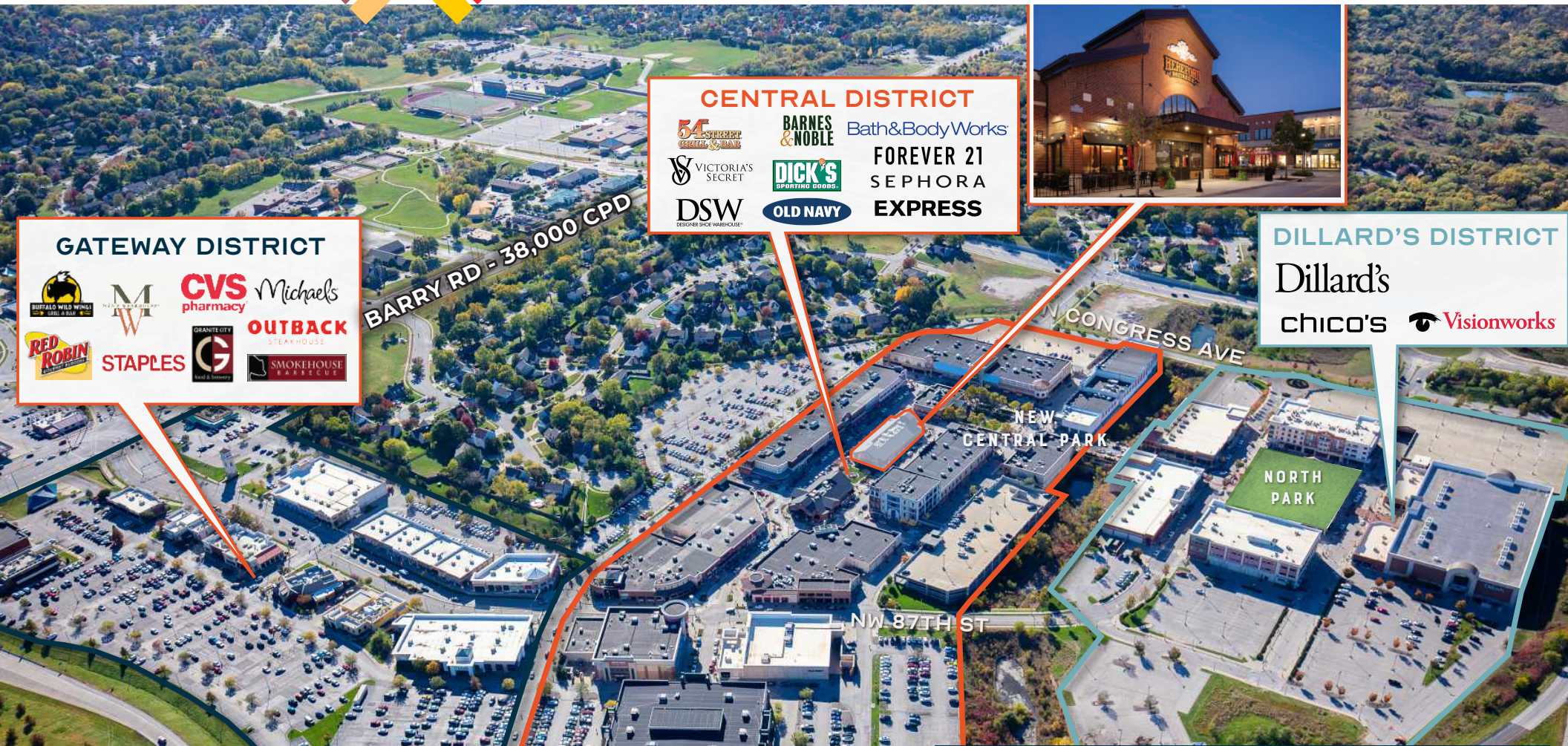
54 STREET BEER & BAIT  
BARNES & NOBLE  
VICTORIA'S SECRET  
DSW  
Bath & Body Works  
FOREVER 21  
SEPHORA EXPRESS  
DICK'S SPORTING GOODS  
OLD NAVY

**GATEWAY DISTRICT**

BUFFALO WILD WINGS  
RED ROBIN  
M  
CVS pharmacy  
STAPLES  
MICHAEL'S  
OUTBACK STEAKHOUSE  
SMOKEHOUSE BARBECUE

**DILLARD'S DISTRICT**

Dillard's  
chico's  
Visionworks



BARRY RD - 38,000 CPD

CONGRESS AVE

NW 87TH ST

NEW CENTRAL PARK

NORTH PARK

## DEMOGRAPHIC OVERVIEW

|              | 3 MI      | 5 MI      | TA        | 15 MIN.   | 20 MIN.  |
|--------------|-----------|-----------|-----------|-----------|----------|
| POPULATION   | 49,963    | 101,051   | 527,643   | 324,297   | 592,861  |
| AVG. HHI     | \$125,204 | \$121,648 | \$101,641 | \$103,977 | \$95,483 |
| HHI \$100K+  | 9,091     | 17,574    | 75,608    | 48,794    | 77,796   |
| HHI \$150K+  | 5,217     | 10,031    | 39,855    | 26,069    | 39,798   |
| BACHELOR %   | 66.3%     | 60.6%     | 50.5%     | 50.41%    | 45.4%    |
| MEDIAN AGE   | 38.7      | 37.2      | 35.9      | 36.7      | 35.7     |
| DAYTIME POP. | 41,639    | 82,572    | 373,087   | 296,448   | 579,707  |

## DEMO HIGHLIGHTS

| 3 MI<br>Avg. HH Income |      | 3 MI<br>HH Incomes \$150k+ |      | TA<br>HH Incomes \$150k+ |      |
|------------------------|------|----------------------------|------|--------------------------|------|
| \$97,520               | +34% | 3,868                      | +37% | 26,979                   | +55% |
| \$130,227              |      | 5,285                      |      | 41,730                   |      |
| 2022                   | 2023 | 2022                       | 2023 | 2022                     | 2023 |

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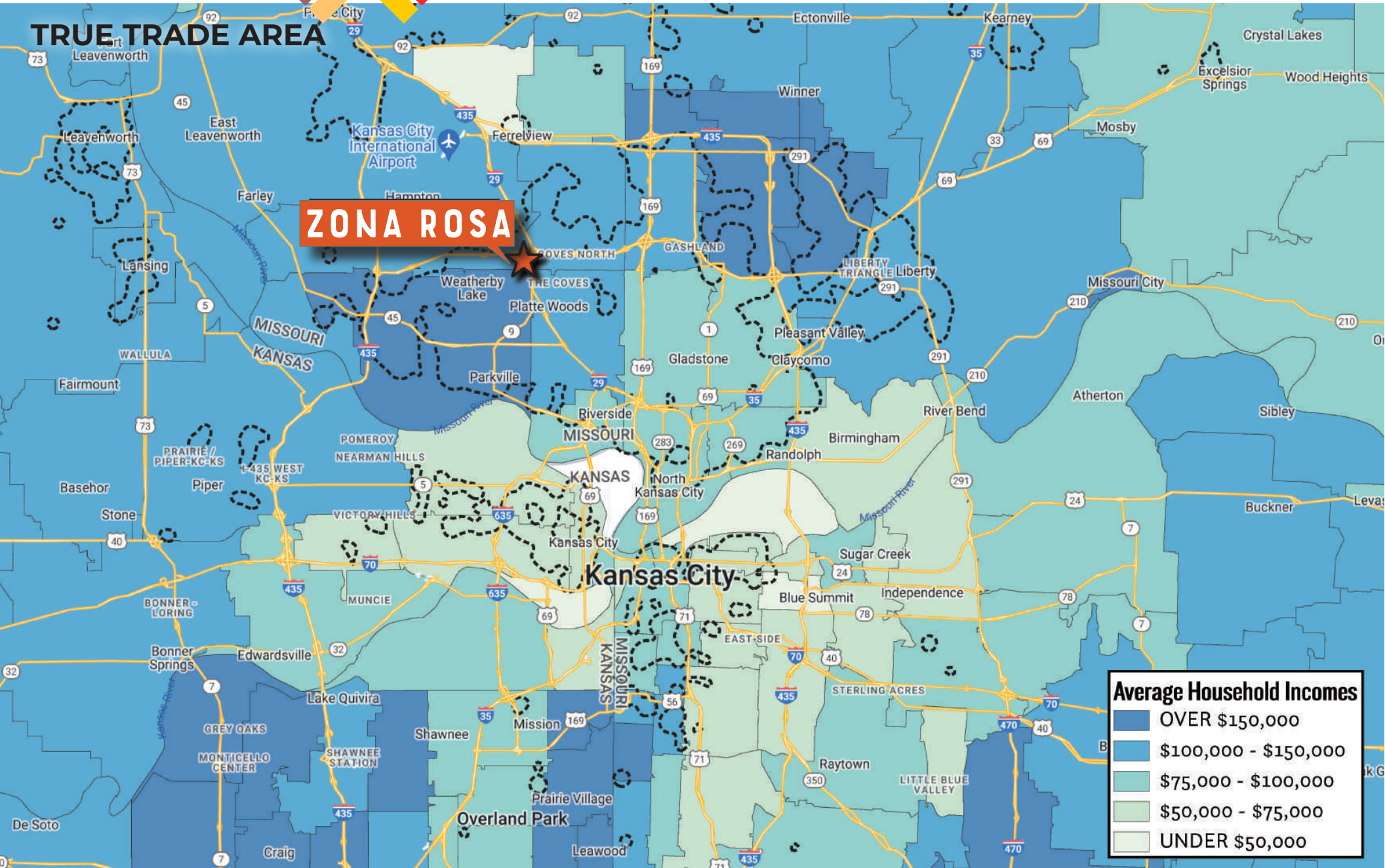


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## ZONA ROSA RETAIL SPACE

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### PROPERTY OVERVIEW

Zona Rosa is an open-air mixed-use shopping destination in the heart of the Northland submarket of Kansas City, and features nearly 1 million SF of retail, 113,000 SF of office, 73 apartments, and highly amenitized public spaces. Zona Rosa offers the most comprehensive collections of retail in the Northland with a dynamic collection of entertainment and restaurants that help support regular draw.



**CHARLIE LOWE**  
 clowe@Crossroads-KC.com  
 M (660) 853-9203

**ERIC FRANZ**  
 efranz@Crossroads-KC.com  
 M (785) 691-6196

Crossroads Real Estate Group  
 O (816) 298-9998  
 6200 Mastin Street  
 Merriam, KS 66203



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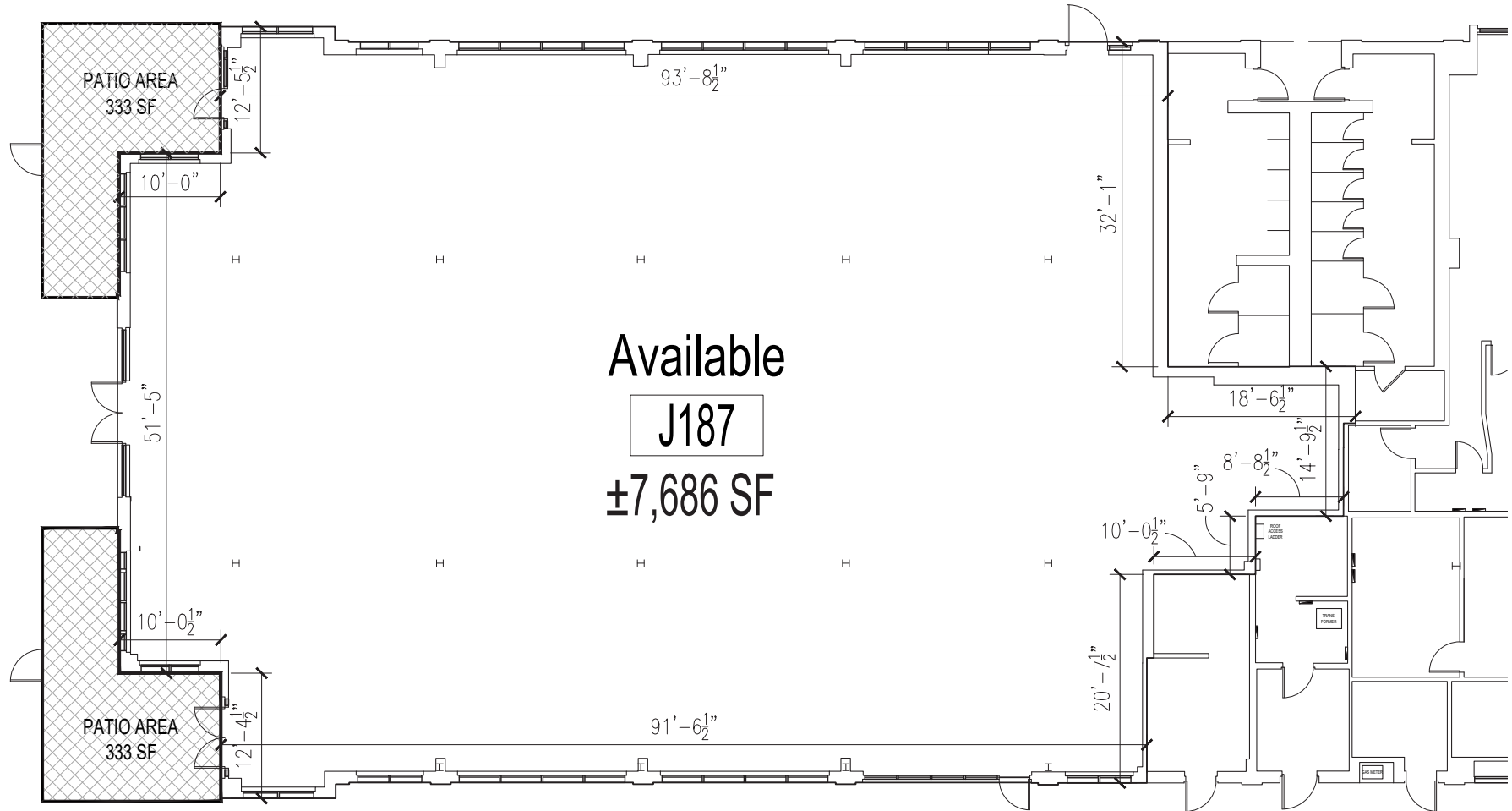
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## LOD (FORMER HEREFORD HOUSE)



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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