

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 RETAIL SPACE

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



GATEWAY DISTRICT

CENTRAL DISTRICT

DILLARD'S DISTRICT

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

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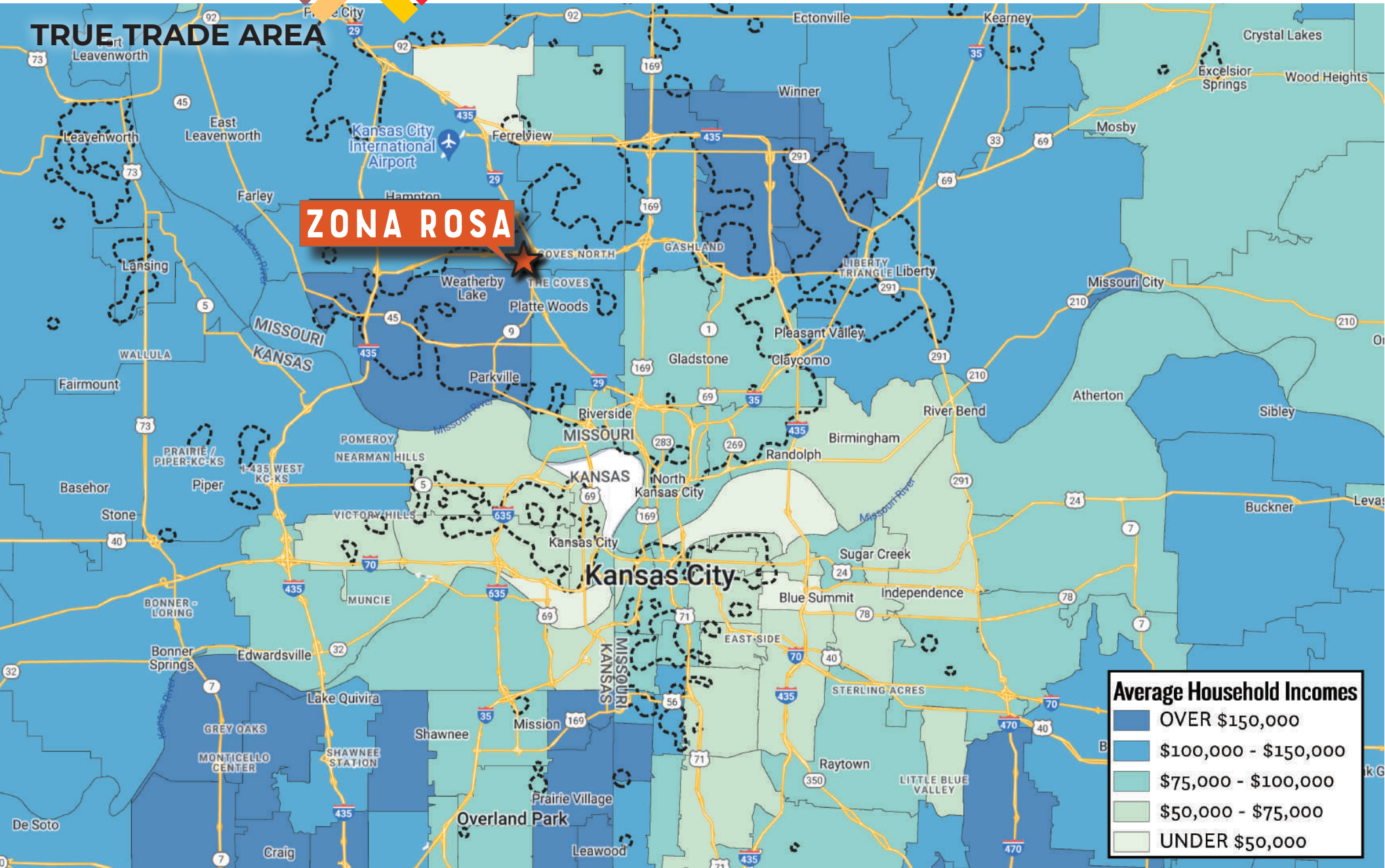


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TRUE TRADE AREA

ZONA ROSA

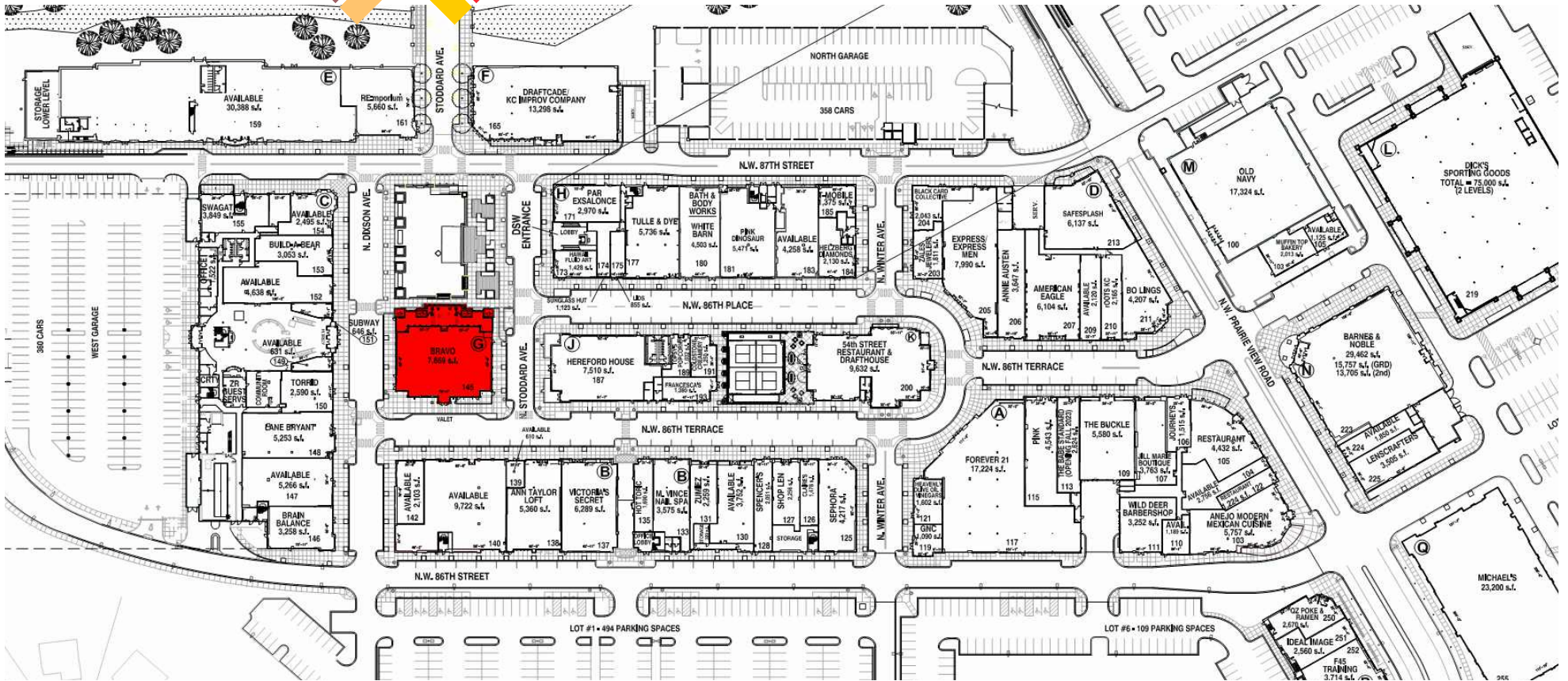


Dark Blue	OVER \$150,000
Medium Blue	\$100,000 - \$150,000
Light Blue	\$75,000 - \$100,000
Light Green	\$50,000 - \$75,000
White	UNDER \$50,000

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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.

MARKET OVERVIEW

Located in Kansas City, a major metropolitan area home to three major league sports teams and a booming creative community of arts and culture, Zona Rosa is ideal for families and millennials alike. Platte County, home to Zona Rosa, ranked 26th nationally in potential growth, is the 2nd wealthiest county in Missouri, and is in the nation's top 100 for quality of life.

Zona Rosa is situated in one of the fastest growing retail corridors in Greater Kansas City, and is conveniently located at the intersection of I-29 and Barry Road, minutes from Kansas City International Airport, and downtown Kansas City.

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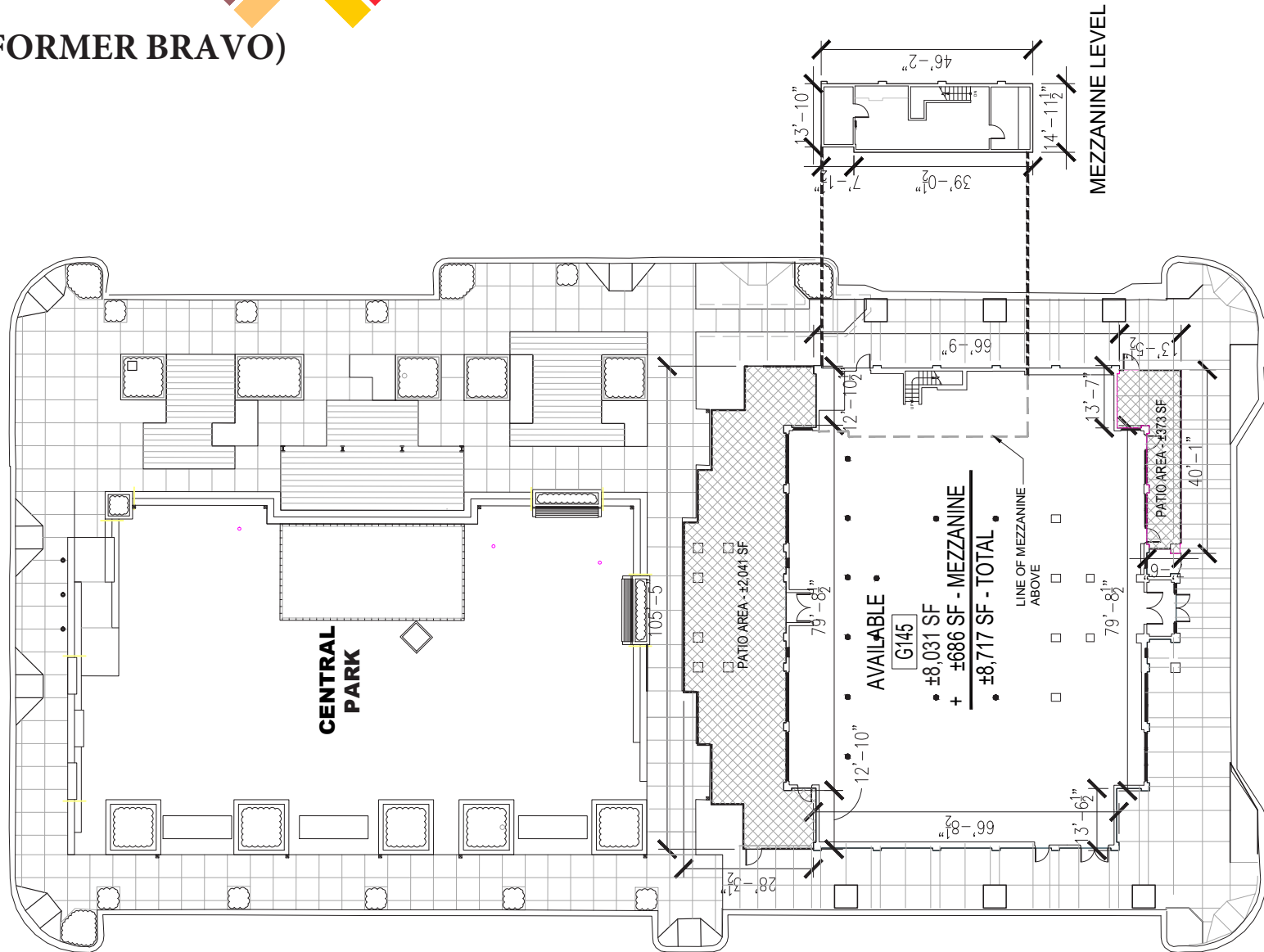
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LOD (FORMER BRAVO)



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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