

FOR SALE:

PEAK  
Real Estate Partners

# HUNG VUONG MARKET

303 GRAND BLVD, KANSAS CITY, MO 64106



KIMBERLY TRANBARGER | PARTNER



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# HUNG VUONG MARKET

303 GRAND BLVD, KANSAS CITY, MO 64106

The owners of Hung Vuong Market are selling their business along with all fixtures, furniture, equipment and inventory.

**Background** – The owners have operated the business since 2008. The owners are ready to retire and sell the business to a new grocer who has an opportunity to take it to the next level or operate a new grocery or market concept in the tenant space.

**Revenue** – Revenue is derived from retail sales of grocery, deli, meat & seafood, produce, snacks, healthcare, dairy & eggs, frozen foods, dessert & bread, drinks, household items, clothing, and kitchen equipment.

**Competitive Advantage** - The owners have cultivated a great local following due to their excellent customer service and involvement in the community.

**Real Estate** – The business is located in the heart of Downtown Kansas City across from the heavily trafficked River Market and along the streetcar line. The business operates in 15,000 SF on the main floor and includes 15,000 SF of basement storage space. The business has off-street parking.

**Financials** – Please call Kimberly Tranbarger with Peak Real Estate Partners at 913-406-8875 for financials once the confidentiality agreement is signed and returned.

**Opportunity** – This is an opportunity to purchase a turn-key business in a prime Downtown Kansas City, Missouri location and grow the business or replace the business with a new grocery or market concept.



## PROPERTY & PRICING SUMMARY

SQUARE FOOTAGE	15,000 SF + 15,000 SF BASEMENT STORAGE
PRICE	\$1,200,000 + INVENTORY

# LOCATION AERIAL

HUNG VUONG MARKET | 303 GRAND BLVD, KANSAS CITY, MO 64106



# PROPERTY AERIAL

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MISSOURI RIVER

RIVERFRONT EXPANSION

HEART OF AMERICA BRIDGE

69

16,654 VPD

**CITY MARKET**  
ARABIA STEAMBOAT MUSEUM  
BROWN & LOE RESTAURANT  
Pegwich  
ENZO



**HONG VUONG MARKET**  
303 GRAND BLVD  
KANSAS CITY, MO 64106

4,530 VPD

**RIVER MARKET**  
Betty's  
Varsity Club  
IL LAZZARONE  
the farmhouse

35

51,195 VPD

7 MINUTE DRIVE TO DOWNTOWN

Minsky's PIZZA  
THE BI LINE  
HARRY'S COUNTRY CLUB  
TACO COMPANY

- - - KC STREETCAR

- MULTIFAMILY

# DEMOGRAPHICS & MARKET OVERVIEW

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	17,539	82,185	233,213
Projected Population (2029)	19,456	87,477	238,729
Census Population (2020)	15,594	74,134	215,776

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	11,109	39,363	103,655
Projected Households (2029)	12,602	43,420	109,016
Census Households (2020)	9,616	33,418	92,997

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$95,137	\$80,295	\$78,900
Average Household Income (2029)	\$95,218	\$80,710	\$78,990
Census Average Household Income (2010)	\$44,747	\$39,486	\$41,130

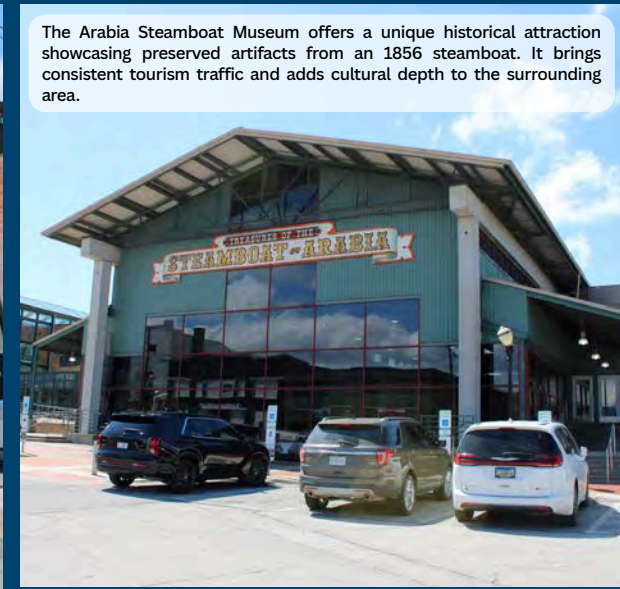
MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$77,354	\$60,414	\$59,589
Projected Median Household Income (2026)	\$77,289	\$60,534	\$59,421
Census Median Household Income (2020)	\$33,841	\$29,745	\$31,932

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	2,157	7,818	14,469
Total Employees	35,644	120,424	203,030
Adj. Daytime Demographics Age 16 Years or Over	39,664	143,652	268,878

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	31.1	32.3	32.6
Age 19 Years or Less	1,836 10.5%	18,694 22.7%	57,416 24.6%
Age 20 to 64 Years	14,368 81.9%	54,749 66.6%	148,861 63.8%
Age 65 Years or Over	1,335 7.6%	8,742 10.6%	26,936 11.5%



The KC Streetcar provides convenient, fare-free transit connecting the River Market to Downtown and the Crossroads. It enhances accessibility and drives steady foot traffic throughout the corridor.



The Arabia Steamboat Museum offers a unique historical attraction showcasing preserved artifacts from an 1856 steamboat. It brings consistent tourism traffic and adds cultural depth to the surrounding area.



City Diner is a long-standing local favorite known for its classic diner atmosphere and strong breakfast and lunch crowd. It contributes to the neighborhood's established, community-oriented retail mix.



City Market is one of Kansas City's most vibrant destinations, featuring local vendors, restaurants, and one of the largest farmers markets in the region. It serves as a key draw for both residents and visitors in the River Market district.

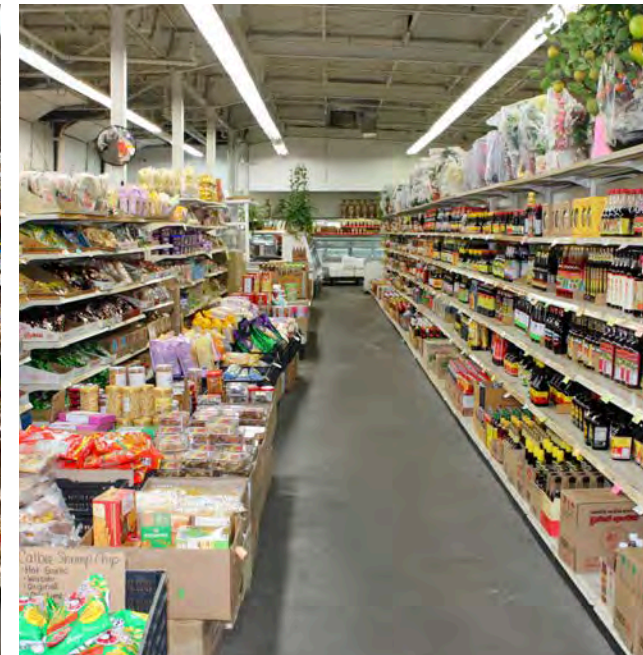
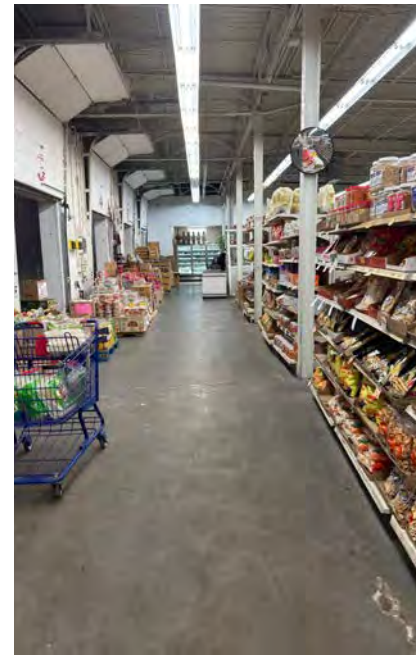
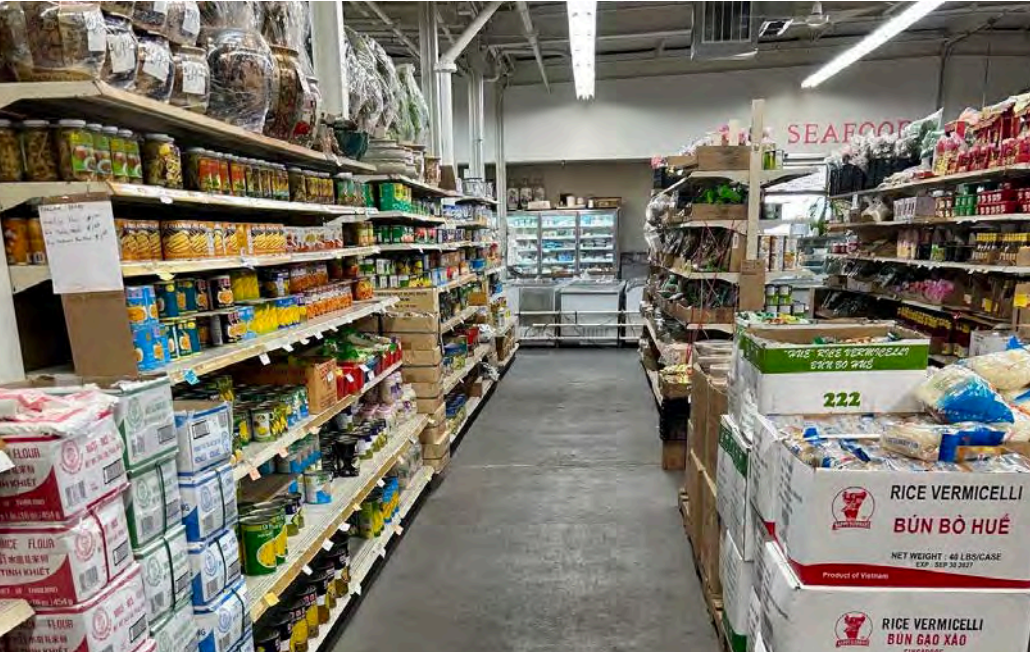
# FLOOR PLAN

HUNG VUONG MARKET | 303 GRAND BLVD, KANSAS CITY, MO 64106



# PROPERTY PHOTOS

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