

OFFERING OF THE

PEAK  
Real Estate Partners

# WEST BOTTOMS PORTFOLIO

KANSAS CITY, MISSOURI



# WEST BOTTOMS PORTFOLIO

## KANSAS CITY, MISSOURI

The **Beck–Iron–Burlap Portfolio** is a three-building redevelopment opportunity located at **1400, 1408, and 1412 W 12th Street in Kansas City, Missouri 64101**, in the heart of the historic West Bottoms district. Originally constructed in 1885, the portfolio totals approximately **91,000 square feet** and offers investors a rare chance to reposition architecturally significant buildings at a compelling basis.

The portfolio consists of:

- **Burlap Building (1412 W 12th St)** – approximately **45,000 SF**
- **Beck Building (1400 W 12th St)** – approximately **24,000 SF**
- **Iron Building (1408 W 12th St)** – approximately **22,000 SF**

The properties currently feature a mix of **residential and commercial space**, with select areas available for lease, providing interim income. However, the **highest and best use** of the portfolio is a **comprehensive redevelopment** into **multifamily apartments, office, or mixed-use space**, allowing a new owner to fully capitalize on the buildings' scale, character, and location.

The portfolio is positioned **immediately adjacent to Somera Road's highly anticipated \$500 million West Bottoms redevelopment**, a transformative project slated to deliver more than **1,200 apartments**, approximately **168,000 SF of office**, **100,000 SF of retail**, **50 boutique hotel rooms**, and multiple community gathering spaces. This nearby development is expected to significantly accelerate demand, visibility, and long-term value for surrounding properties.

The buildings benefit from **roofs replaced approximately eight years ago**, reducing near-term capital expenditure requirements. Offered at an **attractive asking price of \$70 per square foot**, the portfolio represents a **below-replacement-cost acquisition** with multiple value-creation strategies.

This offering is ideally suited for **value-add or opportunistic investors** seeking a **scaled adaptive-reuse or redevelopment opportunity** in one of Kansas City's most rapidly evolving submarkets.

### West Bottoms Transformation: Somera Road Redevelopment

The subject portfolio is located immediately adjacent to Somera Road's highly anticipated redevelopment of the West Bottoms, a \$500 million, district-defining project that is expected to fundamentally transform one of Kansas City's most historic submarkets.

The Somera Road development is planned to include:

**More than 1,200 multifamily apartments**  
Approximately **168,000 square feet of office space**

Approximately **100,000 square feet of retail**  
**50 boutique hotel rooms**

Public plazas, community gathering areas, and placemaking amenities

This large-scale, mixed-use investment signals a major **inflection point for the West Bottoms**, introducing significant new residential density, employment, and foot traffic to an area historically characterized by industrial and creative uses. The influx of residents, office users, and visitors is expected to drive increased demand for **housing, creative office, and adaptive-reuse projects** in the immediate vicinity.

Properties located adjacent to the Somera Road redevelopment are uniquely positioned to benefit from **rising land values, improved infrastructure, and heightened investor interest**, making the Beck–Iron–Burlap Portfolio exceptionally well located for long-term appreciation and redevelopment upside.

The **Burlap Building at 1412 W 12th Street** is part of the West Bottoms' historic industrial legacy and reflects the district's transformation from a 19th-century manufacturing center to a modern mixed-use neighborhood. Its historic association with the *Columbia Burlap Bag Company* underscores the area's industrial roots, while recent uses by local businesses demonstrate the building's adaptability and cultural relevance. Against the backdrop of ongoing and planned large-scale redevelopment in the West Bottoms, the Burlap Building's location and character make it ripe for repositioning or redevelopment.

The **Iron Building at 1408 W 12th Street** is an industrial-era property built in the **1880s**, typical of the West Bottoms' historic warehouse and manufacturing typology. While specific archival history tied to a notable business or landmark name is limited in public sources, the building's durable industrial character and flexible floor plates have accommodated **small commercial and maker uses in recent years**, reflecting the neighborhood's creative urban reuse trend. Its strong bones and historic context make it well suited for adaptive reuse or redevelopment as part of the larger West Bottoms transformation.

The **Beck Building at 1400 W 12th Street** is a historic industrial warehouse in Kansas City's West Bottoms — a district characterized by brick-masonry warehouse construction from the late 19th century that once supported stockyards, rail, and manufacturing uses. Its durable industrial bones, historic fabric, and proximity to major transformation projects in the West Bottoms make it well suited for adaptive reuse or comprehensive redevelopment, aligning with broader market trends in the neighborhood's evolution from underutilized industrial corridors to vibrant mixed-use districts.

# THE BURLAP BUILDING

1412 W 12TH STREET KANSAS CITY, MISSOURI

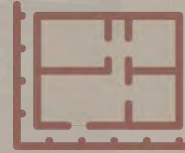
The Burlap Building at 1412 W 12th Street is part of the West Bottoms' historic industrial legacy and reflects the district's transformation from a 19th-century manufacturing center to a modern mixed-use neighborhood. Its historic association with the Columbia Burlap Bag Company underscores the area's industrial roots, while recent uses by local businesses demonstrate the building's adaptability and cultural relevance. Against the backdrop of ongoing and planned large-scale redevelopment in the West Bottoms, the Burlap Building's location and character make it ripe for repositioning or redevelopment.



YEAR BUILT  
1885



BUILDING SF  
45,000 SF



FLOOR PLATE  
8,830 SF



CURRENT USE  
MULTI-FAMILY AND RETAIL





# THE IRON BUILDING

1408 W 12TH STREET KANSAS CITY, MISSOURI

The Iron Building at 1408 W 12th Street is an industrial-era property built in the 1880s, typical of the West Bottoms' historic warehouse and manufacturing typology. While specific archival history tied to a notable business or landmark name is limited in public sources, the building's durable industrial character and flexible floor plates have accommodated small commercial and maker uses in recent years, reflecting the neighborhood's creative urban reuse trend. Its strong bones and historic context make it well suited for adaptive reuse or redevelopment as part of the larger West Bottoms transformation.

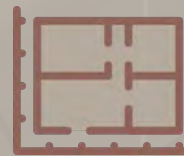
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YEAR BUILT  
1885



BUILDING SF  
22,000 SF



FLOOR PLATE  
4,420 SF



CURRENT USE  
OFFICE

# THE BECK BUILDING

1400 W 12TH STREET KANSAS CITY, MISSOURI

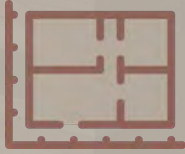
The Beck Building at 1400 W 12th Street is a historic industrial warehouse in Kansas City's West Bottoms — a district characterized by brick-masonry warehouse construction from the late 19th century that once supported stockyards, rail, and manufacturing uses. Its durable industrial bones, historic fabric, and proximity to major transformation projects in the West Bottoms make it well suited for adaptive reuse or comprehensive redevelopment, aligning with broader market trends in the neighborhood's evolution from underutilized industrial corridors to vibrant mixed-use districts.



YEAR BUILT  
1885



BUILDING SF  
24,000 SF



FLOOR PLATE  
4,800 SF



CURRENT USE  
RETAIL



# AREA OVERVIEW

KANSAS CITY, MISSOURI



# AREA OVERVIEW

## KANSAS CITY, MISSOURI

### BERKLEY RIVERFRONT



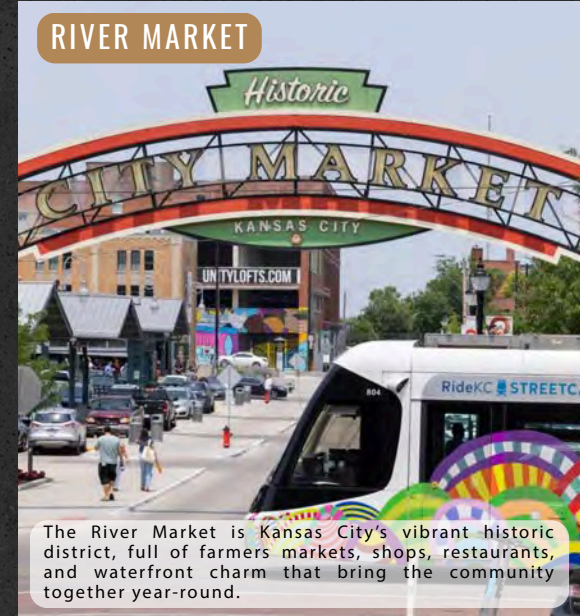
Berkley Riverfront is envisioned as a transformative riverfront destination that reconnects Kansas City to the Missouri River, blending scenic public spaces, outdoor recreation, residential living, and vibrant entertainment to create a dynamic place for community, culture, and long-term growth.

### DOWNTOWN KC



\$3 billion+ in new development in Downtown KC.

### RIVER MARKET



The River Market is Kansas City's vibrant historic district, full of farmers markets, shops, restaurants, and waterfront charm that bring the community together year-round.

### ROY BLUNT LUMINARY PARK



The goal is to create a vibrant, multi-use public green space linking downtown districts and offering play, food, events, and civic gathering spaces for residents and visitors alike.

### KC HOSTS 2026 FIFA WORLD CUP



Kansas City is gearing up to host several 2026 FIFA World Cup matches at Arrowhead Stadium — one of 16 host cities in the U.S., Mexico, and Canada — bringing global fans to the “Heart of America” for world-class soccer, vibrant fan festivals, and an unforgettable summer celebration in summer 2026

# SOMERAROAD WEST BOTTOMS REDEVELOPMENT

KANSAS CITY, MISSOURI

The SomeraRoad Redevelopment in the West Bottoms is a major \$500 + million mixed-use transformation of Kansas City's historic West Bottoms neighborhood. Led by New York-based SomeraRoad, the project spans roughly 20–26 acres and aims to turn a long-underutilized industrial area into a vibrant live-work-play district while preserving much of its historic character. Plans include over 1,200 new apartments, office and retail space, a boutique hotel, public green spaces, infrastructure upgrades, and adaptive reuse of existing historic buildings. Groundwork has already begun with infrastructure work and selective demolition, and phased construction is expected to open portions of the development between 2026 and 2028, with full build-out unfolding over the next decade or more.



# SOMERAROAD WEST BOTTOMS REDEVELOPMENT

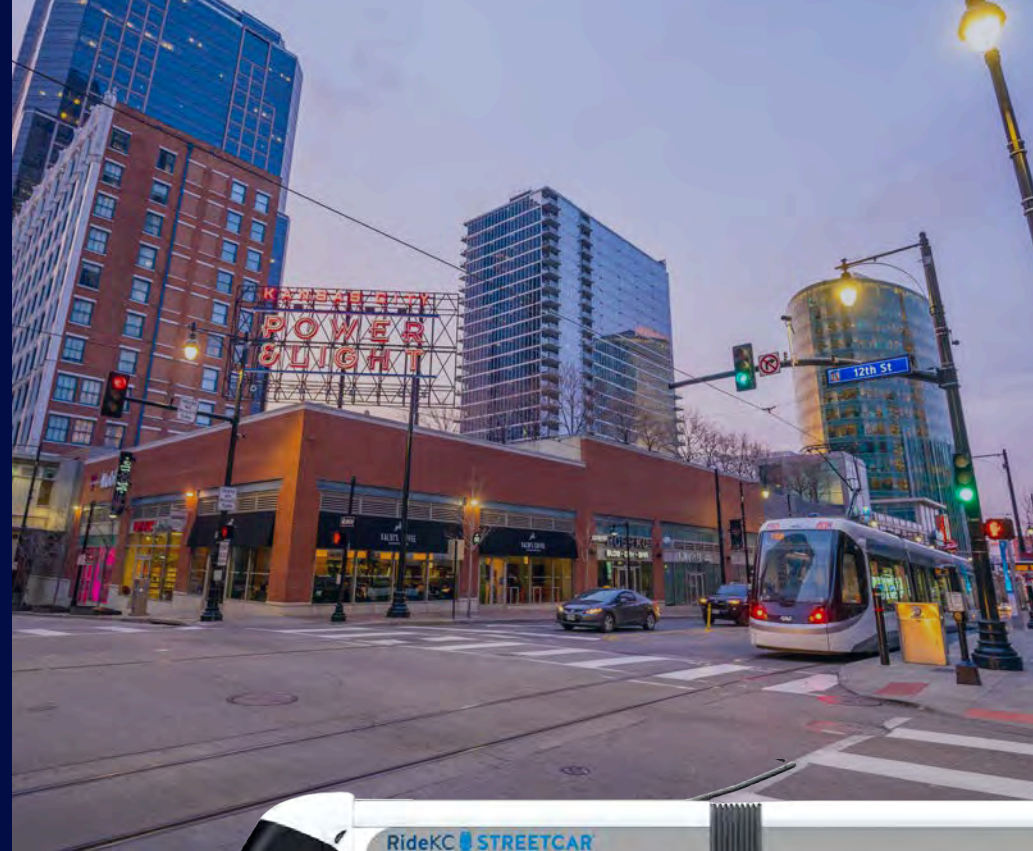
KANSAS CITY, MISSOURI

SomeraRoad's West Bottoms redevelopment in Kansas City will feature over 1,200 apartments, roughly 168,000 SF of office space, about 100,000 SF of retail, and a boutique hotel with 40-50 rooms across its 21-26 acre master plan.



Image: SomeraRoad Inc.





# DOWNTOWN DEVELOPMENT

## KANSAS CITY, MISSOURI

**Rapid Residential Growth & Population Density<sup>1</sup>** – Downtown KC has been the fastest-growing neighborhood in the region for two decades, with its residential population up approximately **139% since 2000** to over **33,000 residents**, supported by substantial housing development underway and planned.

**Strong Mixed-Use Demand & Economic Activity<sup>1</sup>** – Downtown remains the region's largest employment center with **122,000+ jobs** and **over 26 million SF of office space**, with post-pandemic recovery in office visitation and foot traffic supporting retail and entertainment demand.

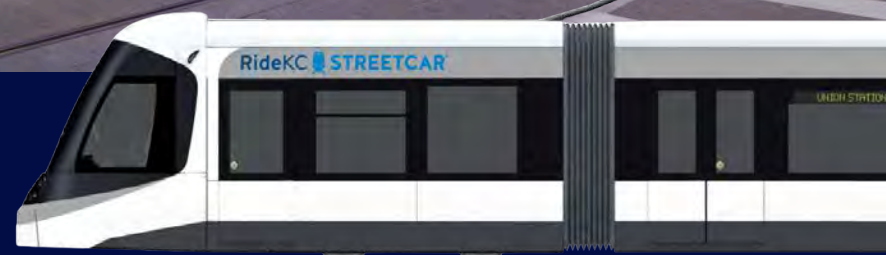
**Ongoing Major Investment & Infrastructure Growth<sup>2 3</sup>** – Billions in public and private investment are transforming the urban core, including multifamily development, major projects such as the West Bottoms redevelopment and Royals ballpark district, and connectivity improvements driven by the expanded KC Streetcar.

Sources:

<sup>1</sup> Downtown Council of Kansas City

<sup>2</sup> City of Kansas City, MO; KC Streetcar Authority

<sup>3</sup> CBRE Market Research – Kansas City





# DEMOGRAPHICS

## KANSAS CITY, MISSOURI

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	8,827	86,915	242,574
Projected Population (2029)	9,781	91,306	247,476
Census Population (2020)	7,359	79,492	226,449

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	5,734	40,813	107,240
Projected Households (2029)	6,484	44,309	112,333
Census Households (2020)	4,744	35,323	96,923

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$93,817	\$79,673	\$82,043
Average Household Income (2029)	\$93,619	\$80,233	\$81,903
Census Average Household Income (2010)	\$43,588	\$38,501	\$43,025

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$78,335	\$60,891	\$61,426
Projected Median Household Income (2026)	\$78,273	\$61,135	\$61,136
Census Median Household Income (2020)	\$32,796	\$29,448	\$33,069

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	1,247	7,941	14,497
Total Employees	17,973	125,221	203,257
Adj. Daytime Demographics Age 16 Years or Over	19,563	148,876	272,025

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	31.4	31.6	32.5
Age 19 Years or Less	933 10.6%	19,752 22.7%	59,745 24.6%
Age 20 to 64 Years	7,104 80.5%	58,507 67.3%	154,418 63.7%
Age 65 Years or Over	789 8.9%	8,656 10.0%	28,410 11.7%





## NICK AMBROSIO

SENIOR VICE PRESIDENT  
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Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



## KEVIN JURY

PARTNER  
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Kevin grew up in Kansas City, MO, and attended Rockhurst High School and then the University of Kansas where he earned a Bachelor of Science in Accounting, as well as a Master's in Accountancy. Additionally, he earned a certified public accounting license in 2016. He began his career with KPMG in the Dallas, TX office working as an auditor on the financial services team. Kevin worked for KPMG for 2.5 years auditing financial institutions. In 2018, he relocated back to Kansas City to shift his career into brokerage work, joining the Colliers Multifamily Investment Services Group. In 2021 Kevin went to work with Berkadia in the Kansas City office specializing in the representation of sellers of multifamily investment properties.

Kevin joined Peak Real Estate Partners in 2023 where he specializes in providing extensive advisory services and representation to clients in the disposition, management and acquisitions of multifamily investment properties.

Kevin lives in Kansas City with his wife Grace. In his free time Kevin enjoys the great outdoors, hunting and fishing with his two pointing labs Kelsey and Kimber.

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