# **BLOSSOM CAMPUS**

KANSAS CITY, MO



### **CONTENTS**

01 | EXECUTIVE SUMMARY

02 | PROPERTY OVERVIEW

03 | AREA OVERVIEW

#### **GUIDED PROPERTY TOURS**

Property inspections will be made only by appointment and arranged through Newmark Zimmer. Inquiries should be directed to:

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### **EXECUTIVE SUMMARY**

Newmark Zimmer Midwest Capital Markets is pleased to present the rare opportunity to acquire the Blossom Campus (The Portfolio), located at 1032 Pennsylvania Avenue, Kansas City, Missouri 64105. The Portfolio consists of four buildings totaling ±26,687 square feet, existing surface parking lots with 52 striped stalls, and a 0.17 acre vacant lot that is currently undeveloped.

The Blossom Campus is located in the historic Quality Hill neighborhood in Downtown Kansas City within walking distance to the Kansas City Streetcar, Consentinos Grocery, Kansas City Convention Center, T-Mobile Center and the Power and Light District.

The Property's current occupancy, historic charm, and urban redevelopment zoning make this a one of a kind opportunity with multiple options for occupancy and/or development including office, retail, residential, hospitality and mixed-use projects.







| EXECUTIVE SUMMARY BLOSSOM CAMPUS | 3

### PROPERTY HISTORY

The Blossom House was built in 1888 by Mrs. George Newton Blossom (Elizabeth Allman.) Her husband, Colonel Blossom, was a successful business man in Kansas City in the 1870s and 1880s and can be credited with playing a vital role in the advancement of Kansas City at that time. He owned and operated the Blossom House Hotel, a luxury hotel located in the West Bottoms, when it was the home of the Kansas City's original train station.

Unfortunately, George Blossom died in 1885. Upon his death, he left his entire estate to his wife, including multiple business, properties and a family residence on the corner of 11th Street and Pennsylvania Avenue.

In 1902, William Volker, a widely known Kansas City philanthropist, bought the Blossom House and turned it into hotel called the Girl's Association. He later built another Mediterranean style hotel and attached it to the west side of Blossom House in 1928. This complex housed working women in Kansas City. Volker donated it to the Kansas City Roman Catholic Diocese in 1947 where it operated as Penn Lodge for Women.

In 1971, Arnold Garfinkel bought the two adjoining buildings with plans to turn it into a restaurant and cocktail lounge. The project never made it past the planning stages. After being vacant for nearly 35 years, Shirley Helzberg purchased the complex in 2005. By 2007, Helzberg had renovated the Blossom House back to its original glory.





EXECUTIVE SUMMARY

BLOSSOM CAMPUS | 4

## PROPERTY HIGHLIGHTS



EXCELLENT OWNER USER/
REDEVELOPMENT OPPORTUNITY



0.17 ACRE LOT READY FOR DEVELOPMENT



**CENTRAL LOCATION** 



**GREAT INTERSTATE ACCESS** 



**UPSIDE LEASING POTENTIAL** 







02 | PROPERTY OVERVIEW BLOSSOM CAMPUS | 5

# PORTFOLIO SUMMARY









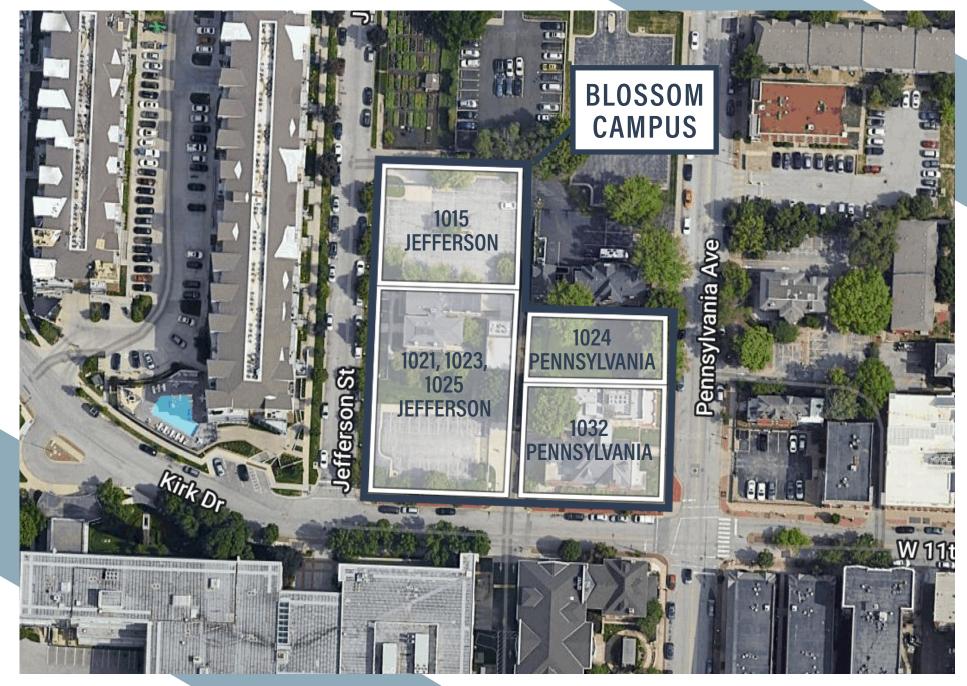




	BLOSSOM HOUSE	1024 PENNSYLVANIA	1015 JEFFERSON	GRIFFEN HOUSE	CARRIAGE HOUSE	BROCKETT HOUSE
PROPERTY ADDRESS	1032 Pennsylvania Ave	1024 Pennsylvania Ave	1015 Jefferson	1021 Jefferson	1023 Jefferson	1025 Jefferson
CITY, STATE	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO	Kansas City, MO
COUNTY	Jackson	Jackson	Jackson	Jackson	Jackson	Jackson
GROSS BUILDING SF	17,547	-	-	3,885	1,940	3,315
RENTABLE SF	14,451	-	-	2,156	1,700	3,040
LAND SF	12,165	7,433	13,485	21,364	Same parcel as 1021 Jefferson	
PARKING SPACES	-	-	33	19	Same parcel as 1021 Jefferson	
YEAR BUILT	1888/2007	-	-	1874/2007	1874/2007	1876/2007
% OCCUPIED	0%	-	-	100%	50%	100%
EXISTING TENANT	-	-	-	Farmhouse International Fraternity	Youth Volunteers of America	Youth Volunteers of America
NUMBER OF FLOORS	3 + Basement	-	-	3 + Basement	2	2
ZONING	UR - Urban Redevelopment District	UR - Urban Redevelopment District	UR - Urban Redevelopment District	UR - Urban Redevelopment District	UR - Urban Redevelopment District	UR - Urban Redevelopment District
PARCEL NUMBER	29-310-32-12-00-0-00-000	29-310-32-13-00-0-00-000	29-310-32-17-00-0-000	29-310-32-18-00-0-00-000	Same parcel as 1021 Jefferson	
NOTES	-	-	Parking spaces utilized by Blossom House	Parking spaces utilized by 1021, 1023, & 1025 Jefferson	-	-

02 | PROPERTY OVERVIEW BLOSSOM CAMPUS | 6

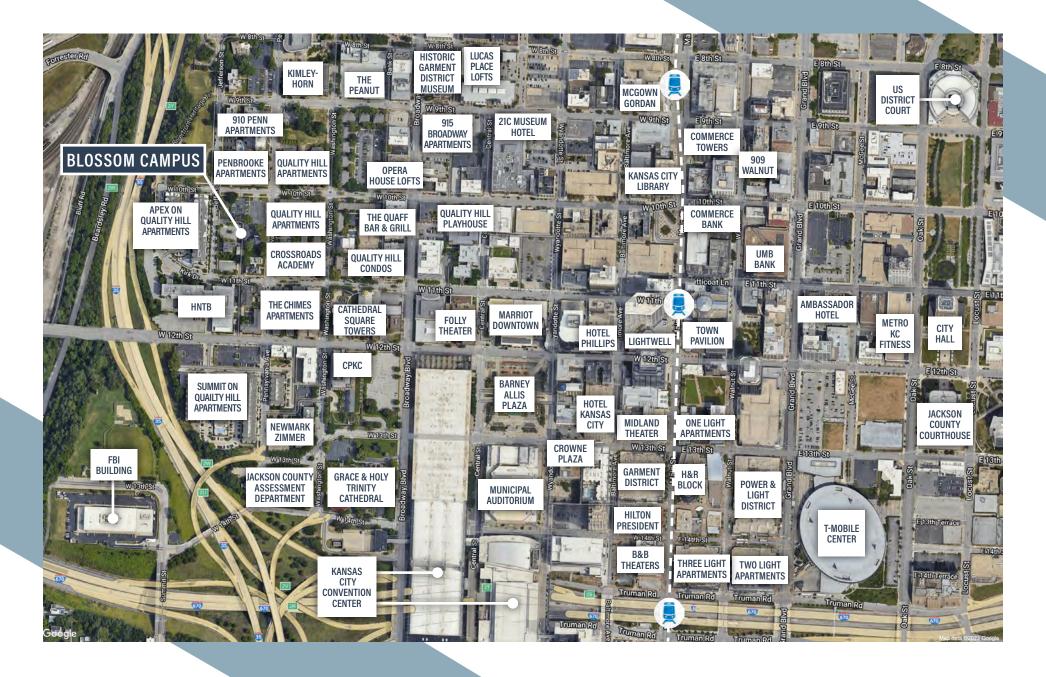
### **PARCELS**



02 | PROPERTY OVERVIEW

BLOSSOM CAMPUS | 7

### PROPERTY LOCATION



02 | PROPERTY OVERVIEW

BLOSSOM CAMPUS | 8

## PROPERTY PHOTOS

### GRIFFEN HOUSE | 1021 JEFFERSON ST.







BLOSSOM HOUSE | 1032 PENNSYLVANIA AVE.

























### **MARKET OVERVIEW**

#### QUALITY HILL OVERVIEW

Quality Hill is a historic neighborhood in Downtown Kansas City, Missouri, situated on a 200-foot-high bluff which overlooks the confluence of the Kansas and Missouri rivers and the West Bottoms below.

It is on the west side of Downtown, bounded by Broadway to the east, I-35 to the west, 7th Street to the north, and 14th Street to the south. The Kansas border is half a mile away through the West Bottoms. Since 1978, Quality Hill has been listed as a historic district on the National Register of Historic Places. Today, it includes residences, businesses, retail establishments, entertainment venues, two cathedrals, and private clubs.



#2 City to watch for Rental Activity (2024) | RENTCAPE

#1 City to Work Remotely (2022) | ICELANDAIR A

Best Airport in the United States (2023) | TRAVEL

#3 Best-Paying City for Recent College Grads (2021) | Self.

Best Cities to Live in America (2021) | NICHE®

Top 10 Places to visit in 2024 | WSJ

Great American City for Creatives (2022) | Intility:

Best in Travel 2024 | Ionely planet

### KANSAS CITY OVERVIEW

Located in the heart of United States, Kansas City, Missouri is at the center of the 14-county Kansas City metropolitan area, with a total population of 2.2 million people. Kansas City provides a compelling competitive business environment that encourages growth and offers incentives for investment, a skilled workforce, exceptional transportation infrastructure, and low cost of business. Residents of the region enjoy a balanced cost of living, ample affordable housing, sound infrastructure, numerous cultural and recreational activities, and an entrepreneurial atmosphere.

Kansas City has been a vibrant hub of economic activity over the past 20 years. It's metro population of 2.2 million is up 20% since 2000, and is expected to add an additional 100,000 residents by 2025. Kansas City's dynamic economy features low costs of living and a highly educated workforce that enjoys an exceptional quality of life. With a stable and diversified economy, central location, business-friendly environment, low tax rate and strong infrastructure, Kansas City is an attractive market for businesses looking to expand or relocate.

### **ENTERTAINMENT & TOURISM**



28.4M
ANNUAL
VISITORS

\$6.7B
ANNUAL TOURISM ECONOMIC IMPACT

12.1M ANNUAL KCI AIRPORT PASSENGERS

Among a healthy business environment, Kansas City offers residents and tourists a wide variety of things to do unique to Kansas City, including attending a Royals, Sporting, or Chiefs game, entertainment and shopping at the Power and Light District and Country Club Plaza, and cultural experiences at the Nelson Atkins Art Museum and 18th and Vine Jazz District. Kansas City is home to the 2024 Super Bowl LVII Champions, the Kansas City Chiefs. Other teams in Kansas City include the 2015 World Series champions, the Kansas City Royals, and the Kansas City Current women's soccer team, who built a \$117 million 11,500-seat stadium in Downtown's Berkley Riverfront. Kansas City is home to world famous BBQ and was ranked the #1 Favorite City for BBQ by Travel & Leisure.

#### 2026 FIFA WORLD CUP

Kansas City is among 16 cities in North America to host the 2026 FIFA World Cup. The event will be the biggest sports event ever in the Kansas City area. Matches will be held at Arrowhead Stadium, home to the Kansas City Chiefs. Held every four years, the FIFA World Cup is the most prestigious and most widely viewed single sporting event. In 2018, a combined 3.572 billion viewers watched the World Cup and an estimated 6.8 million tourists visited host cities. The FIFA World Cup 2026, which will feature a record 80 matches, will be the first hosted by three countries and the first with 48 participating nations. Host cities can expect up to \$652 million in incremental economic activity as a result of World Cup matches according to a study.

### KANSAS CITY BIG WINS



**Panasonic** 

PANASONIC \$4 BILLION CAPITAL INVESTMENT, 4,000 JOBS



\$1.5B NEW KCI AIRPORT TERMINAL



META CAMPUS - \$800M HYPERSCALE DATA CENTER



2023 NFL DRAFT HOST



2026 WORLD CUP HOST CITY



\$70M KC CURRENT STADIUM

1ST WOMEN'S SOCCER STADIUM



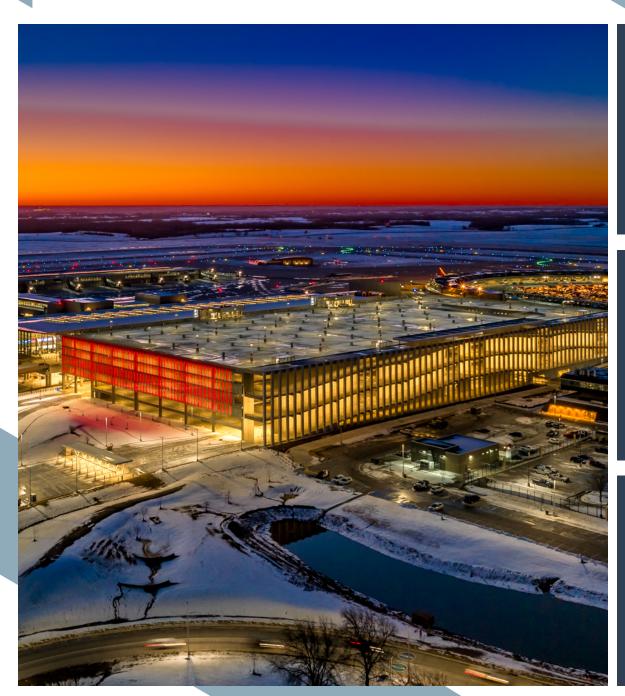
\$350M KC STREETCAR EXPANSION

### PANASONIC EV BATTERY PLANT

In Spring 2025, Panasonic Energy North American will open a 300-acre EV battery manufacturing facility in De Soto, Kansas at Astra Enterprise Park. The 3 million-square-foot building will be tucked inside a 500-acre parcel at the former Sunflower Army Ammunition Plant along Kansas 10 in Johnson County, leaving room at the parcel for Panasonic to expand production operations. The plant is set to manufacture lithium-ion 2170 batteries for electric vehicles and when the facility is up and running, it will increase Panasonic Energy's global capacity by 60 percent. More than 4,000 people will be employed at the Panasonic plant and the project is estimated to deliver \$2.5 billion in annual economic benefit to the Kansas City region.

The Kansas City region is the third fastest-growing tech market in the United States and is a nucleus of engineering, technology and automotive manufacturing expertise. With a strong talent pipeline and cutting-edge training programs, the Kansas City market employs nearly 21,000 workers who contribute to the area's \$19 billion transportation and manufacturing industry.

### KANSAS CITY TRANSPORTATION



#### KCI NEW TERMINAL

In 2023, a new \$1.5 Billion terminal opened at Kansas City International Airport. At over one million square feet, the Kansas City Airport is the largest single infrastructure project in the City's history. The terminal features 40 gates and the ability to expand to 50 in the future, the project also includes a 6,300-space parking structure. The new terminal features updated technology and amenities, close parking, spacious gate areas, and ample food and beverage options and was recently ranked the #1 airport in the U.S. by Travel Awaits.

### KANSAS CITY STREETCAR

The current Ride KC Streetcar was a \$102 million investment in Kansas City's transportation and infrastructure completed in 2016. Running from the River Market on the north end to Union Station and Crown Center on the south, The Streetcar connects all the downtown neighborhoods with 16 platform stops and 2 miles of track. 98% of business on route have indicated a positive impact on business, and there has been a 40% increase in residential density within 3 blocks of the route.

### KC STREETCAR EXTENSION

In 2021, the Federal Transit Administration (FTA) and the City of Kansas City, MO., Officially signed the Full Federal Funding Agreement for the KC Streetcar Main St Extension. The funding will cover \$174 million of the proposed \$351 million project. The extension will expand the route 3.5 miles north-south and add 8 stops, extending north to the Missouri River and south the Country Club Plaza, and the University of Missouri – Kansas City. The KC Streetcar has created a more vibrant, urban culture and has succeeded in attracting new jobs and residents to the area.

### KANSAS CITY ECONOMY

Kansas City has a 3.2% Unemployment Rate, lower than the national average of 4.1%. The Kansas City area has a thriving technology industry, and is the center of the animal health corridor. Companies in the animal health corridor represent 56% of total worldwide animal health, diagnostics, and pet food sales. The corridor is home to over 300 animal health companies, representing the largest concentration in the world. Major employers headquartered in Kansas City include Cerner, Garmin, Hallmark, AMC, American Century, and H&R Block.

### **COST OF LIVING COMPARISON**

City	Composite Index		
Austin, TX	97.4		
Chicago, IL	115.1		
Phoenix, AZ	106.3		
Kansas City, MO	91.1		
Los Angeles, CA	149.4		
Minneapolis, MN	93.6		
Denver, CO	108.6		

Source: The Council for Community and Economic Research, Annual Average 2024



### MARKET DEMOGRAPHICS



38.8 Median Age



**2.2** M Kansas City MSA Population



\$79,842

Median Household Income (Above national median)



93.2%

High School Graduat of Higher (US 89.8%)

### **MAJOR EMPLOYERS**

Oracle

The University of KS Health

**HCA Midwest Health** 

Ford Motor Company

St. Luke's Health

T-Mobile

Hallmark Cards Inc.

Honeywell

Burns & McDonnell

Children's Mercy

Commerce Bank

Black & Veatch



2.5

Average Household Size



40.8%

Higher (US 36.2%)

### KANSAS CITY DEMOGRAPHICS

		1 MILE	3 MILE	5 MILE
POPULATION	2020 Population	16,033	86,058	234,013
	2024 Population	18,432	91,077	239,715
	2029 Population	20,161	96,293	246,642
	2023 Median Age	32.1	32.8	33.5
ноиѕеногрѕ	2020 Households	9,798	39,481	100,112
	2024 Households	11,562	42,920	104,329
	2029 Households	12,905	46,508	109,612
	2023 Average Household Size	1.47	2.01	2.22
INCOME	2024 Median Household Income	\$72711	\$51972	\$52334
	2029 Median Household Income	\$82,295	\$58,843	\$58,967
	2024 Average Household Income	\$104,922	\$77,458	\$78,304
	2029 Average Household Income	\$116,912	\$89,124	\$89,817
HOUSING	2010 Total Housing Units	6,427	40,782	111,122
	2020 Total Housing Units	11,518	47,429	117,861
	2024 Total Housing Units	13,372	51,357	122,645
	2029 Total Housing Units	14,494	54,712	127,913

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029.

### **DOWNTOWN KANSAS CITY POPULATION GROWTH**

58.1% **POPULATION INCREASE SINCE 2010** 

24,738 2024 POPULATION

27,500 2029 POPULATION **ESTIMATE** 

11.1% ESTIMATED POPULATION GROWTH BY 2029

#### **CONFIDENTIALITY & CONDITIONS:**

This Offering Memorandum was prepared by Newmark Zimmer ("NZ") and has been reviewed by Blossom House, LLC ("Owner"). It contains selected information pertaining to 1024 and 1032 Pennsylvania, 1015, 1021, 1023 and 1025 Jefferson, Kansas City, Jackson County, MO 64105 ("Portfolio") and does not purport to be all-inclusive or to contain all of the information which a prospective Purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective Purchasers through NZ.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal, without notice, and does not constitute a recommendation, endorsement or advice as to the value of the Property by the Owner or NZ. Information furnished regarding Property stems from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. Each prospective Purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and NZ expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any Purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner, and any conditions to Owner's obligations thereunder have been satisfied or waived. NZ is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of NZ and may be used only by parties approved by NZ. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to NZ immediately upon request of NZ or Owner, and (ii) that this Offering Memorandum may not be copied or otherwise reproduced or disclosed to anyone without the prior written authorization from NZ or Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to NZ. The property is being sold "as is, where is" and subject to all faults. Buyer acknowledges that it is not relying on any representation or warranty of NZ, Owner or any agent or representative of Owner.

#### OFFERING PROCEDURE

Owner and NZ will assess the qualifications of any party submitting a non-binding letter of intent in accordance with Seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to price, timing of closing, and the perceived ability of the purchaser to complete the transaction.

#### **BIDDING PROCESS**

The Owner reserves the right to reject any or all offers to purchase and reserves the right to terminate discussions with any prospective purchasers at any time without notice or cause.

#### DEADLINE

Notification will be sent calling for offers on a specific date. Offers should be submitted in the form of a nonbinding letter of intent and should specify the following:

- Offering Price
- Due Diligence Requirements
- Closing Period
- Earnest Money Deposit
- Contingencies
- References
- Documentation of previously completed transactions
- Sources of Funds (Equity and Debt, if applicable)
- Any other information having direct bearing on the purchaser's ability to close the proposed transaction.

# BLOSSOM CAMPUS

KANSAS CITY, MO

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