



2ND GEN RESTAURANT SPACE

3107-3111 Gillham Rd, Kansas City, MO 64109



Audrey Navarro

MANAGING BROKER

816.621.2130

audrey@clemonsrealestate.com



PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

2nd Generation Restaurant & Bar Space now available in the desirable Martini Corner Neighborhood! Just steps away from Union Hill, this location is hard to beat. With ample parking, high visibility, and easy access to major thoroughfares, it's an ideal location for retail, restaurant, or office use. The space boasts contemporary design, high ceilings, and abundant natural light.

PROPERTY HIGHLIGHTS

- 2nd Gen Restaurant
- Full Kitchen including, range, hood, and walk in
- Plenty of street parking
- Located centrally in Midtown just blocks from the streetcar line and neighboring Union Hill
- High Visibility Location

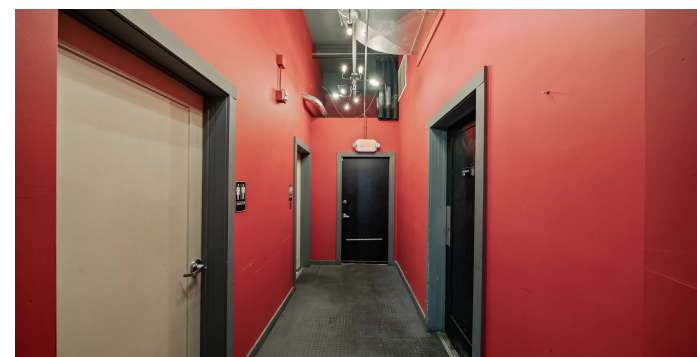
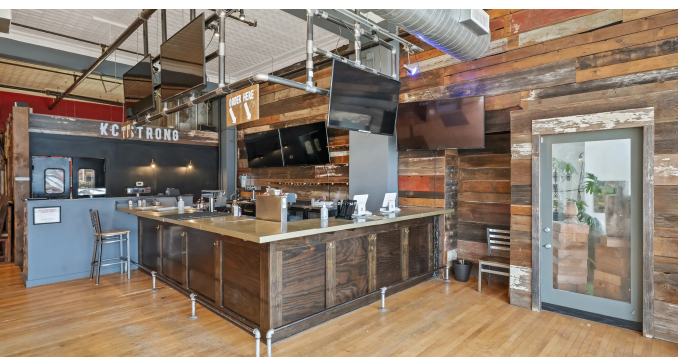
Offering Summary

Lease Rate:	\$22 - 24 SF/yr (NNN)
Available SF:	2,683 SF
Lot Size:	0.3 Acres
Building Size:	37,000 SF
Lease Type:	NNN

Spaces	Lease Rate	Space Size
2nd Gen Restaurant	\$22.00 - 24.00 SF/yr	2,683 SF



ADDITIONAL PHOTOS





AREA MAP





AERIAL MAP

Federal Reserve

Martini Corner

5 Min walk to KC Streetcar stop

Union Hill



1 Mile to Hwy 71



ADVISOR BIO



AUDREY NAVARRO

Managing Broker

audrey@clemonsrealestate.com

Direct: **816.621.2130** | Cell: **913.271.6929**

MO #2003023010 // KS #00220087

PROFESSIONAL BACKGROUND

As managing partner of Clemons Real Estate, Audrey oversees a team of brokers and maintains an active role in acquisitions, redevelopment, strategic planning, and investment sales. Currently, Clemons Real Estate is one of the KC Business Journal's Most Active Commercial Real Estate Firms in Kansas City. Audrey is also a founding Member of WIRED (Women in Real Estate & Development) in Kansas City and successfully led the group to purchase multiple investment properties. In addition, Audrey was honored by the Kansas City Business Journal as one of 2018's Women Who Mean Business.

Prior to joining Clemons Real Estate, Audrey spent 12 years with Kessinger/Hunter & Co., a Cushman & Wakefield firm in Kansas City, as Director of Retail Brokerage. In her time with Kessinger/Hunter, she represented numerous ownership groups and national tenants, including Crown Center Redevelopment Corporation, Golfsmith, NorthFace, and Passco Companies.

KEY ASSIGNMENTS

Non-Profit Practice Lead 2023-Present. Audrey launched a specialty practice group within Clemons in 2023 that specializes in facilities consulting and site selection for nonprofit organizations. Her team has worked with many local and national organizations including schools, supportive housing providers, and nonprofit headquarters to define and execute their strategic plan in the market.

Warwick Corridor Redevelopment Project (Multi-Family) 2015-2017. Acquisition and Redevelopment of 100+ units along the historic Warwick Boulevard Corridor of Kansas City. Acquired blighted multi-family assets, and renovated into historic market rate apartments that are now 96% occupied. This project had a major impact on lowering crime and increasing occupancy in the neighborhood.

Crown Center Campus (Retail) 2011-2014. Strategic Planning and Repositioning of the Retail portion of Hallmark's HQ Campus to become a Premier Family Destination. Added 60,000sf Sea Life Aquarium & Legoland attractions, Repositioned Retail & Restaurants with high quality tenants, and patio amenities.

EDUCATION

BA and MBA from Rockhurst University

MEMBERSHIPS

Co-founder of WIRED - Women in Real Estate Development (2018-Present)

Urban Land Institute KC Chair & Advisory Board Member (2022-Present)

Board of Directors/Volunteer, MindDrive (2013-2023)

MainStreet CID Board Member (2021-2024)

Named one of KC Business Journal's "Women Who Mean Business" (2018)

Ranked #10 in Ingrams Magazine's Corporate Report (2018)

Named a "Rising Star" by KC Business Magazine (2012)

Named a Retail Power Broker by CoStar Group (2007-2013)

Winner of the CCIM "Home Run Deal" award (2011)

KS/MO Operations Chair International Council of Shopping Centers (2009)

