

Vacant
Former Granite City
Single Tenant
Restaurant Property
For Sale

15085 W 119TH STREET

O LATHE, KANSAS



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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15085
W 119TH STREET

CONTENTS

O1 Executive Summary |
Property Description

O2 Area Overview

EXECUTIVE SUMMARY

01



EXECUTIVE SUMMARY

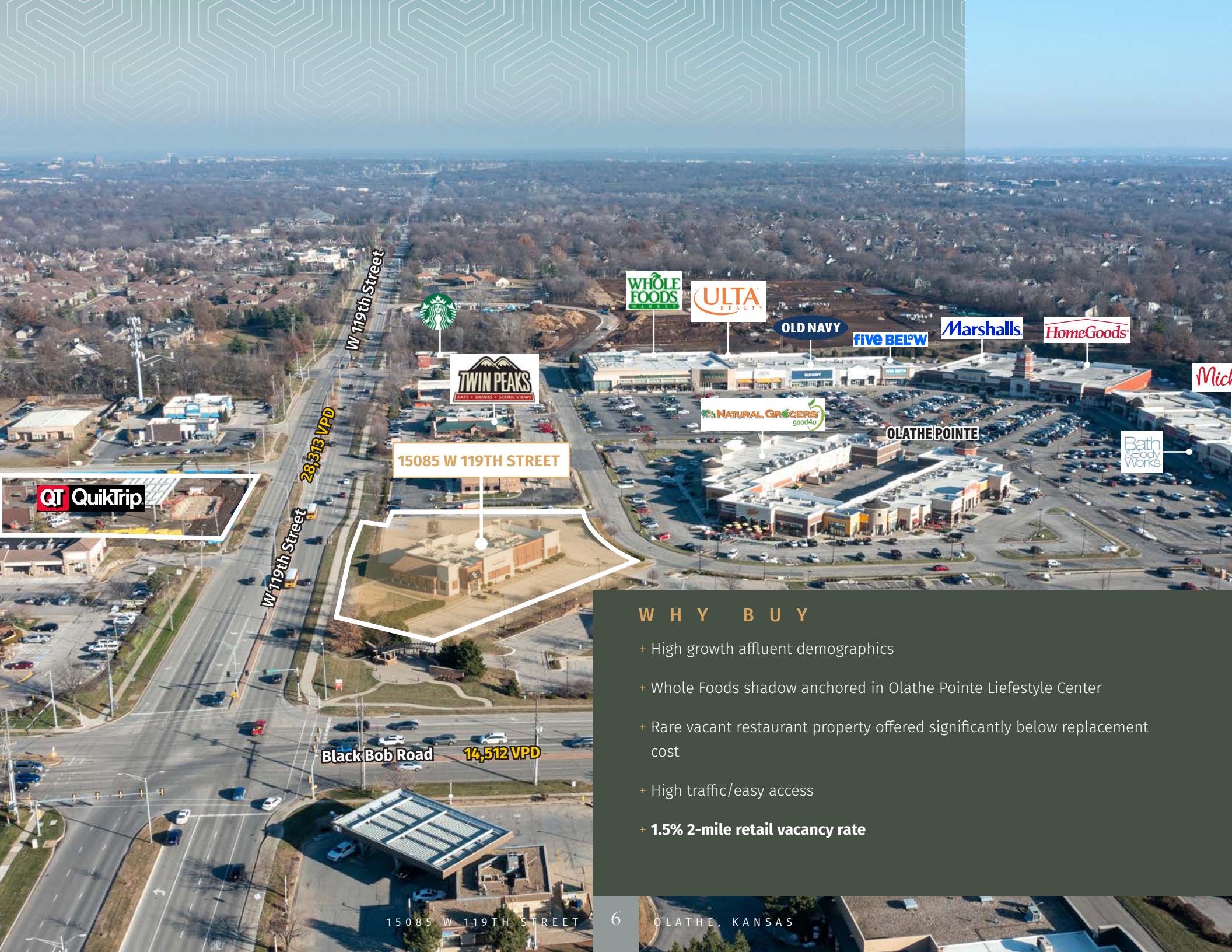
The subject property is a former single tenant net leased retail asset, consisting of $\pm 10,135$ square foot GLA 1-story retail property located on ± 1.78 acres of land. The property is located in Olathe, KS, the fourth most populous area in the Kansas City metropolitan area, with a population of $\pm 148,330$, located approximately 22 miles southwest of Kansas City, MO.

The property is an outparcel to Olathe Pointe Shopping Center anchored by Whole Foods, Home Goods, Marshalls and more.

PROPERTY OVERVIEW

Rentable SF	$\pm 10,135$ SF GLA
Land Area	± 1.78 Acres
Year Built	2005
Stories	1
Parking	80 Parking Spaces
Occupancy	0%
Asking Price	\$2,900,000





W H Y B U Y

- + High growth affluent demographics
- + Whole Foods shadow anchored in Olathe Pointe Lifestyle Center
- + Rare vacant restaurant property offered significantly below replacement cost
- + High traffic/easy access
- + **1.5% 2-mile retail vacancy rate**



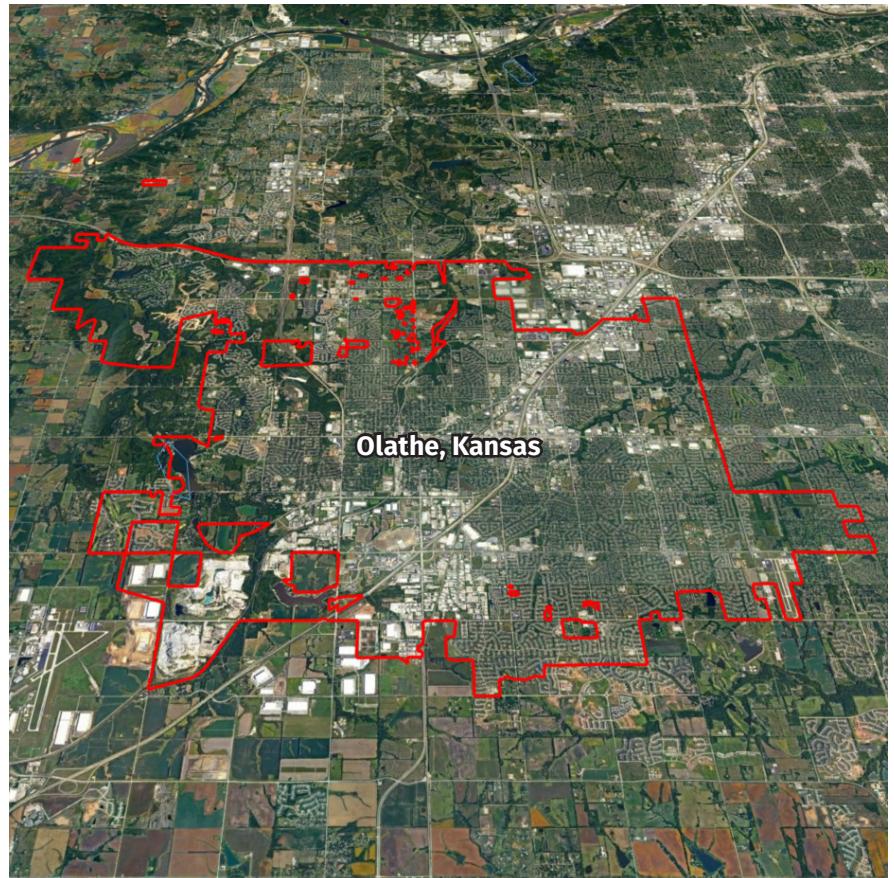
AREA MAP



O L A T H E , K A N S A S

Olathe, Kansas, is a rapidly growing city in the Kansas City metropolitan area, known for its strong economy, quality of life, and diverse amenities. It combines suburban living with urban conveniences, making it a desirable place to live and work.

- **Population and demographics:** As of 2025, Olathe's population is estimated to be approximately 148,330 residents, with a projected increase to nearly 152,505 by 2030. The city's median age is 37.4, and its median household income stands at \$112,682, which suggests a relatively affluent community.
- **Economy and employment:** Key industries include healthcare, professional services, and retail, with major employers like Garmin International and Honeywell. The city supports local business growth through economic gardening and invests heavily in infrastructure, especially public safety and transportation.
- **Attractions and lifestyle:** Olathe offers over 45 parks, including Lake Olathe Park and Heritage Park, historical sites such as the Mahaffie Stagecoach Stop, and cultural venues like the Ernie Miller Nature Center. Planned developments include a \$320 million entertainment district and a \$40 million Dillons Marketplace.
- **119th Street and Black Bob Road area:** This intersection is a commercial and residential hub featuring shopping centers like Olathe Pointe and Olathe Station, and ongoing developments such as the Olathe Commons multifamily community and infrastructure upgrades including a \$17.4 million road widening project.



15085

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INVESTMENT CONTACT:
ADAM TILTON
Senior Vice President
+1 913 620 6207
adam.tilton@cbre.com

LEASING EXPERT:
MATT RAU
First Vice President
+1 314 660 4170
matt.rau@cbre.com

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