



# 624-634 E 63RD ST

624-634 E 63rd St, Kansas City, MO 64110



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MANAGING BROKER

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Positioned in the heart of Brookside just steps from thriving retail, restaurants, and neighborhoods, this two-building package presents a rare opportunity for an owner-user to plant roots in one of Kansas City's most sought-after corridors—while also benefiting from steady rental income.

Anchoring the offering is the former Magnolia's Event Center, a flexible and character-rich space ideal for conversion into a restaurant, retail showroom, boutique office, or wellness concept. Adjacent is Billie's Juicery, a beloved neighborhood staple that recently committed to a 20-year lease extension, providing long-term, passive income for the next owner.

## PROPERTY HIGHLIGHTS

- Two-building package totaling approximately 6,800 sf (5,500 + 1,300)
- Billie's Juicery on a new 5-year lease with an additional 5 year option.
- Former Magnolia's Event Center space ideal for owner-occupant
- Located in the highly desirable Brookside neighborhood
- Strong surrounding demographics and foot traffic
- Billboard signage onsite - for owner/occupant use only
- Ideal for retail, event food/beverage, wellness, or creative office

## OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Buildings:	2
Lot Size:	0.455 Acres
624E 63rd St Building Size:	5,500 SF
634 E 63rd St Building Size	1,300 SF
Parking Spaces	14

## RECENT RENOVATIONS

- In 2015 624 E 63rd St underwent a back to the studs renovation. This included the following:
- New HVAC System
- New Roof (Including structure)
- Updated brick facade
- All new windows
- General building upgrades





# LOCATION AERIALS

Downtown  
Brookside

63rd Street

Downtown  
KCMO

63rd Street





AERIAL VIEW

AVAILABLE  
PROPERTY

63rd ST





# 63RD ST DEVELOPMENT

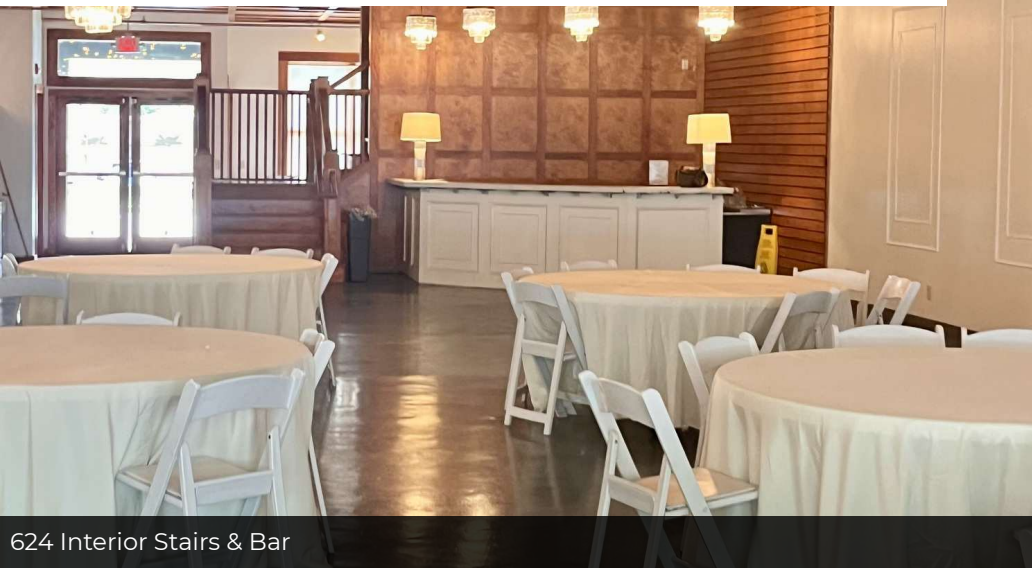


★ 624 E 63<sup>rd</sup> ST





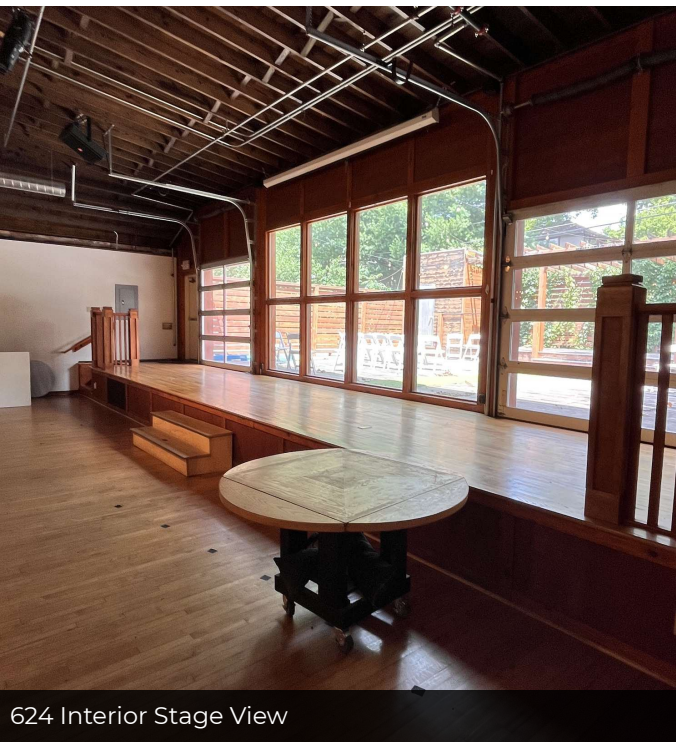
## ADDITIONAL PHOTOS



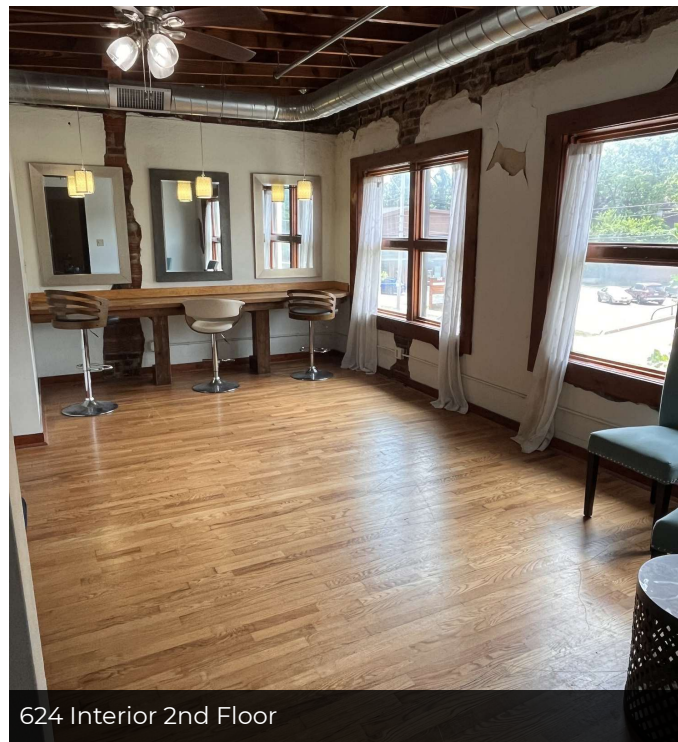
624 Interior Stairs & Bar



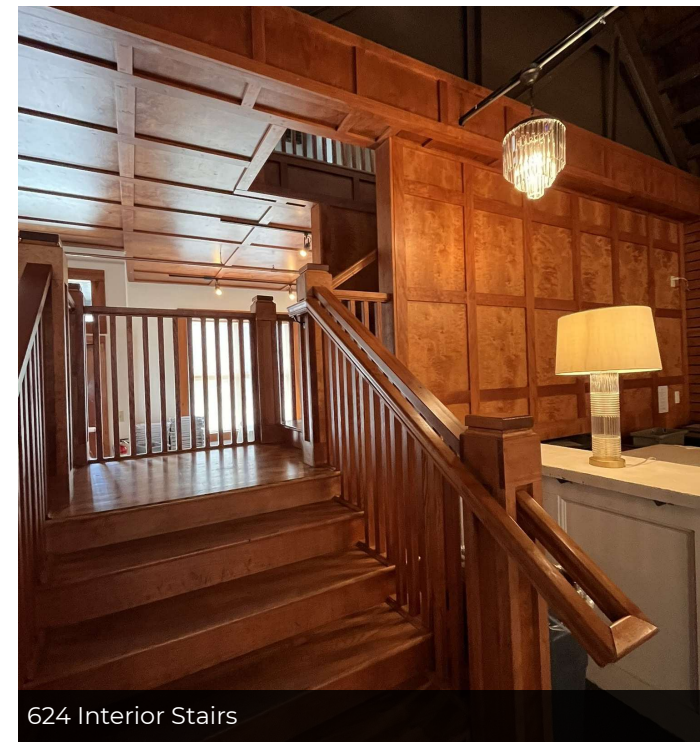
624 Interior



624 Interior Stage View



624 Interior 2nd Floor



624 Interior Stairs





# BROOKSIDE

Brookside is one of Kansas City's most beloved and established neighborhoods—known for its tree-lined streets, classic architecture, and a strong sense of community. Just south of the Country Club Plaza, Brookside offers a walkable village center with locally owned shops, restaurants, and services that attract both residents and visitors year-round.

With a highly educated, affluent population and stable residential values, the area provides a built-in customer base for retail and service-oriented businesses. Limited commercial turnover, strong foot traffic, and consistent demand make Brookside a rare opportunity for long-term, neighborhood-driven investment in one of Kansas City's most enduring districts.

## BROOKSIDE DEMOGRAPHICS



## KANSAS CITY DEMOGRAPHICS



## POPULAR AREA BUSINESSES







# AREA ANALYTICS

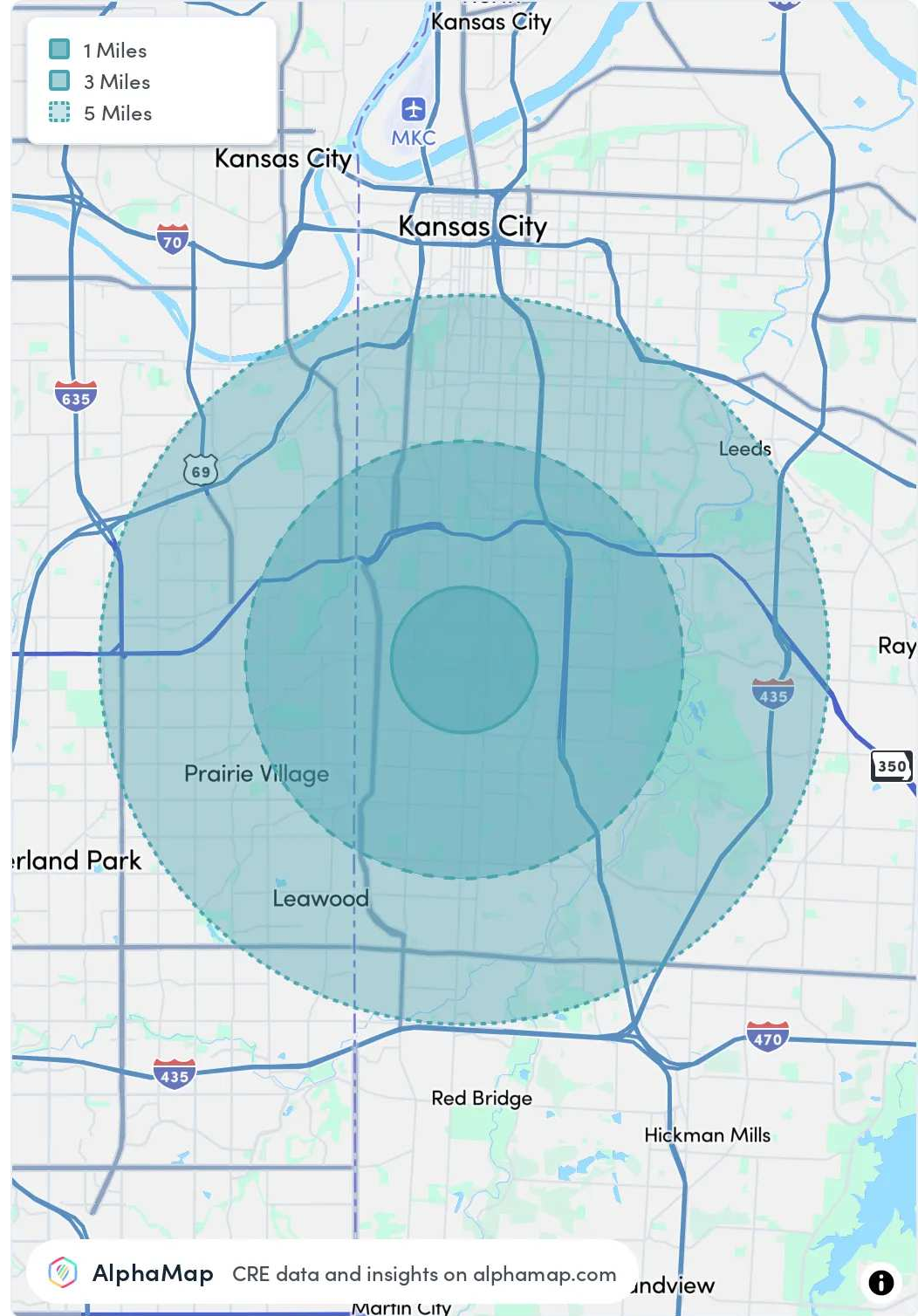
## Population

	1 Mile	3 Miles	5 Miles
Total Population	15,872	113,564	240,412
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	40	40

## Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,968	52,304	111,628
Persons per HH	2.3	2.2	2.2
Average HH Income	\$143,775	\$118,145	\$104,631
Average House Value	\$408,096	\$402,021	\$361,811
Per Capita Income	\$62,510	\$53,702	\$47,559

Map and demographics data derived from AlphaMap







# ADVISOR BIO



## AUDREY NAVARRO

Managing Broker

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### 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 2023-Present. Audrey launched a new specialty practice group within Clemons in 2023 that specializes in facilities consulting and site selection for nonprofit organizations. Her team has worked with many high quality 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 quality market rate apartments that are now 96% occupied. This project had a major impact on crime and 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 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 (2018-2023)

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

Urban Land Institute KC Advisory Board Member and CMA (2022-2023)

MainStreet CID Board Member (2021-2023)

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

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

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

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

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

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





# ADVISOR BIO



## ERIN MCGRANE

Associate

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## PROFESSIONAL BACKGROUND

Erin McGrane is a musician; actress; author; public speaker; professional development mentor; and commercial real estate professional. Erin joined Clemons Real Estate in 2020. Previously, she spent three years working exclusively with KC developer Butch Rigby as Chief of Leasing and Client Relations for his portfolio of commercial properties. She has served an essential leading role in curating and leasing Tenants for Butch Rigby's 63rd street revitalization project and on the historic Luzier Building at 31st and Gillham. She works closely with entrepreneurs, solopreneurs, and small businesses and guiding them from property selection through the buildout phase while building relationships and creating lasting connections.

Erin believes the Arts holds an essential role in a vibrant community. She is committed to promoting the health and vitality of the individual artist who is the beating heart and the center of the Arts conversation. As a career performing artist, Erin has contributed to the fabric of Kansas City's arts scene for over 25 years. Notably, Erin appears in the Oscar-nominated film, UP IN THE AIR alongside George Clooney. She has toured the US extensively with her musical group, Victor & Penny, and co-founded an annual immersive educational event in Colorado focused on performance skills, creativity, and songwriting. Erin is a fellow of Artist INC, a professional development program for artists of all disciplines, and currently serves the program as a peer facilitator, content creator, and presenter. In 2020, Erin co-founded and serves as a director on the board of Heartland Song Network, a new not-for-profit whose vision is to create a sustainable music industry in the Heartland. She also serves on the board for the Midwest Music Foundation on their Education Committee. She has received grants from regional arts organizations and participated in several artist-in-residencies. Currently, Erin is authoring a collection of poems and essays for a new spoken-word project set to original music. Erin was honored in KC Magazine's "The 100: People who make Life Better in KC" and is proud to say she misspent her youth singing in a rock band.

## EDUCATION

2018 Real Estate Salesperson, Licensed in Missouri  
1990 Bachelor of Arts in Theatre: University of Missouri, Kansas City, MO  
1984 – 1985 Studies in Creative Writing: Northwestern University, Orange City, IA

## MEMBERSHIPS

Women in Real Estate Development (WIRED)  
American Society of Composers and Publishers (ASCAP)  
Screen Actors Guild-American Federation of Television and Radio Artists (SAG-AFTRA)  
Actor's Equity Association (AEA) eligible  
Heartland Song Network, Director and Board Member  
Midwest Music Foundation, Board Member  
Folk Alliance International (FAI)  
Women in Film and Television (KCWIFT)  
Midwest Music Foundation (MMF)





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