

ARTERRA RETAIL SPACE AVAILABLE



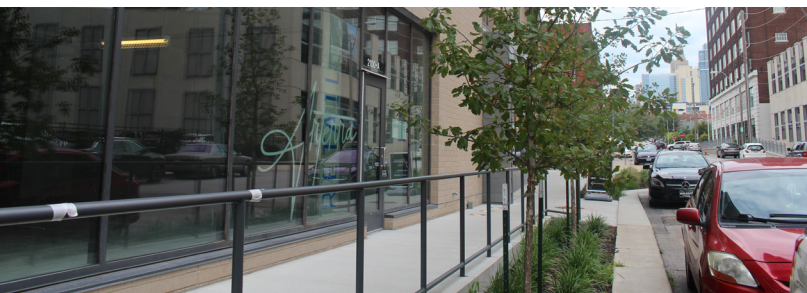
RETAIL SPACE HIGHLIGHTS

- **1,369 SF ground floor retail space available**
- Part of Arterra, the Crossroads' exclusive 12 story, 126 unit luxury apartment development
- 2nd generation boutique retail space
- Adjacent to Crossroads Hotel, Freigh House restaurants, and more!

LEASING CONTACTS

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AVAILABLE SPACE

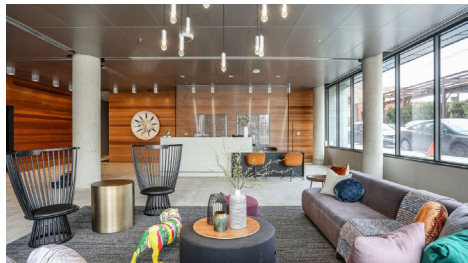
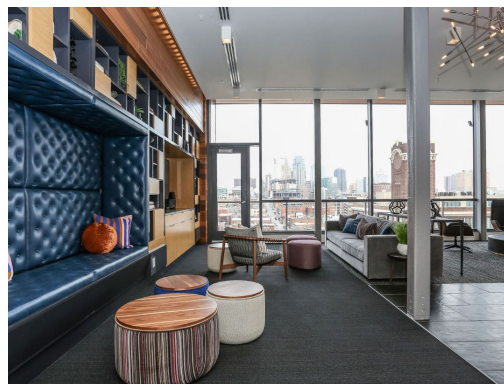
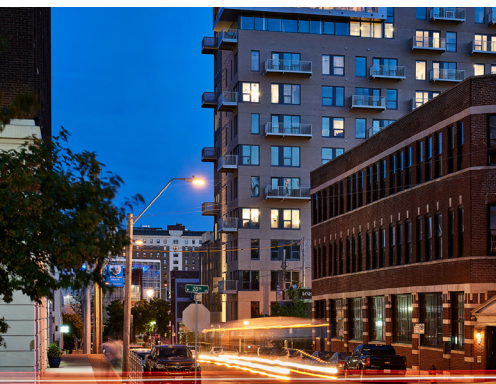


JOIN THE GROWING COMMUNITY

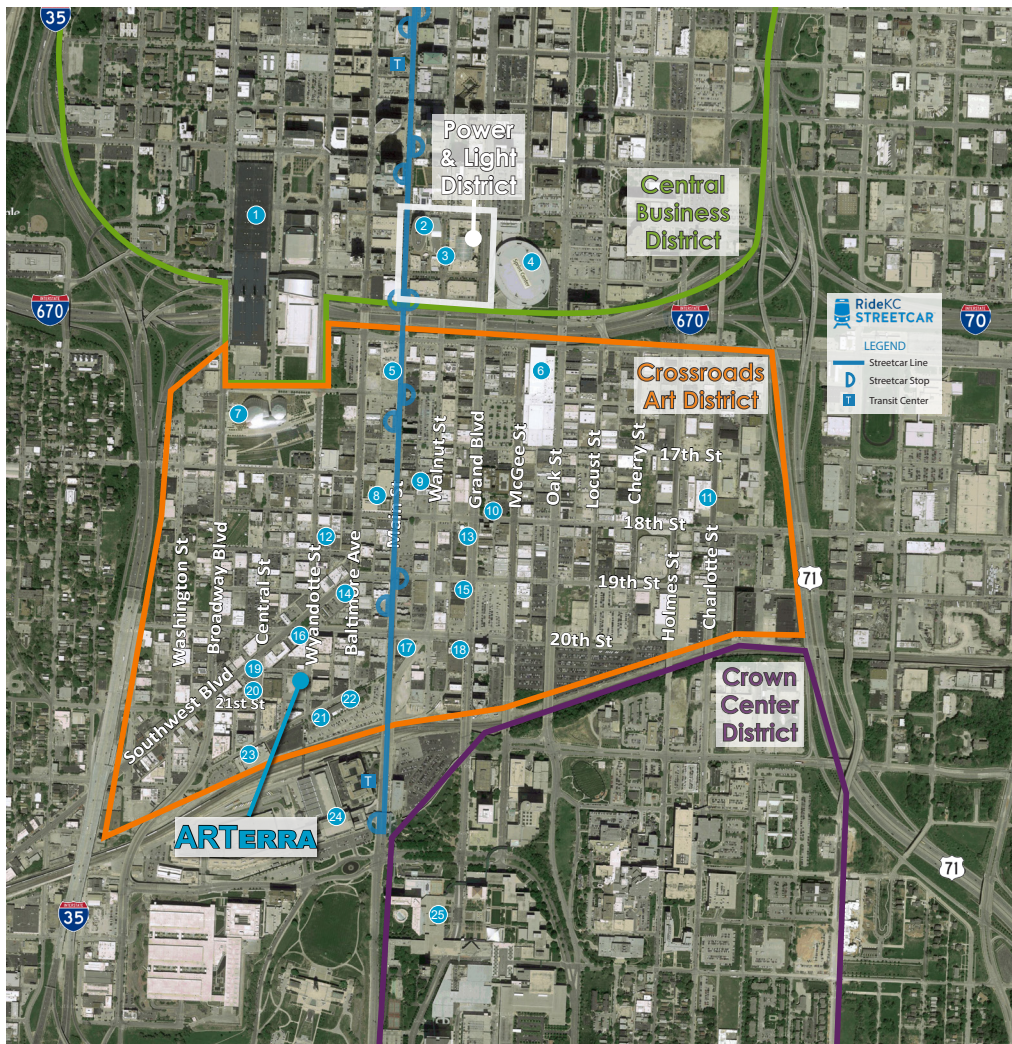
Arterra is the first high-rise apartment tower in the Crossroads Arts District area of Downtown Kansas City and features **126 unit mix of studios, one-, two-, and three-bedroom apartments**. Arterra features diverse apartment layouts, innovative key-less entry, modern luxury finishes and appliances, and private terraces that extend the living to the outdoors.

Rich with amenities the building also offers unparalleled views of Downtown Kansas City and Crown Center. Amenities include:

- Sun-soaked terrace deck with outdoor grills
- Fire pit and infinity pool that overlooks Crown Center, Union Station and the Liberty Memorial.
- Private fifth floor fitness studio with yoga, cardio and weights
- Top floor social lounge with TVs, billiards and unparalleled views of the Crossroads neighborhood set against the backdrop of the downtown skyline
- Integrated parking garage
- Complimentary coffee bar



NEIGHBORHOOD



- 1 KANSAS CITY CONVENTION CENTER
- 15 Bob Jones SHOES
- 2 H&R BLOCK
- 16 MANNY'S
- 3 KANSAS CITY POWER & LIGHT DISTRICT
- 17 HOME2 SUITES BY HILTON
- 4 T-Mobile (CENTER)
- 18 ROCKHILL GOLF
- 5 CHARTWELL HOSPITALITY
- 19 CROSSROADS HOTEL
- 6 THE KANSAS CITY STAR
- 20 JACK STACK BARBECUE
- 7 Kauffman Center FOR THE PERFORMING ARTS
- 21 Lululemon
- 8 BARKLEY
- 22 Lidia's
- 9 Lead BANK
- 23 h+k
- 10 smg
- 24 UNION STATION
- 11 LYR:O OPERA KC
- 25 CROWN CENTER
- 12 Muldred's FRESH BY GOOD
- 13 UMB
- 14 UP/DOWN

DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles
2023 Population	10,806	105,220
2028 Population	11,494	108,357
Median Age (2023)	38.5	36.6
Average HH Income	\$87,211	\$62,515

- Over 30 restaurants & bars
- 155 tech companies
- Over 100 art galleries
- First Fridays bring up to 10,000 attendees to the Crossroads each month
- Easy access to I-35 and I-70



Downtown Kansas City Market

In the last two decades, Downtown Kansas City has been transformed from a 9-to-5 office district into a thriving mixed-use neighborhood attracting young, educated residents.



\$9.2B

Development completed or under construction in Downtown Kansas City since 2005



10.5M

Annual Visitors to Downtown



113,531

Downtown Employees



33,324

Downtown Residents



400+

More than 400 local artists in the Crossroads Arts District - one of the most concentrated gallery districts in the country



Local Market Comparisons

1.5 Mile Radius >>>

	Population	Households	Median Age	Avg HH Size	Avg HH Income	*Purchasing Power
Truman & Main Downtown KCMO	33,324	19,488	34.2	1.7	\$83,557	\$1,628,358,816
Barry Road & I-35 North KCMO	14,730	6,589	37.0	2.2	\$108,372	\$714,063,108
I-470 & Hwy 40 Independence	8,643	3,821	39.4	2.3	\$94,439	\$360,851,419
Oak Park Mall Overland Park	26,526	10,831	40.0	2.4	\$103,645	\$1,122,578,995
119th & Metcalf Overland Park	24,066	10,988	42.1	2.2	\$132,831	\$1,459,547,028
Park Place Leawood	15,376	7,228	52.3	2.1	\$176,010	\$1,272,200,280
135th & Nall Overland Park	22,482	9,427	38.8	2.4	\$168,121	\$1,584,876,667
Summit Fair Lee's Summit	11,510	5,448	47.9	2.1	\$88,354	\$481,352,592
The Legends Kansas City, KS	4,917	2,068	39.9	2.4	\$102,413	\$211,790,084

Data Source: ESRI Demographic & Income Profile - September 2022

*Purchasing Power - Households multiplied by Avg HH Income

Downtown Development



\$9.2B

Development completed or under construction



\$3.1B

Development planned in Downtown Kansas City

Catalytic Projects Planned	Investment
Residential Development	\$1.2B
South Loop Link Park	\$180M
1400 KC	\$140M
KC Current Stadium	\$117M
UMKC Health Sciences District Building	\$100M
Grand Place	\$90M
Greenline	\$80M
Casino KC	\$61M
AC Hotels by Marriott	\$60M
KC Streetcar - North Extension	\$32M



Downtown Major Events



10.5M

Annual Visitors to Downtown

Upcoming Major Events	Date
Big 12 Men's Basketball Tournament	2023-2027
Big 12 Women's Basketball Tournament	2023-2027
NCAA Men's Basketball Regional Finals	2023
NFL Draft	2023
KC Current NWSL Games	Starting in 2024
NCAA Men's Wrestling Championships	2024
NCAA Women's Volleyball Championships	2025
FIFA World Cup	2026

Downtown Residential Growth



4,200+

The number of residential units currently planned for Downtown Kansas City



43,000+

Downtown's residential population is projected to exceed 43,000 residents by 2030



Downtown has become the fastest-growing neighborhood of both Kansas City and the entire region.



79%

Downtown's residential population has increased 79% since 2010 to more than 32,000 residents

Area/City	Increase since 2010
Downtown Kansas City	79%
Spring Hill	57%
Parkville	41%
Kearney	28%
Raymore	26%
Gardner	25%
Grain Valley	24%
Lenexa	21%
Overland Park	14%

Downtown Demographics



53%

Male

47%

Female

34.2

Average Age



52%

Millennials make up 52% of Downtown Kansas City's residential population, outpacing the MSA's rate of 29%



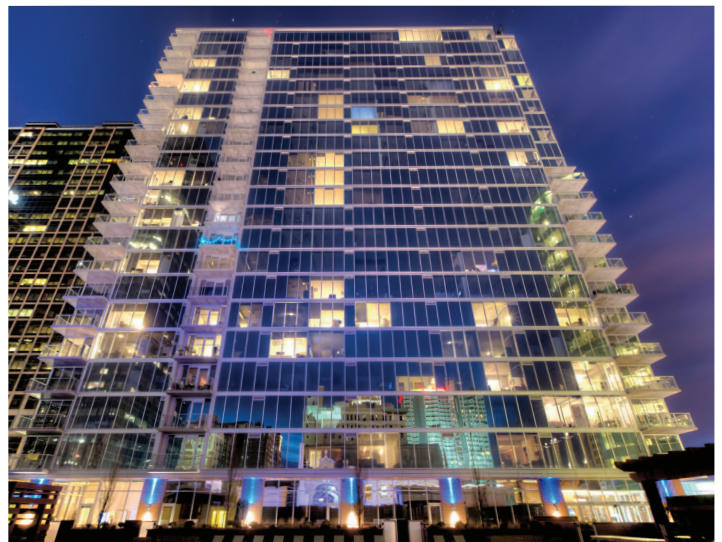
48%

48% of Downtown Kansas City's residential population have a Bachelor's Degree or higher compared to the MSA's rate of 36%



\$83,557

Average Household Income



RETAIL SPACE FOR LEASE



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