



3936 BROADWAY BLVD

3936 Broadway Blvd, Kansas City, MO 64111



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ASSOCIATE

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MANAGING BROKER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Retail office building perfect for Owner User or Investor
Excellent visibility, signage opportunities, and storefront
Existing tenant income including billboards

PROPERTY HIGHLIGHTS

- Prime commercial space for lease
- Spacious, light-filled interior
- Large windows for excellent visibility
- Modern facade with contemporary design
- Versatile layout for various business needs
- High-traffic area for maximum exposure
- Ideal for retail or office use
- Great branding opportunities through signage
- 7,500 SF building with historic charm
- Prominent storefront in bustling retail entertainment commercial hub

Offering Summary

| | |
|----------------|---------------------|
| Sale Price: | \$1,250,000 |
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Available SF: | 7,500 SF |
| Lot Size: | 0.216 Acres |
| Building Size: | 7,500 SF |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 13,187 | 56,334 | 121,088 |
| Total Population | 21,949 | 115,631 | 270,893 |
| Average HH Income | \$90,676 | \$97,165 | \$91,101 |



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Excellent visibility, signage opportunities, and storefront
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LOCATION DESCRIPTION

Retail + Office Building in Westport entertainment district



COMPLETE HIGHLIGHTS

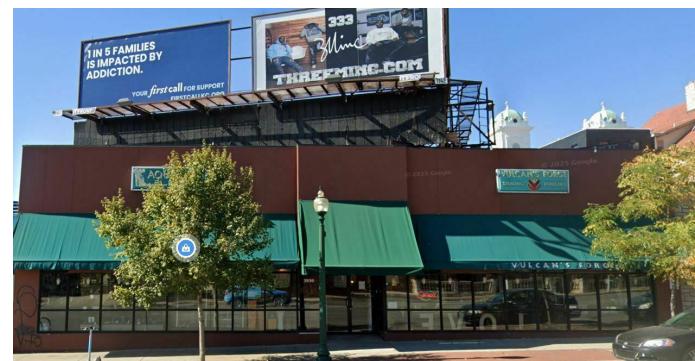


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- Great branding opportunities through signage
- 7,500 SF building with historic charm
- Prominent storefront in bustling retail entertainment commercial hub
- Versatile canvas for creative retail concepts with great windows and long storefront
- Billboard and small retail income in place
- Parking in Rear with 11 spaces

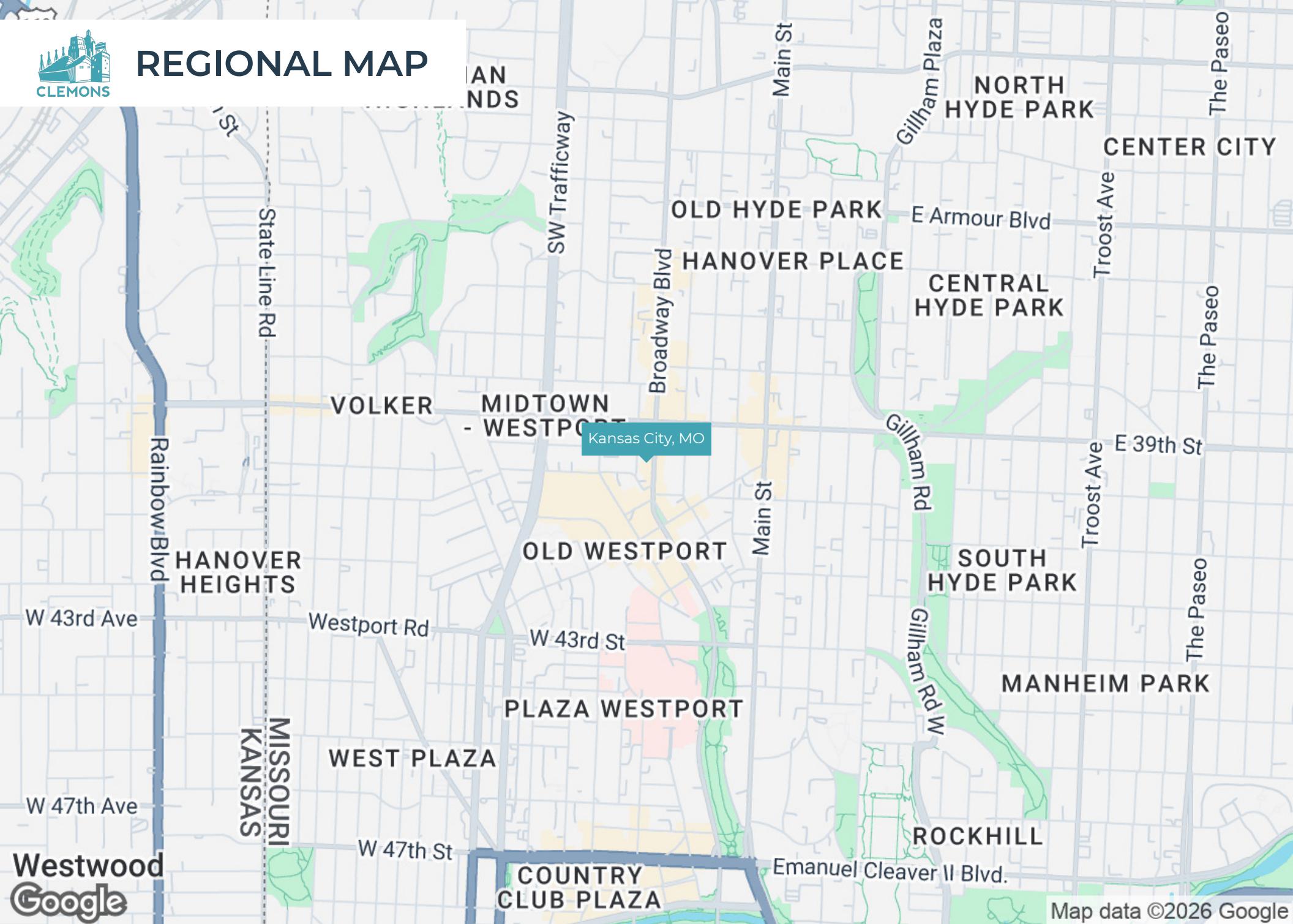


ADDITIONAL PHOTOS





REGIONAL MAP





SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

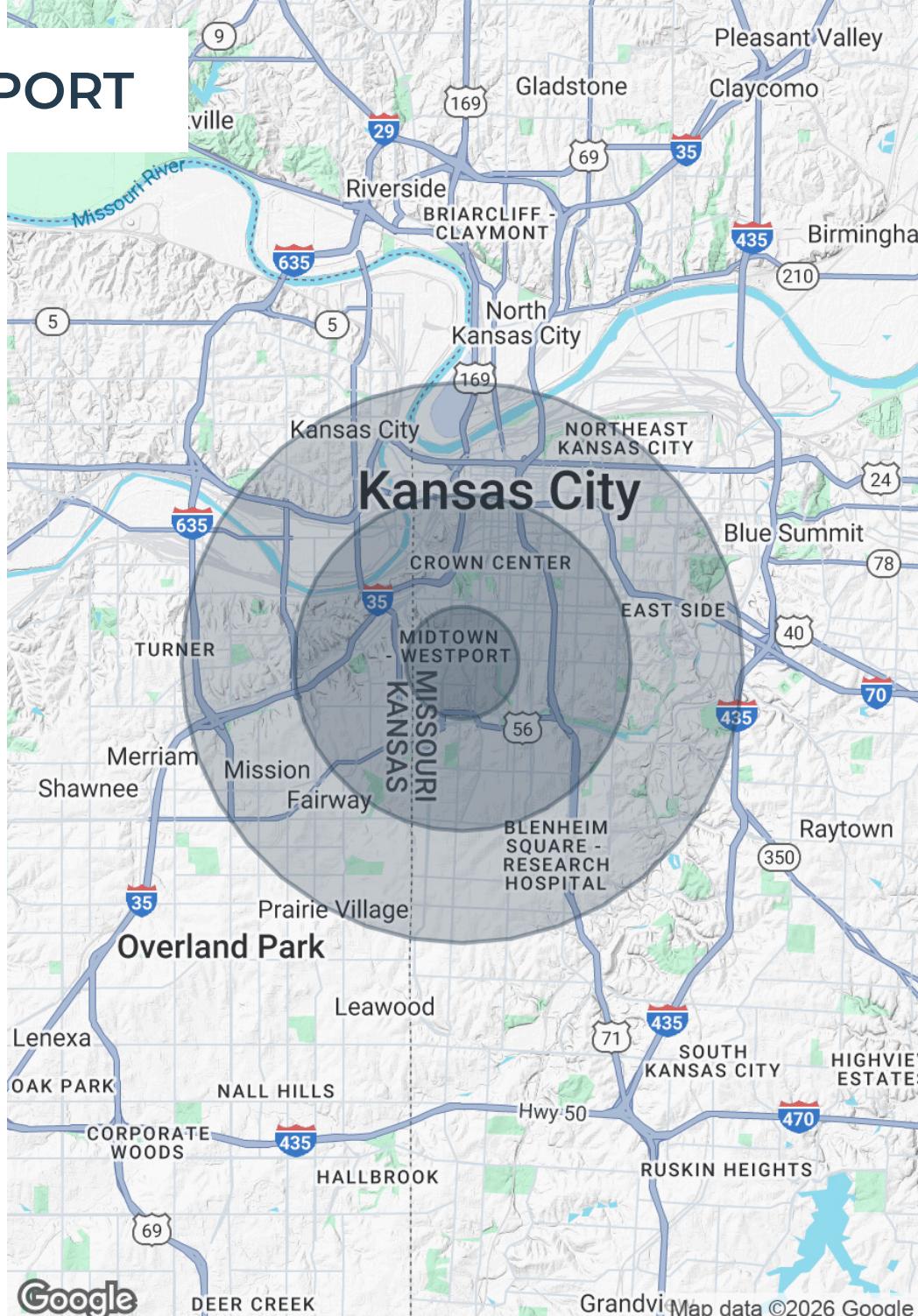


DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 21,949 | 115,631 | 270,893 |
| Average Age | 39 | 39 | 38 |
| Average Age (Male) | 39 | 39 | 38 |
| Average Age (Female) | 38 | 39 | 39 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 13,187 | 56,334 | 121,088 |
| # of Persons per HH | 1.7 | 2.1 | 2.2 |
| Average HH Income | \$90,676 | \$97,165 | \$91,101 |
| Average House Value | \$397,373 | \$355,612 | \$308,245 |

Demographics data derived from AlphaMap





ADVISOR BIO 1



KIM ANSARI, CCIM

Associate

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PROFESSIONAL BACKGROUND

Kim joined Clemons in 2020. Kim brings 25 years of experience providing Strategic Planning, Site Acquisition, Brokerage, Development, Design/Construction and Property /Asset Management Services for Real Estate Owners/Users. Prior to joining Clemons Kim ran a salon style art gallery in the Crossroads Arts District. Kim worked for Verizon Wireless as Manager in the Real Estate, Design and Construction, and Facilities Department where she directed multimillion \$ capital budgets for store projects including developing strategic retail portfolio distribution plans, overseeing analytics, site selection, deal negotiation, Legal, A&E, GCs, staff and service providers. Kim was also the Retail Sustainability Program Leader for National Cross Functional Team resulting in 178 Stores LEED Certified. Kim's has a passion to connect people, real estate, art and sustainability to create unique places and experiences.

EDUCATION

Bachelor of Arts - University of Kansas

CCIM Designation in 1999

MEMBERSHIPS

Recipient of the HALO Foundation 2019 Advocate of the Year Award

Past Board of Director and founding member for KC Commercial Real Estate Women (KCCREW)

Past Board of Director for the Rabbit Hole KC, a non profit national children's book museum

Extensive LEED portfolio experience with USGBC/Green Belt in Six Sigma/Sustainability Expert

International Council for Shopping Center (ICSC) Annual Trade Show Expert

WIRED WOMEN IN RE DEVELOPMENT

Clemons Real Estate

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ADVISOR BIO 2



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.

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