

THE NEW ZONA ROSA

MIXED-USE DEVELOPMENT

25 MILLION
ANNUAL TOURISTS
TO THE CITY OF
KANSAS CITY

EAT
SHOP
PLAY
LIVE
WORK

RECENTLY
COMPLETED THE
INITIAL PHASE
OF A MAJOR 7M
REVITALIZATION

PROPERTY FEATURES

- Located in the fastest-growing county in the state with approximately 40% of households making over \$100,000 annually
- In close proximity to Twin Creeks residential development that's on track to add over 20,000 single family residential units and over 75,000 residents within the next decade
- Close to Meta's new state of the art \$800 million data center at Golden Plains Technology Park

\$5.6
BILLION
ECONOMIC IMPACT
FROM TOURISM

FOR LEASE



ZONA ROSA RETAIL SPACE

I-29 & Barry Road, Kansas City, MO 64153

GATEWAY DISTRICT

BARRY RD - 38,000 CPD

CENTRAL DISTRICT

DILLARD'S DISTRICT



DEMOGRAPHIC OVERVIEW

	3 MI	5 MI	TA	15 MIN.	20 MIN.
POPULATION	45,030	93,586	438,988	147,231	363,745
AVG. HHI	\$102,469	\$100,633	\$86,620	\$91,534	\$83,828
HHI \$100K+	6,892	13,470	51,416	19,202	40,189
HHI \$150K+	3,332	6,293	21,854	8,701	17,266
BACHELOR+ %	39.1%	43.5%	36.1%	39.1%	33.4%
MEDIAN AGE	38.3	37.2	36.1	36.7	36.0
DAYTIME POP.	33,148	63,107	309,999	111,471	303,839

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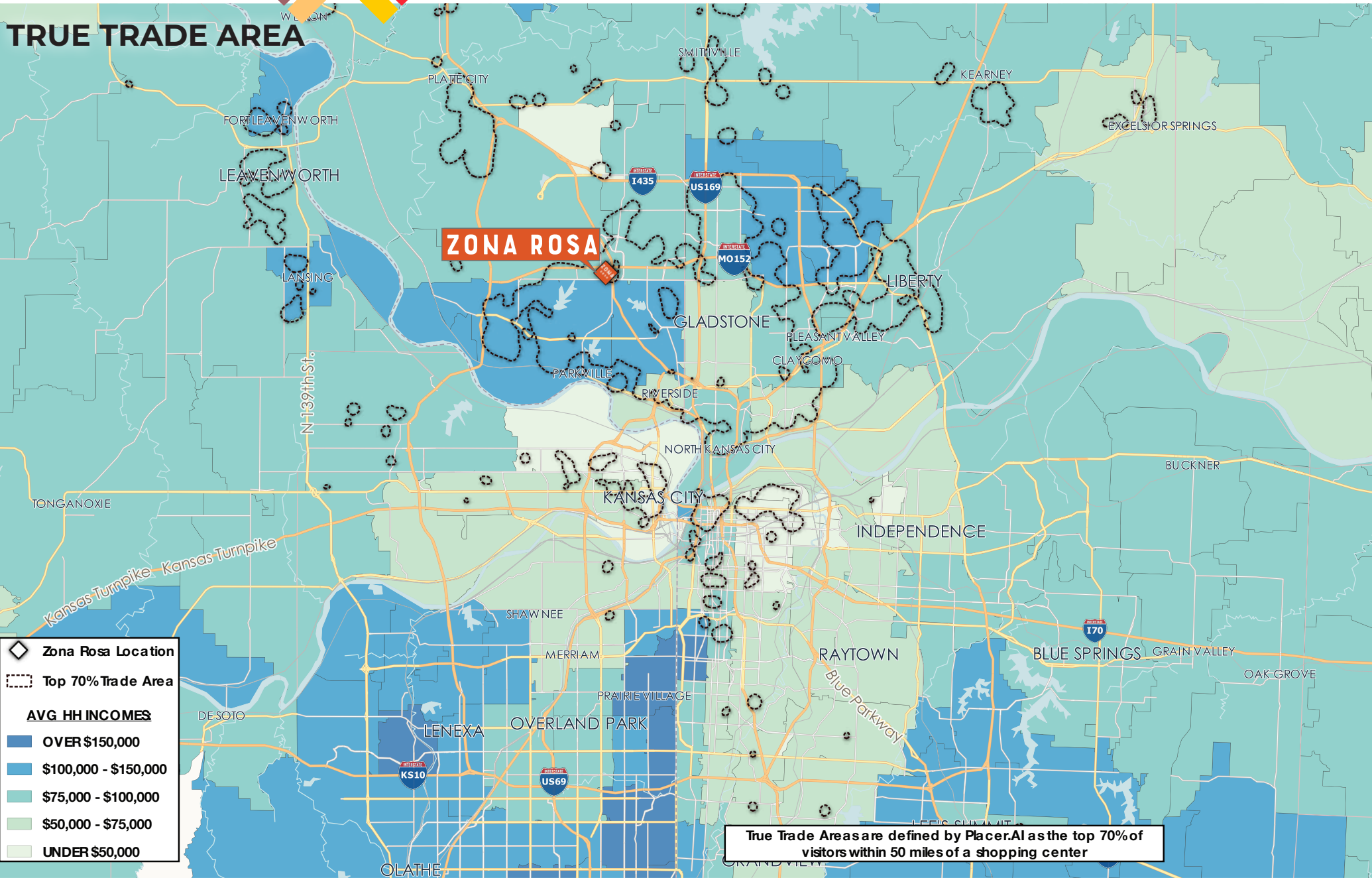
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TRUE TRADE AREA



FOR LEASE



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PROPERTY OVERVIEW

Zona Rosa is an open-air mixed-use shopping destination in the heart of the Northland submarket of Kansas City, and features nearly 1 million SF of retail, 113,000 SF of office, 73 apartments, and highly amenitized public spaces. Zona Rosa offers the most comprehensive collections of retail in the Northland with a dynamic collection of entertainment and restaurants that help support regular draw.

MARKET OVERVIEW

Located in Kansas City, a major metropolitan area home to three major league sports teams and a booming creative community of arts and culture, Zona Rosa is ideal for families and millennials alike. Platte County, home to Zona Rosa, ranked 26th nationally in potential growth, is the 2nd wealthiest county in Missouri, and is in the nation's top 100 for quality of life.

Zona Rosa is situated in one of the fastest growing retail corridors in Greater Kansas City, and is conveniently located at the intersection of I-29 and Barry Road, minutes from Kansas City International Airport, and downtown Kansas City.



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