



Crossroads Redevelopment Sites



For Sale

2035 Washington Street & 400 Southwest Boulevard

Kansas City, Missouri

Property Overview

2035 Washington Street

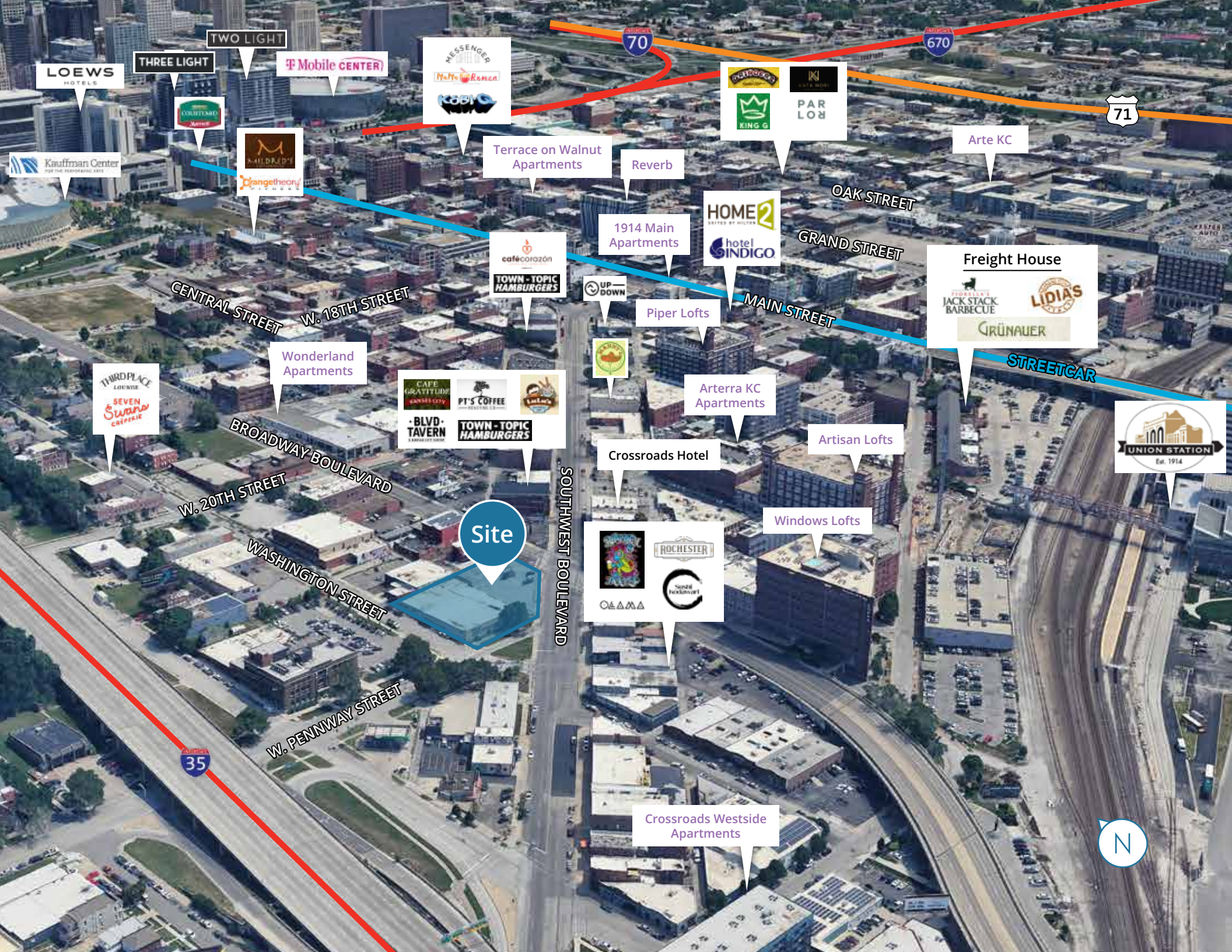
- Lot size: 0.41 acres
- Existing building: 17,590 SF
- \$1.8 MILLION

400 Southwest Boulevard

- Lot size: 0.30 acres
- Existing building: 4,209 SF
- \$1.7 MILLION

- Lots/buildings can be purchased together or separately
- Rare redevelopment site in the heart of the Crossroads Arts District
- Easily accessible via I-35
- Walkable to numerous restaurants, hotels and Pennway Point
- Located in an Opportunity Zone
- Zoning is M1-5





LOEWS
HOTELS

THREE LIGHT

TWO LIGHT

T Mobile CENTER

MESSANGER
HOTEL CO.
Mello Yello
KBBQ

PORTER
KING G

PARLO

Arte KC

Terrace on Walnut
Apartments

Reverb

1914 Main
Apartments

HOME2
HOTEL BY HILTON
hotel INDIGO

GRAND STREET

Freight House

LIPIAS
GRÜNAUER
JACK STACK BARBECUE

Piper Lofts

Arterra KC
Apartments

Artisan Lofts

Crossroads Hotel

Windows Lofts

Crossroads Westside
Apartments

Site

CENTRAL STREET

W. 18TH STREET

BROADWAY BOULEVARD

W. 20TH STREET

WASHINGTON STREET

W. PENNWAY STREET

SOUTHWEST BOULEVARD

STREETCAR

UNION STATION
Est. 1914





Kansas City Fire
Department Station 7



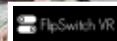
Superior Bowen

General Mill
Machine Shop

1812 Overture Bed
and Breakfast



W. 20TH STREET



Office Products
Alliance



Stockman Law Firm

Kansas City Shotokan
Karate Club



Fit Street

W. PENNWAY STREET

WASHINGTON STREET

17,590 SF

4,209 SF

SOUTHWEST BOULEVARD

BROADWAY BOULEVARD



A Livable Downtown

Downtown Kansas City has become an epicenter for diverse housing options and ensures high-quality architecture and amenities in the surrounding neighborhoods.

- Walkable urban streets
- Quality transportation
- Most affordable downtown in the region
- Population is growing as quality of life increases

Downtown/Crossroads Trends



21,850

Existing
Residential Units



1,184

Units Under
Construction



5,392

Units in Various
Stages of Planning

Kansas City Demographics



\$276,859

Median Home
Value



32,276

Total Population



34.8

Median Age



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