

# 10004-10020 NW Ambassador Dr - Building C - Tiffany Landing S/C



Location: **Building C**  
**North of the River Cluster**  
**I-29 Corridor Submarket**  
**Platte County**  
**Kansas City, MO 64153**

Building Type: **Retail/(Strip Center)**  
 Bldg Status: **Built Aug 1985**  
 Building Size: **12,107 SF**  
 Typical Floor Size: **10,865 SF**  
 Stories: **1**  
 Land Area: **4.64 AC**  
 Total Avail: **1,450 SF**  
 % Leased: **100%**  
 Total Spaces Avail: **1**  
 Smallest Space: **1,450 SF**  
 Bldg Vacant: **-**

Landlord Rep: **Aristocrat-Realty**  
 Developer: **-**  
 Management: **-**  
 Recorded Owner: **GLOBAL TIFFANY INVESTMENTS LLC**  
 Expenses: **2021 Tax @ \$4.35/sf**

Parcel Number: **17-70-36-000-006-000**

Amenities: **Restaurant, Signage**

Parking: **121 Surface Spaces are available; Ratio of 11.14/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 10018	1,450	1,450	1,450	\$13.50/nnn	30 Days	Negotiable	Direct

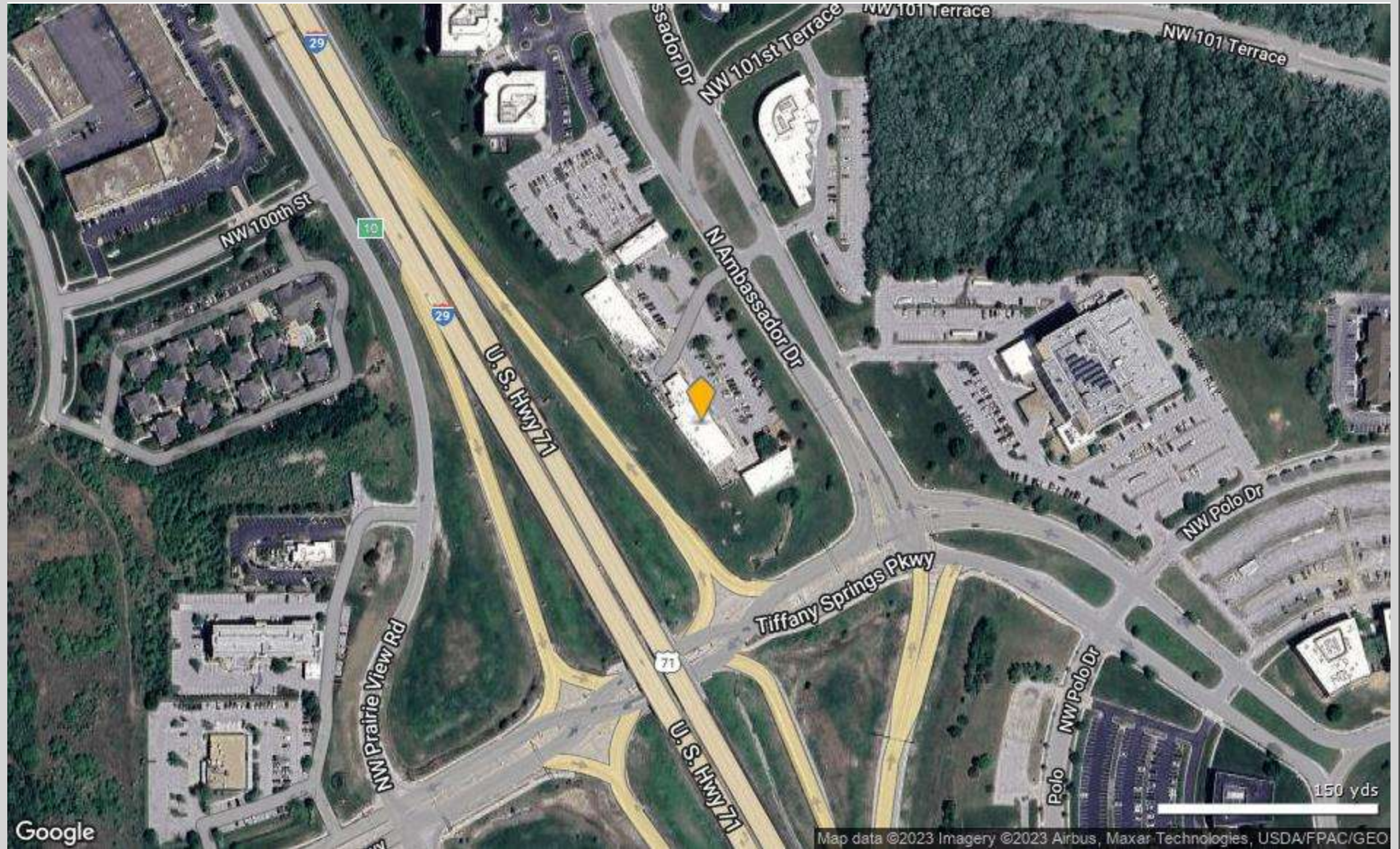
*Aristocrat-Realty / Michael Meier (913) 271-7656*





### Building C

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No Site Plan image was found for this property



10004-10020 NW Ambassador Dr

Building C

Tiffany Landing S/C

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
Classy Nails	2,173	1			01/29/2019			
Los Hornos Mexican	3,259	1			07/30/2022			
Salon Bliss	2,173	1	Services	5			(816) 801-8484	
Smokebox BBQ Cafe	1,086	1	Retailer	4			(816) 891-8011	

Total Tenants for 10004-10020 NW Ambassador Dr: 4

Total Tenants for report: 4

# Traffic Count Report

## Building C

10004-10020 NW Ambassador Dr, Kansas City, MO 64153

Building Type: **General Retail**

Secondary: -

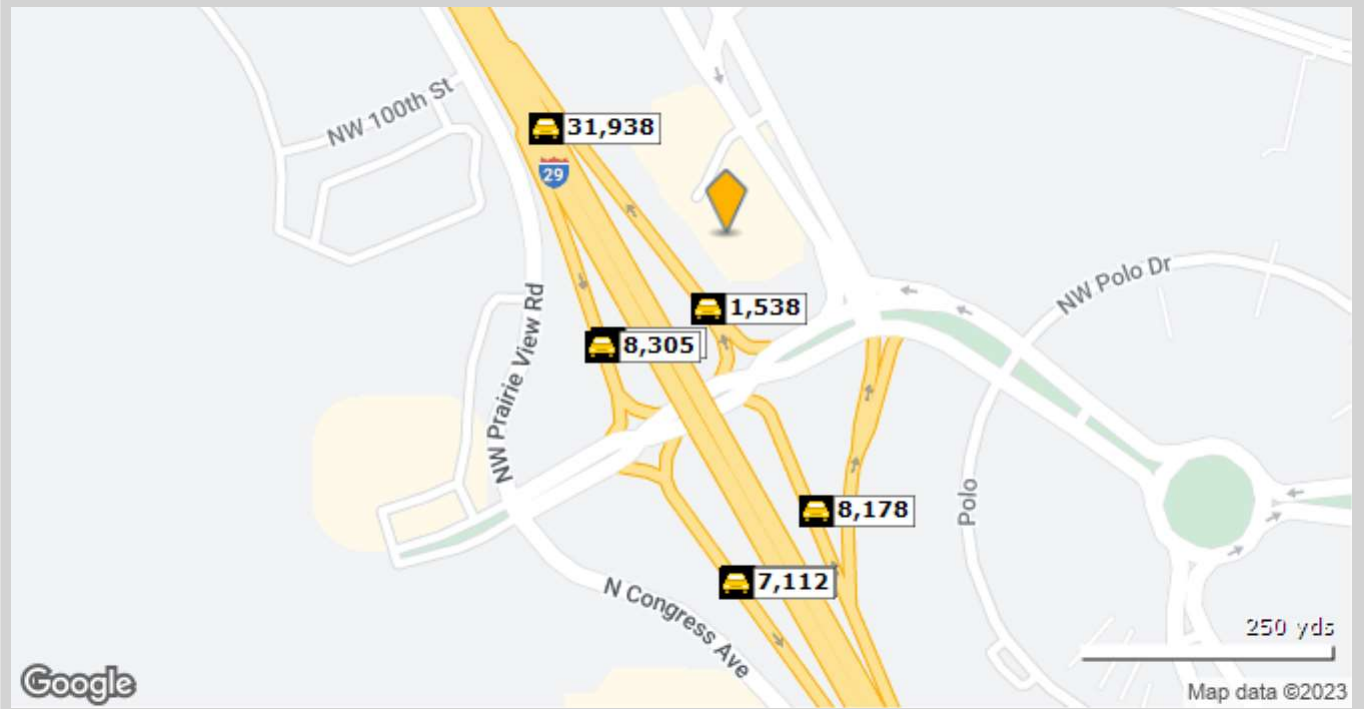
GLA: **12,107 SF**

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Rent/SF/Yr: **\$13.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 29	NW Tiffany Springs Pkwy	0.05 S	2022	1,988	MPSI	.04
2	I- 29	NW Tiffany Springs Pkwy	0.05 S	2021	1,987	MPSI	.04
3	I- 29	NW Tiffany Springs Pkwy	0.05 S	2018	1,538	MPSI	.04
4	I- 29	NW Tiffany Springs Pkwy	0.06 SE	2020	2,198	MPSI	.09
5	I- 29	NW Tiffany Springs Pkwy	0.06 SE	2022	8,305	MPSI	.09
6	NW Prairie View Rd	NW 100th St	0.06 NW	2022	31,938	MPSI	.12
7	Not Available	Not Available	0.00 No	2020	8,178	MPSI	.16
8	I- 29	NW Tiffany Springs Pkwy E	0.10 N	2018	6,642	MPSI	.20
9	I- 29	NW Tiffany Springs Pkwy E	0.10 N	2022	7,112	MPSI	.20
10	I- 29	NW Tiffany Springs Pkwy E	0.10 N	2021	7,112	MPSI	.20



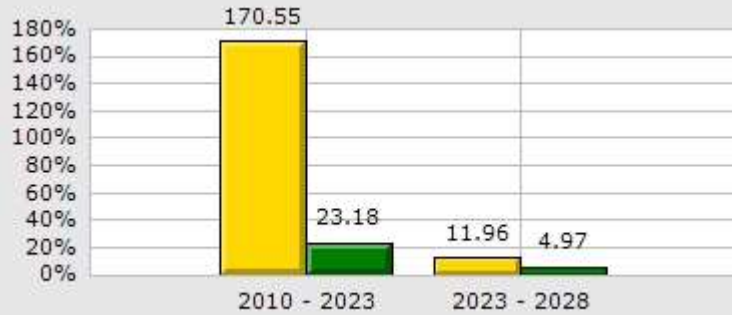
**Building C**

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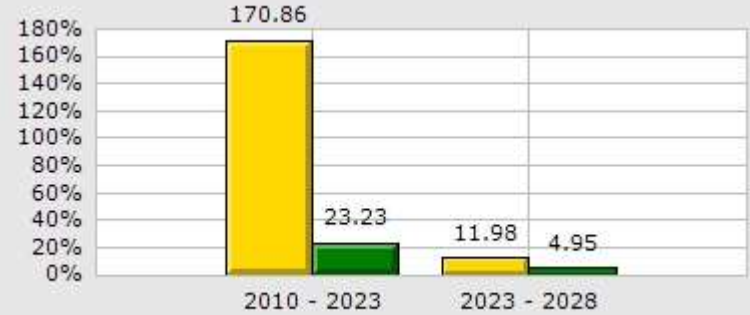
Type: **Retail/(Strip Ctr)**  
 County: **Platte**

**1 Mile**  
**County**

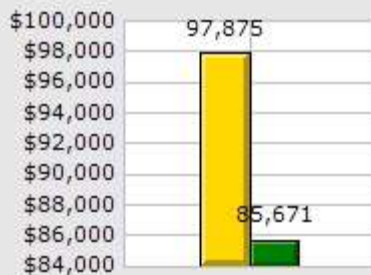
**Population Growth**



**Household Growth**



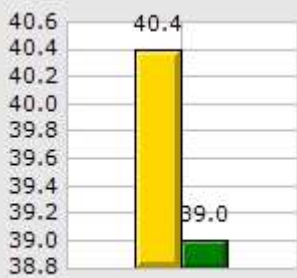
**2023 Med Household Inc**



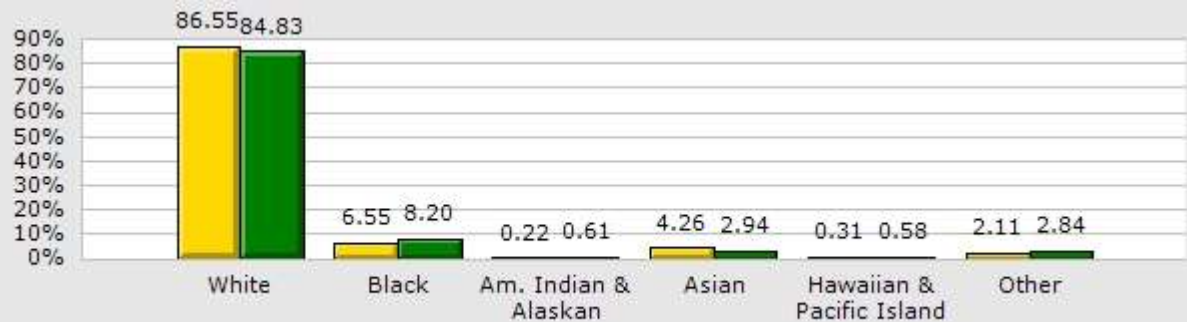
**2023 Households by Household Income**



**2023 Median Age**



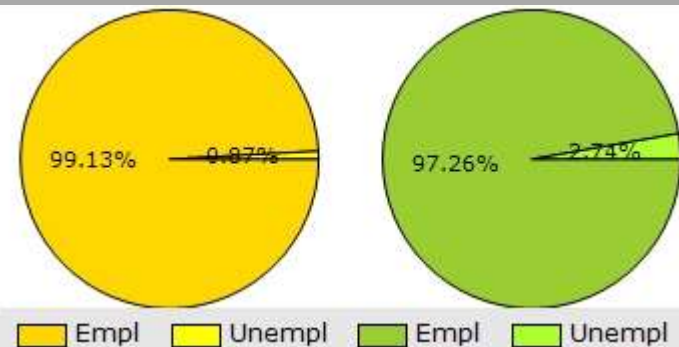
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



**Demographic Market Comparison Report**

1 mile radius

**Building C**

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Type: **Retail/(Strip Ctr)**  
 County: **Platte**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	170.55%		23.18%	
Growth 2023 - 2028	11.96%		4.97%	
Empl	1,368	99.13%	61,579	97.26%
Unempl	12	0.87%	1,737	2.74%
<b>2023 Population by Race</b>				
	<b>2,230</b>		<b>110,023</b>	
White	1,930	86.55%	93,336	84.83%
Black	146	6.55%	9,018	8.20%
Am. Indian & Alaskan	5	0.22%	675	0.61%
Asian	95	4.26%	3,235	2.94%
Hawaiian & Pacific Island	7	0.31%	639	0.58%
Other	47	2.11%	3,120	2.84%
<b>Household Growth</b>				
Growth 2010 - 2023	170.86%		23.23%	
Growth 2023 - 2028	11.98%		4.95%	
Renter Occupied	110	13.45%	15,670	35.22%
Owner Occupied	708	86.55%	28,821	64.78%
<b>2023 Households by Household Income</b>				
	<b>819</b>		<b>44,491</b>	
Income <\$25K	12	1.47%	4,065	9.14%
Income \$25K - \$50K	37	4.52%	9,433	21.20%
Income \$50K - \$75K	129	15.75%	6,357	14.29%
Income \$75K - \$100K	253	30.89%	5,600	12.59%
Income \$100K - \$125K	31	3.79%	6,346	14.26%
Income \$125K - \$150K	118	14.41%	3,325	7.47%
Income \$150K - \$200K	159	19.41%	4,691	10.54%
Income \$200K+	80	9.77%	4,674	10.51%
2023 Med Household Inc	\$97,875		\$85,671	
2023 Median Age	40.40		39.00	





# Demographic Summary Report

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Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	2,499	82,653	266,036
2023 Estimate	2,232	77,982	255,595
2010 Census	825	57,588	210,997
Growth 2023 - 2028	11.96%	5.99%	4.08%
Growth 2010 - 2023	170.55%	35.41%	21.14%
<b>2023 Population by Hispanic Origin</b>	105	5,960	22,676
<b>2023 Population</b>	2,232	77,982	255,595
White	1,930 86.47%	63,986 82.05%	204,179 79.88%
Black	146 6.54%	8,233 10.56%	30,993 12.13%
Am. Indian & Alaskan	6 0.27%	479 0.61%	1,783 0.70%
Asian	96 4.30%	2,523 3.24%	8,992 3.52%
Hawaiian & Pacific Island	7 0.31%	475 0.61%	1,451 0.57%
Other	47 2.11%	2,286 2.93%	8,197 3.21%
U.S. Armed Forces	10	267	615
<b>Households</b>			
2028 Projection	916	34,338	107,999
2023 Estimate	818	32,438	103,756
2010 Census	302	24,176	85,596
Growth 2023 - 2028	11.98%	5.86%	4.09%
Growth 2010 - 2023	170.86%	34.17%	21.22%
Owner Occupied	708 86.55%	19,806 61.06%	69,049 66.55%
Renter Occupied	110 13.45%	12,632 38.94%	34,707 33.45%
<b>2023 Households by HH Income</b>	819	32,435	103,757
Income: <\$25,000	12 1.47%	2,665 8.22%	12,631 12.17%
Income: \$25,000 - \$50,000	37 4.52%	6,903 21.28%	23,453 22.60%
Income: \$50,000 - \$75,000	129 15.75%	5,383 16.60%	17,828 17.18%
Income: \$75,000 - \$100,000	253 30.89%	4,460 13.75%	12,765 12.30%
Income: \$100,000 - \$125,000	31 3.79%	4,651 14.34%	14,000 13.49%
Income: \$125,000 - \$150,000	118 14.41%	2,275 7.01%	7,279 7.02%
Income: \$150,000 - \$200,000	159 19.41%	3,184 9.82%	8,739 8.42%
Income: \$200,000+	80 9.77%	2,914 8.98%	7,062 6.81%
<b>2023 Avg Household Income</b>	\$127,301	\$102,433	\$92,494
<b>2023 Med Household Income</b>	\$97,875	\$82,099	\$72,070



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>272</b>	<b>3,813</b>	<b>14</b>
Retail & Wholesale Trade	35	1,178	34
Hospitality & Food Service	24	647	27
Real Estate, Renting, Leasing	9	41	5
Finance & Insurance	32	178	6
Information	4	68	17
Scientific & Technology Services	57	472	8
Management of Companies	0	0	0
Health Care & Social Assistance	37	178	5
Educational Services	4	92	23
Public Administration & Sales	11	132	12
Arts, Entertainment, Recreation	4	34	9
Utilities & Waste Management	5	270	54
Construction	16	129	8
Manufacturing	12	213	18
Agriculture, Mining, Fishing	2	18	9
Other Services	20	163	8



# Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$33,897</b>	<b>\$1,076,724</b>	<b>\$3,317,302</b>
<b>Total Apparel</b>	<b>\$1,699</b>	<b>\$54,594</b>	<b>\$169,660</b>
Women's Apparel	678	21,265	65,395
Men's Apparel	362	11,275	34,779
Girl's Apparel	121	3,965	12,332
Boy's Apparel	83	2,914	9,259
Infant Apparel	70	2,586	8,199
Footwear	384	12,590	39,696
<b>Total Entertainment &amp; Hobbies</b>	<b>\$4,964</b>	<b>\$159,905</b>	<b>\$493,075</b>
Entertainment	480	16,223	53,928
Audio & Visual Equipment/Service	1,062	35,350	109,406
Reading Materials	85	2,666	8,021
Pets, Toys, & Hobbies	920	28,990	88,431
Personal Items	2,415	76,676	233,288
<b>Total Food and Alcohol</b>	<b>\$8,799</b>	<b>\$290,569</b>	<b>\$892,674</b>
Food At Home	4,359	147,028	463,069
Food Away From Home	3,779	121,870	365,393
Alcoholic Beverages	661	21,670	64,212
<b>Total Household</b>	<b>\$6,003</b>	<b>\$178,283</b>	<b>\$547,941</b>
House Maintenance & Repair	1,307	36,223	123,499
Household Equip & Furnishings	2,359	70,184	211,796
Household Operations	1,635	50,891	152,737
Housing Costs	702	20,986	59,910



## Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
<b>Total Transportation/Maint.</b>	<b>\$8,384</b>	<b>\$270,657</b>	<b>\$849,067</b>
Vehicle Purchases	4,221	137,111	438,085
Gasoline	2,024	68,195	215,898
Vehicle Expenses	210	6,056	17,916
Transportation	943	26,551	75,542
Automotive Repair & Maintenance	985	32,744	101,628
<b>Total Health Care</b>	<b>\$1,651</b>	<b>\$53,005</b>	<b>\$165,517</b>
Medical Services	1,003	31,803	98,459
Prescription Drugs	470	15,521	49,394
Medical Supplies	178	5,681	17,664
<b>Total Education/Day Care</b>	<b>\$2,398</b>	<b>\$69,711</b>	<b>\$199,368</b>
Education	1,518	43,981	125,689
Fees & Admissions	880	25,729	73,679

