



THE BITTERMAN BUILDING

3107-3111 Gillham Rd, Kansas City, MO 64109



Audrey Navarro

MANAGING BROKER

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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Kansas City! This historic 37,000 SF building, meticulously renovated in 2018, offers an exceptional blend of history and modern functionality. With Commercial zoning and 100% occupancy, this property presents an attractive proposition for discerning Office/Creative/Loft investors. Originally built in 1917, the property exudes character and potential. Its strategic location in the heart of Kansas City further enhances its appeal. Don't miss out on this exceptional offering in a thriving market.

PROPERTY HIGHLIGHTS

- 37,000 square foot building
- Built in 1917 / Renovated in 2018
- Upside potential with a below market rents
- 100% occupancy
- Prime location in KC at Martini Corner

TENANT MIX

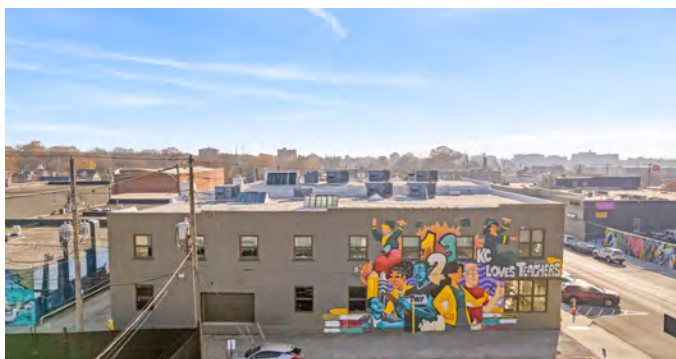
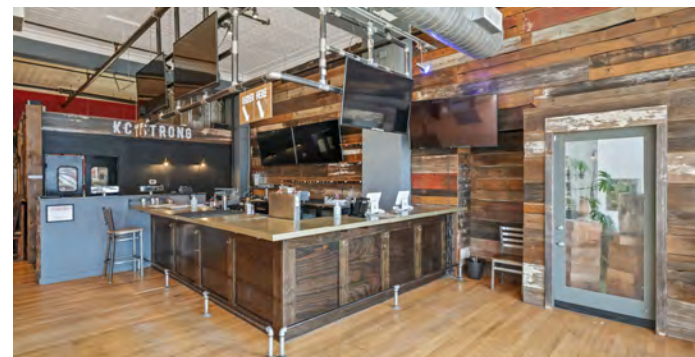
3107 has a diverse Tenant mix that includes creative offices, retail, and restaurants. Urban Mining and Populuxe are destination vintage furniture showrooms. School Smart KC is a collective of creative office non-profits that specialize in the education space. Brewers Kitchen & Brewers Corner are longstanding restaurant and event venue focused on serving the local community.

Offering Summary

Sale Price:	\$4,200,000
Lot Size:	0.3 Acres
Building Size:	37,000 SF
Occupancy	100%
Market	Martini Corner (KCMO)



ADDITIONAL PHOTOS





AREA MAP





ARIAL MAP

Federal Reserve

Martini Corner

Union Hill



5 Min walk to KC Streetcar stop

1 Mile to Hwy 71

DEVELOPMENT MAP





MARKET OVERVIEW

MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.

MIDTOWN DEMOGRAPHICS



61,924
Population



109,559
Daytime Population



\$188,359
Median Home Value



30%
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS



2.2 M
Population



474,110
Daytime Population



\$240,254
Median Home Value



37.2%
Bachelors Degree or Higher

MAJOR CORPORATIONS IN THE AREA



BlueCross
BlueShield



Saint Luke's



Commerce Bank



American Century
Investments®



KANSAS CITY LIFE





ADVISOR BIO



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PROFESSIONAL BACKGROUND

As managing partner of Clemmons Real Estate, Audrey oversees a team of brokers and maintains an active role in acquisitions, redevelopment, strategic planning, and investment sales. Currently, Clemmons 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 Clemmons 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 Lead 2023-Present. Audrey launched a specialty practice group within Clemmons in 2023 that specializes in facilities consulting and site selection for nonprofit organizations. Her team has worked with many local and national 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 historic market rate apartments that are now 96% occupied. This project had a major impact on lowering crime and increasing 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 a Premier Family Destination. Added 60,000sf Sea Life Aquarium & Legoland attractions, Repositioned Retail & Restaurants with high quality tenants, and patio amenities.

EDUCATION

BA and MBA from Rockhurst University

MEMBERSHIPS

Co-founder of WIRED - Women in Real Estate Development (2018-Present)

Urban Land Institute KC Chair & Advisory Board Member (2022-Present)

Board of Directors/Volunteer, MindDrive (2013-2023)

MainStreet CID Board Member (2021-2024)

Named one of KC Business Journal's "Women Who Mean Business" (2018)

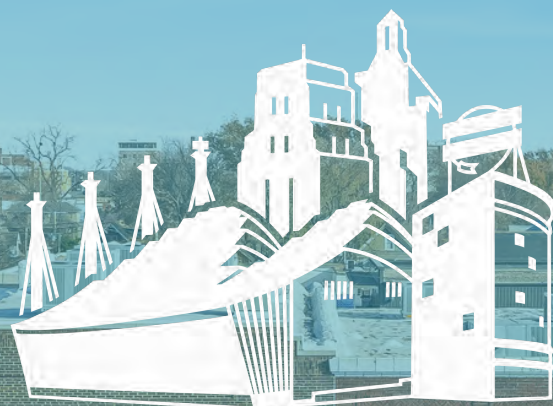
Ranked #10 in Ingrams Magazine's Corporate Report (2018)

Named a "Rising Star" by KC Business Magazine (2012)

Named a Retail Power Broker by CoStar Group (2007-2013)

Winner of the CCIM "Home Run Deal" award (2011)

KS/MO Operations Chair International Council of Shopping Centers (2009)



CLEMONS

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