

Urish Center

Topeka | Kansas



**20,602 SF Neighborhood Strip Center Located in Topeka, KS
| State Capital with Over 233k People**



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Marcus & Millichap

PATTON | WILES | FULLER GROUP

Urish Center

Topeka | KS

Offering Price

\$3,095,000

Cap Rate	8.00%
Price Per SF	\$150
Gross Leasable Area	20,602 SF
Occupancy	100%
Year Built	2006



Vital Data

Net Operating Income	\$247,599
Year 1 Cash-on-Cash Return	7.97%
Year 1 Total Return	11.97%

Proposed Financing

Loan Amount	\$2,166,500
Loan-to-Sale Ratio	70.00%
Interest Rate	6.25%
Amortization	25 Years
Term	10 Years
Annual Debt Service	\$171,501
Loan Constant	7.92%
Debt Service Coverage Ratio	1.44

Executive Summary



Click to View
Google Map



Click to View
Street View

Major Tenants

Tenant	GLA	Lease Exp	Lease Type
Tailgators	3,500 SF	3/2027	NNN
K&K Liquor Store	3,000 SF	8/2027	NNN
Sherwood Animal Clinic, Inc.	2,311 SF	12/2027	NNN
Desi Delights	2,000 SF	11/2026	NNN
Topeka Chiropractic	2,000 SF	6/2027	NNN
Paradise Donuts	1,750 SF	2/28/2027	NNN
Sunsations	1,500 SF	1/2029	NNN

Urish Center

Topeka | Kansas

Investment Highlights



- 20,602 Square Foot Neighborhood Strip Center Located in Topeka, Kansas | State Capital with Over 233k People
- High End Construction Built in in 2006 | Situated on Large 2.85 Acre Lot | Offered Well Below Replacement Cost at \$150/SF
- Strong Mixture of Diversified, Ecommerce-Proof Tenants | Bar/Grill, Liquor & Convenience, Medical, Salon, Home Décor, Tanning Spa, Grocery, and Donuts/Coffee
- Major Tenants Include Tailgators, K&K Liquor Store, Topeka Chiropractic, Desi Delights Grocery, Paradise Donuts, Sunsations Spa & Tan, Create Hair Studio, and Cambridge Quartz & Granite

- High Upside Potential Including:
 - **Market to Market Rent Opportunity:**
 - Well-Below Market Rents Averaging Only \$11.85/SF
 - 36% of GLA/5-Tenants Lack Option Terms
 - WALT Only 1.63-Years
 - No Tenants Have More Than 1 Option Term Remaining (Spans 3 to 5 Year Terms)
 - **Immediate Backfill Opportunities**
 - Currently Two Spaces Available for Immediate Lease-Up – Including:
 - Sherwood Animal Clinic – Business Winding Down After Recent Passing of Owner (2,311 SF of End-Cap Space – Ability to Install Drive-Thru

- Suite #110 - Cambridge Quartz & Granite Relocated From This Space in 2025 Measures 2,541 SF
- Seller Offering Master-Lease Oppurtunities on Both Spaces to Guarantee Rent for Period of Time - Ask Broker for Details
- Favorable NNN Lease Structures | Recapture of Tax, CAM, Insurance Expenses | 3rd Party Management Fees Reimbursed by Tenants | Minimal Landlord Responsibilities
- Strategic Development Situated Away from Competing Retail Corridors | Caters Extremely Well to Neighborhoods | Zoning Restrictions and Lack of Developable Land Creates High Barriers to Entry for Future Competition
- Situated at Hard Corner/Roundabout Seeing Over 17,935 Vehicles Per Day
- Dense & Mature Demographics | Population Counts of 5,115within 1-Mile, 38,616 within 3-Miles, and 79,640 within 5-Miles | Average Household Income in Excess of \$103,000
- Major Employers in Topeka Include: State of Kansas, Mars Wrigley (Invested Over \$750m In Topeka Over Last 10-Years), BNSF Railway, CoreFirst Bank & Trust, Goodyear, Frito-Lay, Evergy, and University of Kansas Health Systems”
- Topeka is the State Capital of Kansas | 37th Most Populus City in the United States | Less Than an Hour From Kansas City MSA



sam's club Walmart

HOBBY LOBBY Michaels ROSS DRESS FOR LESS SHOE CARNIVAL

LOWE'S MENARDS

West Ridge Mall

TARGET Ashley's HOMESTORE crumbl cookies Bath & Body Works TJ-maxx maurices planet fitness

9,921 VPD
SW 21st St

8,887 VPD
SW Urish Rd

Urish Center

Casey's Silver Lake Bank

Topeka Fire Station

9,629 VPD
SW 21st St

Dense & Mature Demographics | Population Counts of 5,115 within 1-Mile, 38,616 within 3-Miles, and 79,640 within 5-Miles | Average Household Income in Excess of \$103,000

SW Topeka is The Fastest Growing Portion of Topeka

Located 3 miles Northeast of Brand-New Washburn Rural North Middle School (440+ Students)



Urish Center

8,887 VPD
SW Urish Rd

9,921 VPD
SW 21st St

Casey's

Silver Lake Bank

Topeka Fire Station

9,629 VPD
SW 21st St

Major Tenants and Points of Interest Nearby include Dillons, Hy-Vee, Target, Menards, Lowe's, Walmart, Sam's Club, Home Depot, Hobby Lobby, Ross, Old Navy, Chick Fil-A, Chipotle, Starbucks, CAVA, and ample Class-A small shop space

Surrounded By Expanding Assisted Living Facilities To The North And South

Midwest Health Aquatic Center

Recently Renovated with 16 Pickleball Courts And a New Golf Clubhouse Under Construction to the South

9,657 VPD
SW Urish Rd

Topeka Fire Station

6,902 VPD
At Roundabout

Casey's

Silver Lake Bank

9,549 VPD
SW 21st St

9,629 VPD
SW 21st St

8,887 VPD
SW Urish Rd



Situated at Hard Corner/Roundabout Seeing Over 17,935 Vehicles Per Day



Tenant Summary - Rent Roll

Suite	Tenant	Square Feet	% BLD Share	Commencement Date	Expiration Date	Annual Rent	Annual Rent/SF	Renewal Options	Lease Type	Expense Reimb.	Tenant GPI	Lease Term Remaining
108-109	Tailgators	3,500	16.99%	1/1/2017	3/31/2027	\$56,000	\$16.00	(1) 3-Year	NNN	\$32,031	\$88,031	1.24
			opt	4/1/2027	3/31/2030	Annual 2% Increases						
104	K&K Liquor Store	3,000	14.56%	9/30/2014	8/31/2027	\$35,356	\$11.79	(1) 5-Year	NNN	\$27,455	\$62,812	1.66
			inc	9/1/2026	8/31/2027	\$36,064	\$12.02					
			opt	9/1/2027	8/31/2032	Market Rate w/ Annual Increases						
100	Sherwood Animal Clinic, Inc. (1)	2,311	11.22%	1/1/2017	12/31/2027	\$32,354	\$14.00	(1) 3-Year	NNN	\$21,150	\$53,504	2.00
			opt	1/1/2028	12/31/2030	Market Rate						
105	Desi Delights	2,000	9.71%	11/7/2023	11/7/2026	\$19,668	\$9.83	None	NNN	\$18,304	\$37,972	0.85
106	Topeka Chiropractic	2,000	9.71%	7/1/2018	6/30/2027	\$15,492	\$7.75	None	NNN	\$18,304	\$33,796	1.49
107	Paradise Donuts	1,750	8.49%	3/1/2022	2/28/2027	\$14,000	\$8.00	(1) 3-Year	NNN	\$16,016	\$30,016	
			opt	3/1/2027	2/28/2030	Annual 2% Increases						
103	Sunsations	1,500	7.28%	1/1/2014	1/31/2029	\$20,655	\$13.77	None	NNN	\$13,728	\$34,383	3.08
			inc	1/1/2027	1/31/2028	\$21,068	\$14.05					
			inc	2/1/2028	1/31/2029	\$21,489	\$14.33					
102	Cambridge Quartz & Granite LLC	1,000	4.85%	3/1/2025	2/28/2028	\$12,000	\$12.00	None	NNN	\$9,152	\$21,152	2.16
101	Creative Hair (KB Clark)	1,000	4.85%	1/1/2019	1/31/2027	\$13,514	\$13.51	None	NNN	\$9,152	\$22,666	1.08
110	Master-Lease (Currently Vacant – Suite #110) (2)	2,541	12.33%	Negotiable		\$30,492	\$12.00	None	NNN	\$23,255	\$53,747	
	Occupied Space	20,602	100.00%			\$249,531	\$12.11			\$188,546	\$438,077	
	Vacant Space	0	0.00%			\$0	\$0.00			\$0	\$0	WALT
	Total	20,602	100.00%			\$249,531	\$12.11			\$188,546	\$438,077	1.63 Yrs

Notes:

(1) Seller Offering Master-Lease/Guaranteed Rent on Space for a Negotiable Amount of Time – Ask Broker For Details/Background
(2) Seller Offering Master-Lease/Guaranteed Rent on Space for a Negotiable Amount of Time – Ask Broker For Details/Background

NNN Reimbursement Methodology

Tenant	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee
Tailgators	Pro Rata	Pro Rata	Pro Rata	Pro Rata
K&K Liquor Store	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Sherwood Animal Clinic, Inc.	Pro Rata	Pro Rata	Pro Rata: 6% Cap	Pro Rata
Desi Delights	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Topeka Chiropractic	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Paradise Donuts	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Sunsations	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Cambridge Quartz & Granite LLC	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Creative Hair (KB Clark)	Pro Rata	Pro Rata	Pro Rata	Pro Rata
Master-Lease (Currently Vacant – Suite #110)	Pro Rata	Pro Rata	Pro Rata	Pro Rata



NNN Reimbursement Dollar Amounts

Tenant	PRS	Real Estate Taxes	Insurance	Common Area Maintenance	Management Fee	Total	Total/SF
Tailgators	16.99%	\$18,795	\$2,271	\$8,103	\$2,862	\$32,031	\$9.15
K&K Liquor Store	14.56%	\$16,110	\$1,946	\$6,946	\$2,454	\$27,455	\$9.15
Sherwood Animal Clinic, Inc.	11.22%	\$12,410	\$1,499	\$5,350	\$1,890	\$21,150	\$9.15
Desi Delights	9.71%	\$10,740	\$1,298	\$4,630	\$1,636	\$18,304	\$9.15
Topeka Chiropractic	9.71%	\$10,740	\$1,298	\$4,630	\$1,636	\$18,304	\$9.15
Paradise Donuts	8.49%	\$9,398	\$1,135	\$4,052	\$1,431	\$16,016	\$9.15
Sunsations	7.28%	\$8,055	\$973	\$3,473	\$1,227	\$13,728	\$9.15
Cambridge Quartz & Granite LLC	4.85%	\$5,370	\$649	\$2,315	\$818	\$9,152	\$9.15
Creative Hair (KB Clark)	4.85%	\$5,370	\$649	\$2,315	\$818	\$9,152	\$9.15
Master-Lease (Currently Vacant – Suite #110)	12.33%	\$13,645	\$1,648	\$5,883	\$2,078	\$23,255	\$9.15
Total Reimbursement Income		\$110,634	\$13,366	\$47,697	\$16,849	\$188,546	\$9.15
Total Expense		\$110,634	\$13,366	\$47,697	\$16,849	\$188,546	\$9.15
Overage (Shortage) Amount		\$0	\$0	\$0	\$0	\$0	\$0.00
Reimbursement Percentage		100.00%	100.00%	100.00%	100.00%	100.00%	

Notes:

Year 1 Income & Expense Summary

Income	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$249,531	\$12.11
Gross Potential Rent Revenue	\$249,531	\$12.11
Expense Reimbursement Income		
Real Estate Taxes	\$110,634	\$5.37
Insurance	\$13,366	\$0.65
Common Area Maintenance	\$47,697	\$2.32
Management Fee	\$16,849	\$0.82
Total Expense Reimbursement Income	\$188,546	\$9.15
Gross Potential Income	\$438,077	\$21.26
Effective Gross Income	\$438,077	\$21.26

Operating Expenses	Annual - Year 1	Per Square Foot
Real Estate Taxes	\$110,634	\$5.37
Insurance	\$13,366	\$0.65
Common Area Maintenance		
Utilities	\$2,785	\$0.14
Repairs & Maintenance	\$2,000	\$0.10
Landscaping	\$8,500	\$0.41
Snow Removal	\$7,500	\$0.36
Trash Removal	\$14,957	\$0.73
Water & Sewer	\$11,956	\$0.58
Total Common Area Maintenance Expense	\$47,697	\$2.32
Management Fee (4% of Effective Gross Income)	\$16,849	\$0.82
Non-Reimbursable	\$1,932	\$0.09
Total Operating Expenses	\$190,478	\$9.25
Net Operating Income - Year 1	\$247,599	\$12.02

Year 1 Cash Flow Summary

Income & Expense Summary	Annual - Year 1	Per Square Foot
Scheduled Base Rental Income (Occupied Space)	\$249,531	\$12.11
Gross Potential Rent Revenue	\$249,531	\$12.11
Expense Reimbursement Income	\$188,546	\$9.15
Gross Potential Income	\$438,077	\$21.26
Effective Gross Income	\$438,077	\$21.26
Total Operating Expenses	(\$190,478)	(\$9.25)
Net Operating Income	\$247,599	\$12.02

Projected Leveraged Returns	Annual - Year 1	Per Square Foot
Net Operating Income	\$247,599	\$12.02
Reserves for Replacements	(\$2,060)	(\$0.10)
Net Cash Flow Before Debt Service	\$245,539	\$11.92
Debt Service (Principal + Interest)	(\$171,501)	(\$8.32)
Net Cash Flow After Debt Service	7.97% / \$74,038	\$3.59
Principal Reduction	\$37,147	\$1.80
Total Return	11.97% / \$111,185	\$5.40

Debt Terms	
Loan Amount	\$2,166,500
Loan-to-Sale Ratio	70.00%
Interest Rate	6.25%
Amortization	25 Year
Term	10 Year
Loan Constant	7.92%
Debt Service Coverage Ratio	1.44

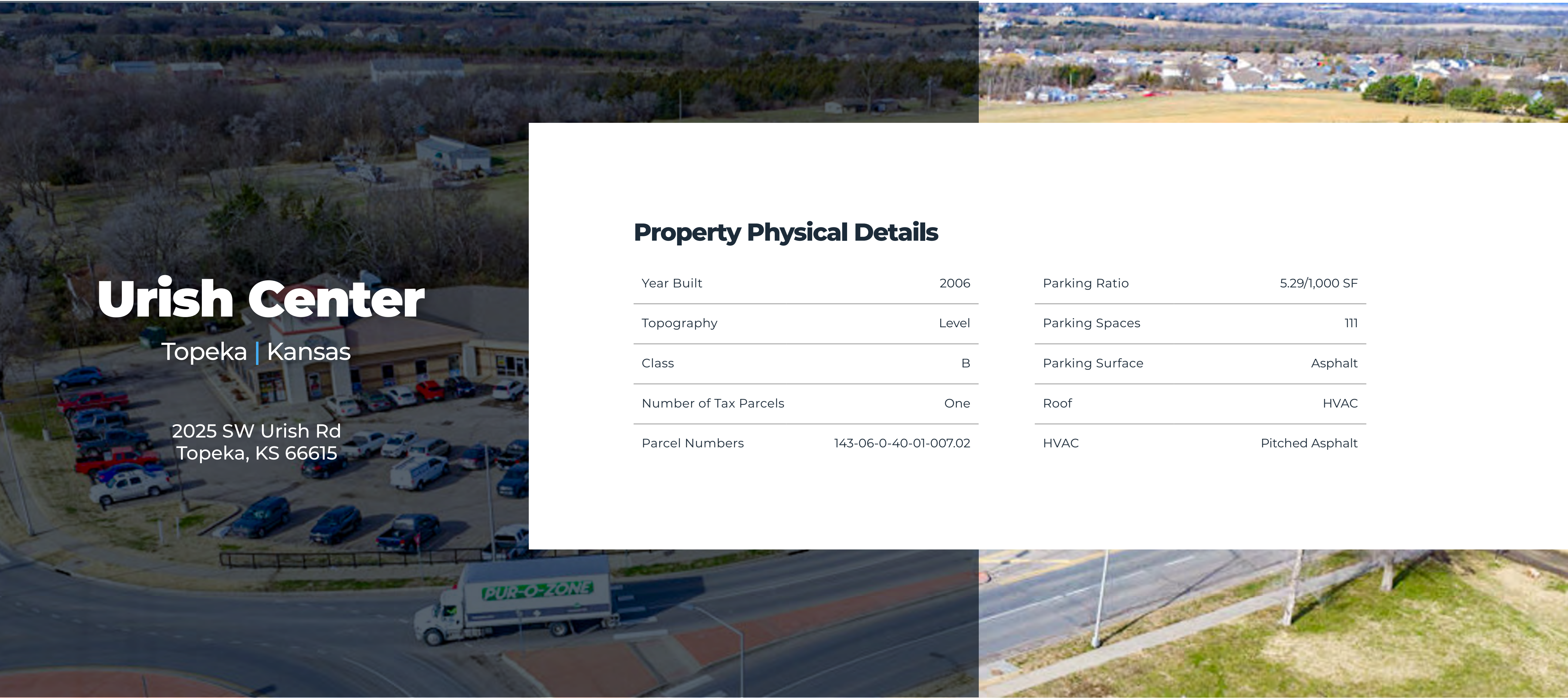
Notes: We relied on 2024 & 2025 YTD Income Statements for Income and Expense data. Taxes were obtained through Shawnee County Auditor. Management Fees consist of 4% of EGI. Non-reimbursable expenses consist of Utilities and Repairs & Maintenance.



Parcel Map & Tax Summary

Parcel Data	Acreage	Parcel Number	Tax Value	2024 Taxes (Payable 2025)	Effective Tax Rate
Parcel 1	2.85	143-06-0-40-01-007-020	\$2,599,700	\$110,634	4.26%

**All Data Per Shawnee County Auditor*



Urish Center

Topeka | Kansas

2025 SW Urish Rd
Topeka, KS 66615

Property Physical Details

Year Built	2006
Topography	Level
Class	B
Number of Tax Parcels	One
Parcel Numbers	143-06-0-40-01-007.02

Parking Ratio	5.29/1,000 SF
Parking Spaces	111
Parking Surface	Asphalt
Roof	HVAC
HVAC	Pitched Asphalt



Topeka, KS
Headquarters



Private
Ownership



2
Locations



2016
Founded



Gross Leasable Area: 1,750 SF
Lease Expiration: 2/28/2027
Pro Rata Share: 8.49%

Tenant Summary:

Paradise Donuts is a popular local donut and breakfast bakery with two locations in Topeka, Kansas, offering freshly made donuts, pastries, coffee, and other breakfast items. The original location was founded in 2016 by Keith Berry Sr., who operated the business for nearly five years before selling it; current owner Mike Babb, a Topeka native with over 20 years of restaurant experience, took over in 2021 and retained the existing team and recipes while expanding with a second outlet in 2022. On TripAdvisor, Paradise Donuts is rated 4.8 of 5 stars and ranked among the top local restaurants in Topeka, placing it well within the top tier of dining options in the area.



Gross Leasable Area: 1,500 SF
Lease Expiration: 1/31/2029
Pro Rata Share: 4.85%

Tenant Summary:

Cambridge Kitchen & Bath is a full-service kitchen and bathroom remodeling company based in Topeka, Kansas, specializing in design, custom cabinetry, countertops, sinks, faucets, tile, flooring, lighting, appliances, and related home interior services. Reviews often highlight excellent communication, timely project completion, and design expertise, making it a go-to choice for homeowners seeking remodeling services.



Topeka, KS
Headquarters



Private
Ownership



Zach & Amber Leonetti
Owners



One
Locations



1999
Founded





Topeka, KS

Headquarters



Private

Ownership



One

Locations



2005

Founded



Gross Leasable Area: 3,500 SF

Lease Expiration: 3/31/2027

Pro Rata Share: 16.99%

Tenant Summary:

Tailgators Sports Pub is a locally owned sports bar and casual dining concept located in Topeka, Kansas. The establishment features a full-service bar, pub-style food menu, and multiple televisions catering to live sports viewing and social gatherings. Tailgators benefits from repeat local patronage, evening and weekend traffic, and its role as a neighborhood-oriented entertainment venue. The business operates as a privately held, single-location operator serving the Topeka market.



Gross Leasable Area: 1,000 SF

Lease Expiration: 2/28/2028

Pro Rata Share: 7.28%

Tenant Summary:

SunSations Tanning is a locally operated tanning salon serving the Topeka, Kansas market. The business offers indoor tanning services and related wellness products, catering to a repeat, membership-based customer base. SunSations operates as a privately held, single-market operator, benefiting from steady consumer demand and consistent traffic driven by personal care and lifestyle services within its trade area. Customers frequently praise the knowledgeable, friendly, and helpful staff, especially for spray tans, red light therapy, and spa services.



Topeka, KS

Headquarters



Private

Ownership



Kelly & Ian Robbins

Owners



One


Locations





2006


Founded



**Topeka, KS**
Headquarters

**Private**
Ownership

**One**
Locations

**2009**
Founded




Gross Leasable Area: 3,000 SF
Lease Expiration: 8/31/2027
Pro Rata Share: 14.56%


Tenant Summary:
K&K Liquor is a locally owned liquor store serving the Topeka, Kansas market. The business offers a broad selection of beer, wine, and spirits, catering to convenience-driven and repeat customers. K&K Liquor operates as a privately held, single-location retailer, benefiting from consistent, necessity-based consumer traffic and stable demand typical of neighborhood liquor store operations.


Gross Leasable Area: 2,311 SF
Lease Expiration: 12/31/2027
Pro Rata Share: 11.22%


Tenant Summary:
Sherwood Animal Clinic is a well-established veterinary practice serving the Topeka, Kansas community. The clinic provides a range of companion animal medical services, including preventative care, diagnostics, and treatment, supporting a stable, necessity-based customer base. Sherwood Animal Clinic operates as a privately held local practice, benefiting from consistent demand driven by essential veterinary services and long-standing relationships within the surrounding trade area. Reviewers highlight the clinic’s knowledgeable and attentive veterinarians, with positive remarks about clear communication, thorough care, and individualized attention for pets.





Topeka, KS
Headquarters


Private
Ownership


One
Locations

2007
Founded

**Topeka, KS**
Headquarters

**Private**
Ownership

**One**
Locations

**2007**
Founded



Gross Leasable Area: 1,000 SF

Lease Expiration: 1/31/2027

Pro Rata Share: 4.85%

Tenant Summary:

Create Hair Studio is a full-service beauty salon located on SW Urish Road in Topeka, Kansas, offering haircuts, styling, coloring, nail services, and related personal care services to a loyal local clientele. The salon benefits from recurring, necessity-driven traffic typical of personal care and lifestyle service tenants and is positioned as a neighborhood-oriented service provider within its trade area. Reviewers frequently praise the studio's skilled and friendly stylists, noting professional haircuts, personalized color work, and a welcoming atmosphere that keeps clients coming back. Many customers highlight the salon's ability to deliver excellent results with reasonable pricing and quality service.

Gross Leasable Area: 2,000 SF

Lease Expiration: 11/7/2026

Pro Rata Share: 9.71%

Tenant Summary:

Desi Delights is a locally owned Indian grocery and casual eatery located in Topeka, Kansas. The business offers a variety of Indian groceries, spices, frozen foods, and traditional dishes, serving both retail customers and dine-in/ take-out patrons with authentic South Asian flavors in a neighborhood setting. Reviews describe the staff as friendly and helpful, with one reviewer specifically mentioning the willingness to order items upon request.



Topeka, KS
Headquarters



Private
Ownership



One
Locations





Gross Leasable Area: 2,000 SF
Lease Expiration: 6/30/2027
Pro Rata Share: 9.71%

Tenant Summary:

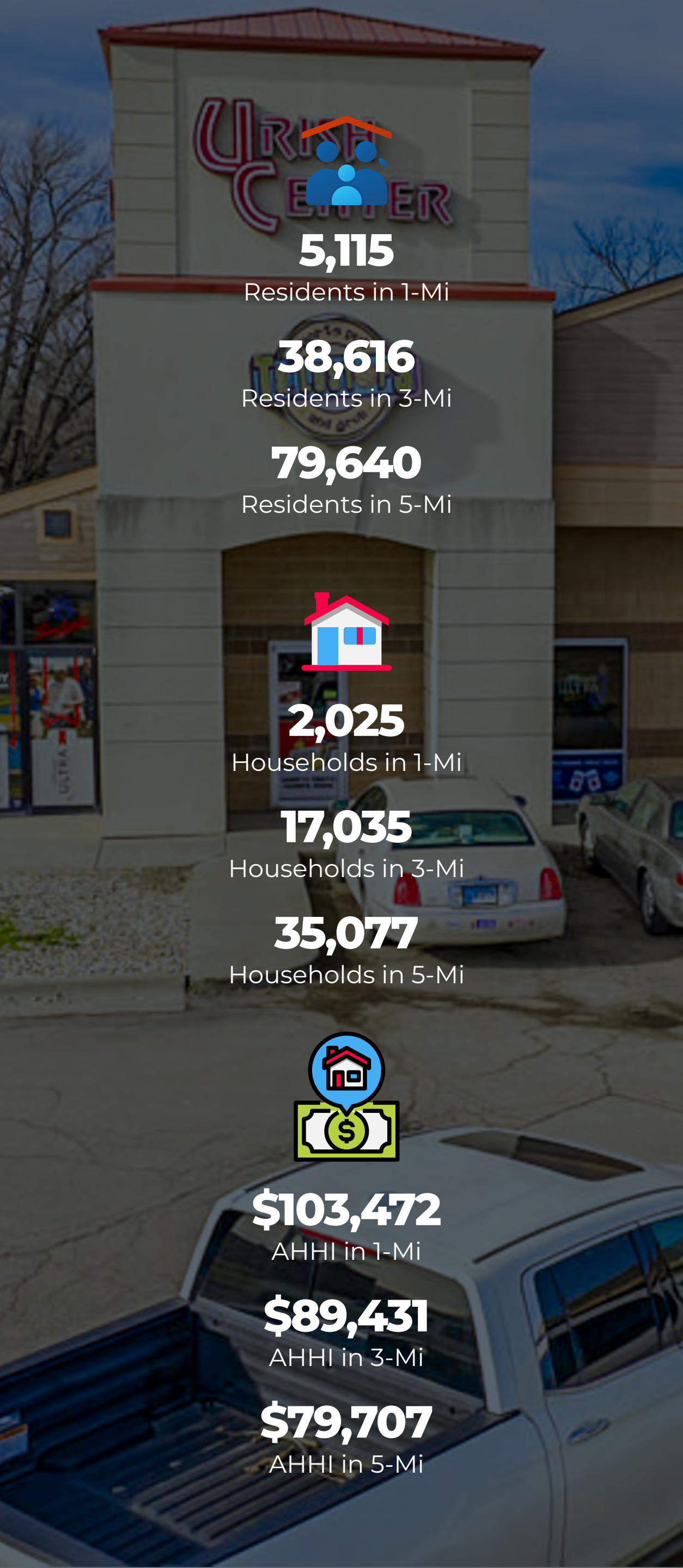
Topeka Sports And Family Chiropractic is a locally owned and operated chiropractic practice serving the Topeka, Kansas market. The clinic provides comprehensive chiropractic care, sports injury treatment, and family wellness services, catering to a broad and repeat patient base. Recently voted #1 Chiropractor in Topeka, the practice benefits from strong community recognition, consistent patient traffic, and a reputation for high-quality care. As a privately held, single-market operator, Topeka Sports And Family Chiropractic is well-positioned within the trade area and benefits from stable demand driven by ongoing healthcare and wellness needs.





Regional Map

Topeka | KS



5,115

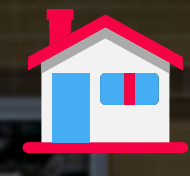
Residents in 1-Mi

38,616

Residents in 3-Mi

79,640

Residents in 5-Mi



2,025

Households in 1-Mi

17,035

Households in 3-Mi

35,077

Households in 5-Mi



\$103,472

AHHI in 1-Mi

\$89,431

AHHI in 3-Mi

\$79,707

AHHI in 5-Mi

1, 3 & 5 Mile Demographics

Population	1 MI	3 MI	5 MI
2024 Population	5,115	38,616	79,640
Median Age	41.6	42.3	40.2
Bachelor's Degree or Higher	51%	42%	39%
Bachelor's Degree or Higher	51%	42%	39%

Households	1 MI	3 MI	5 MI
2024 Households	2,025	17,053	35,077
Owner Occupied Households	1,494	10,637	20,332
Renter Occupied Households	482	6,066	14,227



Income	1 MI	3 MI	5 MI
Avg Household Income	\$103,472	\$89,431	\$79,707
Median Household Income	\$85,111	\$66,300	\$58,968
< \$25,000	163	2,609	6,389
\$25,000 - 50,000	382	3,729	8,450
\$50,000 - 75,000	405	3,211	6,405
\$75,000 - 100,000	157	1,785	4,026
\$100,000 - 125,000	255	1,799	3,503
\$125,000 - 150,000	266	1,313	2,318
\$150,000 - 200,000	269	1,473	2,252
\$200,000+	130	1,134	1,734

Housing	1 MI	3 MI	5 MI
Median Home Value	\$182,037	\$173,769	\$155,152

Total Consumer Spending	1 MI	3 MI	5 MI
Consumer Spending	\$69M	\$512M	\$990M

Topeka

KANSAS



Cuisine

C W Porubsky's Deli & Tavern's chili "has been a lure to north Topeka since 1951". The restaurant has been called "a landmark as significant as the state Capitol" for many Kansans. In 2009 a documentary short film, Transcendent Deli, was made about the restaurant, focusing on its chili and pickles. In 2014 Travel + Leisure named it one of America's Best Chilis. There are also other notable restaurants in Topeka such as Bobo's Drive In.



Higher Education

Washburn University (WU) is a public university in Topeka, Kansas. It offers undergraduate and graduate programs, as well as professional programs in law and business. Washburn has 550 faculty members, who teach more than 6,100 undergraduate students and nearly 800 graduate students. The university's assets include a \$158 million endowment.



Arts

The Topeka Symphony Orchestra was founded in 1957. Topeka is home to broad areas of fine art, specifically in the North Topeka Arts District (NOTO), as well as the Topeka Civic Theatre.



Attractions

Tourists can visit the Brown v. Board of Education National Historic Site. The Monroe Elementary School, one of the segregated schools involved in the 1954 Supreme Court decision aimed at ending segregation in public schools, is now a National Historic Site commemorating this landmark ruling. Other common attractions include Lake Shawnee, the Evel Knievel Museum, and the Kansas Museum of History.



Overview

The name "Topeka" is a Kansa-Osage word that means "place where we dug potatoes", or "a good place to dig potatoes". As a placename, Topeka was first recorded in 1826 as the Kansa name for what is now called the Kansas River. Topeka's founders chose the name in 1855 because it "was novel, of Indian origin, and euphonious of sound." Mixed-blood Kansa Native American, Joseph James, called Jojim, is credited with suggesting Topeka's name. The city, laid out in 1854, was one of the Free-State towns founded by Eastern antislavery men immediately after the passage of the Kansas–Nebraska Bill. In 1857, Topeka was chartered as a city.

Topeka Economy

Being the state's capital city, Topeka's largest employer is the State of Kansas—employing about 8,400 people, or 69% of the city's government workers. Altogether, government workers make up one out of every five employed persons in the city.

The educational, health, and social services industry makes

up the largest proportion of the working population (22.4%). The four school districts employ nearly 4,700 people, and Washburn University employs about 1,650. Three of the largest employers are Stormont-Vail HealthCare (with about 4,500 employees), St. Francis Health Center (1,700), and Colmery-O'Neil VA Hospital (900).

The retail trade employs more than a tenth of the working population (11.5%) with Wal-Mart and Dillons having the greater share. Nearly another tenth is employed in manufacturing (9.0%). Top manufacturers include Goodyear Tire and Rubber Company, Hill's Pet Nutrition, Frito-Lay, and Jostens Printing and Publishing.

Major Employers in Topeka, Kansas

Name	Employees
State of Kansas	8,400
Stormont-Vail HealthCare	4,500
Topeka Unified School District #501	2,400
BlueCross BlueShield of Kansas	1,400
St. Francis Health	1,700
Washburn University	1,650
Goodyear Tire and Rubber Company	1,500
BNSF Rail Yard	1,000
Payless ShoeSource	980

Topeka
KANSAS

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