

COCINA 47

REDEFINING DINING
ON THE COUNTRY CLUB PLAZA

20'+ CEILING
HEIGHTS

LARGE PATIOS

FLOOR TO
CEILING WINDOWS



COCINA 47

47TH STREET | KANSAS CITY, MO 64112

3RD FLOOR
OPEN-AIR PATIO
WITH ABILITY TO BE ENCLOSED



COCINA 47

COUNTRY CLUB PLAZA LOCATION



Over 2,200 hotel rooms & 4,871 total apartment units within walking distance

Over 20 condominium buildings within walking distance

Nearly 1 million square feet of premium, high-end retail & 3.3 million square feet of Class-A office space

3.3 million square feet of class-a office space

Located within two miles of University of Missouri, Kansas City & Rockhurst University, 25,000+ students

Less than 1/3 mile from KC streetcar main line extension plaza drop-off station, opening in 2025

■ RESIDENTIAL
 ■ JACK HENRY BUILDING
 ■ OFFICE
 ■ HOTEL
 ■ RETAIL
 P PARKING
 ■ HOSPITAL

DEMOGRAPHICS

POPULATION

HOUSEHOLD INCOME

1 Mi.	21,064	3 Mi.	118,866	5 Mi.	274,246	1 Mi.	\$112,902	3 Mi.	\$107,046	5 Mi.	\$95,059
----------	--------	----------	---------	----------	---------	----------	-----------	----------	-----------	----------	----------

COCINA 47



CHIEFS FIT
puttery

**PRIME
SOCIAL**
ROOFTOP

COCINA 47

OCEAN PRIME
SEAFOOD • STEAKS • COCKTAILS

**MCCORMICK
& SCHMICK'S**
SEAFOOD & STEAKS

47TH STREET

COCINA 47

604 W 47TH STREET | KANSAS CITY, MO 64112

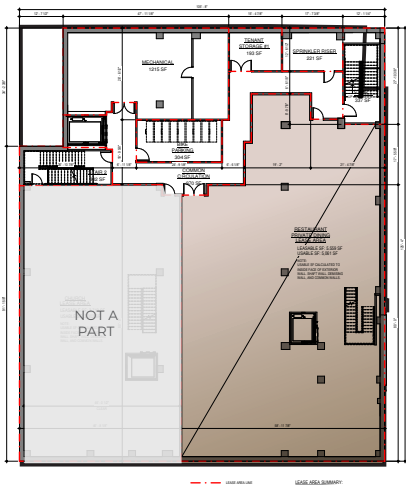


LOWER LEVEL
5,559 SF
FIRST FLOOR
7,156 SF
SECOND FLOOR
11,950 SF (dimisable) 823 SF Patio
THIRD FLOOR
9,873 SF 2,185 SF Patio

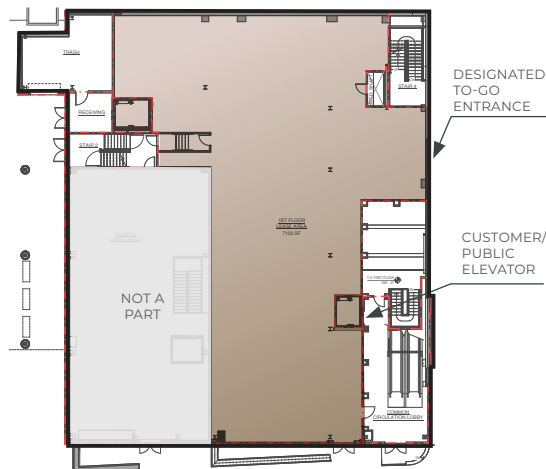
COCINA 47

FLOOR PLANS

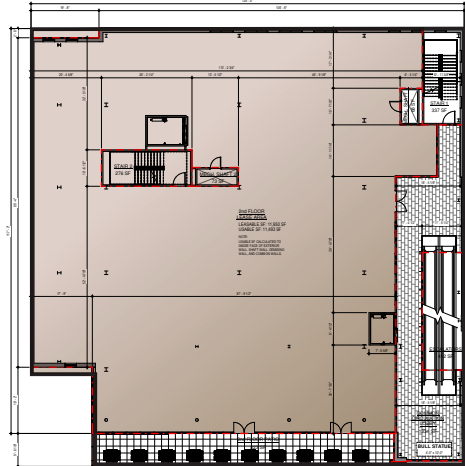
14' CEILINGS



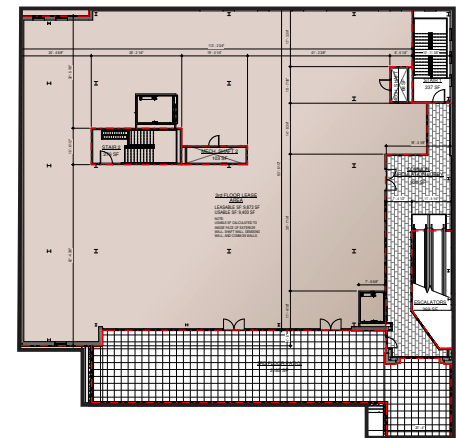
20'9.5" CEILINGS



16'2.5" CEILINGS



16' CEILINGS



LOWER LEVEL

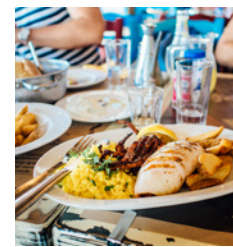
FIRST FLOOR

2ND FLOOR

3RD FLOOR

COUNTRY CLUB PLAZA DISTRICT

The Premier Mixed-use
Area in Kansas City



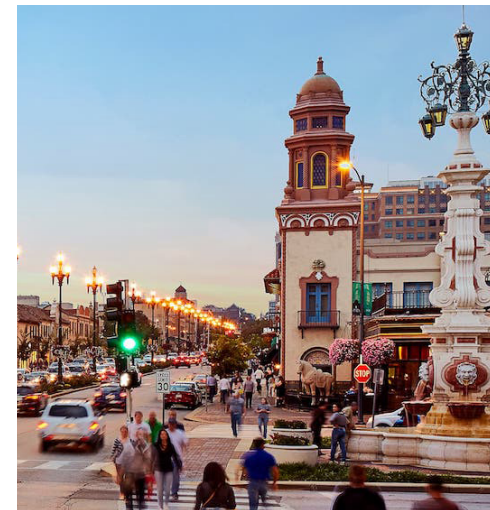
The Country Club Plaza is a 1.3 million SF mixed-use development surrounding the **COCINA 47** building.

Kansas City's premier shopping district comprised of 15 blocks of high-end retail, exclusive boutiques, gourmet dining and Class A office space

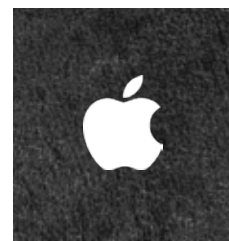


\$100 MILLION total restaurant sales volume

25 MILLION TOURISTS spent over \$5.6 BILLION according to Discover Kansas City in 2018 with the Plaza District being the **#1 TOURIST DESTINATION** in the city



Drawing 300,000 people per year, the Plaza Art Fair, one of the **TOP 5 ART FAIRS** in the USA, is planned to make it's in-person return in 2021 and the famous Plaza Holiday Lights, commemorating Thanksgiving with a holiday lighting tradition.



\$200+ MILLION redevelopment of the Plaza underway including 750+ apartments and brand new 300 key hotel



STATE-OF-THE-ART NEW CONSTRUCTION





KANSAS CITY



A new state-of-the-art \$1.5 billion single terminal airport completed and opened in early 2023



The Downtown Streetcar opened in 2016 and has been a resounding success, surpassing 7 million riders in slightly over 3 years. An expansion to the Plaza/UMKC area received voter approval and has an anticipated completion in 2025.



The overall Kansas City market has sustained steady population growth, growing 8.4% from 2010-2019.



The Kansas City metro cost of living is well below the national average with a cost of living index score of 94.



Total net absorption for the Kansas City office market reached nearly 600,000 SF in 2019.



Home of the 2024 Super Bowl champions and host of the 2026 FIFA world cup.

COCINA 47

SCOTT MILLER
DRAKE DEVELOPMENT
816.260.0571
SCOTT@DRAKEKC.COM

MAX MICKEY
DRAKE DEVELOPMENT
816.217.5171
MAX@DRAKEKC.COM

J.D. CHRISTIE
DRAKE DEVELOPMENT
913.302.9581
JD@DRAKEKC.COM