

7514 W 80th St  
Overland Park, KS 66204



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**Windfield Real Estate/CORFAC International**  
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# 7514 W 80TH ST

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**INVESTMENT  
OPPORTUNITY**



## PROPERTY DESCRIPTION

This 2,026 SF (+/-) single-tenant retail building offers a rare sale-leaseback opportunity in the heart of Downtown Overland Park (DTOP). This is a high-barrier-to-entry asset in a supply-constrained corridor, providing a turnkey investment with a committed tenant already in place. Unlike isolated commercial strips, this property thrives on its integration into the local fabric. Being positioned in a historic downtown surrounded by established residential neighborhoods is a major competitive advantage. It functions as a third place for the community, capturing daily foot traffic from nearby residents while serving as a regional destination for shoppers at the award-winning Overland Park Farmers' Market right next door.

This isn't just a historic location; it is a fully updated facility. The building has undergone a comprehensive renovation, featuring brand-new mechanical, electrical, and plumbing (MEP) systems alongside a fully updated, energy-efficient HVAC unit. These infrastructure upgrades are complemented by a new roof, reinforced flooring, and fresh interior and exterior paint, ensuring the asset is fully modernized and move-in ready.

NOTE: Please do not contact or disturb the tenant, property employees, or customers. All property tours and communications must be coordinated exclusively through the listing broker. Unauthorized contact may disrupt business operations.

## OFFERING SUMMARY

|                 |                |
|-----------------|----------------|
| Lot Size:       | .07 AC (+/-)   |
| Year Built:     | 1946           |
| Building Size:  | 2,026 SF (+/-) |
| Year Renovated: | 2022           |

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## INVESTMENT HIGHLIGHTS



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- **Strategic Proximity to Downtown Demand Drivers** Located in the heart of Downtown Overland Park (DTOP), the property benefits from immense foot traffic generated by a vibrant mix of local attractions and neighbors. The area's robust demographics support consistently low vacancy rates and high demand for quality retail space, making this a premier asset within a high-barrier-to-entry market.
- **Long-Term, Brand-New 10-Year Sale-Leaseback** Upon the close of escrow, the tenant will execute a fresh 10-year lease, providing immediate cash-flow durability. This long-term commitment offers a passive investor exceptional stability and significantly minimizes re-tenanting risk.
- **Absolute NNN – Zero Landlord Responsibilities** The lease is structured as an absolute triple-net (NNN) agreement, ensuring a truly hands-off investment. The tenant is responsible for all property expenses, including the roof, structure, taxes, insurance, and all ongoing maintenance.
- **Prime DTOP Location with High Visibility** Strategically positioned adjacent to thriving downtown activity and several upcoming luxury developments, this site is a cornerstone of a dense, urban trade area. Its rare visibility and walkable surroundings support sustained tenant performance and long-term appreciation.
- **Established Multi-Unit Operator with Corporate Guarantee** The lease is backed by a corporate guarantee from Island Time, Inc., the operator of nine Tiki Taco locations across the Kansas City MSA. A local staple since 2017, Tiki Taco is one of the region's most recognizable brands, combining a proven track record with a strong "acoustic" local identity.
- **Exceptional Retail Synergy & Daily Traffic** The property is surrounded by a high concentration of successful local businesses, restaurants, and over 1,000 nearby apartment units. This dense residential and commercial mix creates a constant stream of daily drivers, reinforcing the property's status as a regional destination.

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## TIKI TACO BRAND OVERVIEW



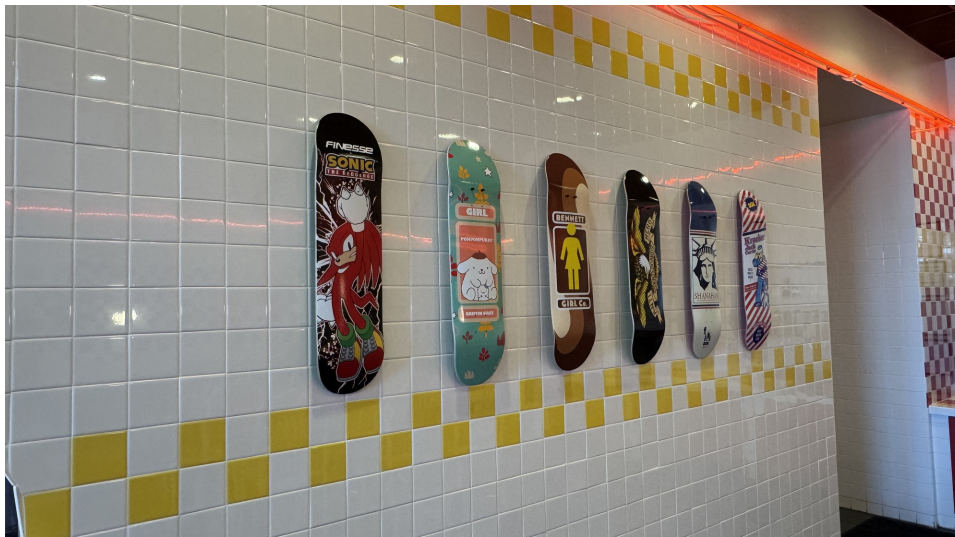
### TIKI TACO BRAND OVERVIEW

Tiki Taco is a Kansas City-based fast-casual taco concept founded in 2017 that blends California-style tacos with Polynesian and Asian-inspired flavors. The brand has developed a strong local following through vibrant branding, affordable pricing, alcohol sales, and neighborhood-focused locations.

The dynamic fast-casual dining brand that has carved out a niche in the Kansas City area, with 6 open locations and 4 more set to open by the end of 2026. They have future plans to grow outside of Kansas City. Tiki Taco is celebrated for its affordability and the ability to offer nutritious, flavorful meals that meet the demands of busy, health-conscious individuals. The brand's commitment to sustainability and community engagement further underscores its positive impact and growing popularity in the fast-casual dining scene.

Island Time Group, Inc. serves as the parent company and strategic overseer of the Tiki Taco brand. Established to manage and guide the growth of this popular fast-casual restaurant chain, Island Time Group, Inc. is instrumental in maintaining the high standards of quality and service that define Tiki Taco. The company is responsible for the expansion and development of the brand, including opening new locations and enhancing existing ones to meet the evolving needs of its customers. Under the leadership of Island Time Group, Inc., Tiki Taco has seen significant growth, extending its reach across the Kansas City area with a focus on promoting neighborhood locations.

The company prioritizes innovation in its menu offerings and operational practices, ensuring that each restaurant delivers a consistent, high-quality dining experience. In addition to managing daily operations, Island Time Group, Inc. emphasizes community engagement, a vibrant welcoming atmosphere, and sustainability, aligning with the brand's mission to offer fresh, nutritious food while supporting local economies.



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PROPERTY  
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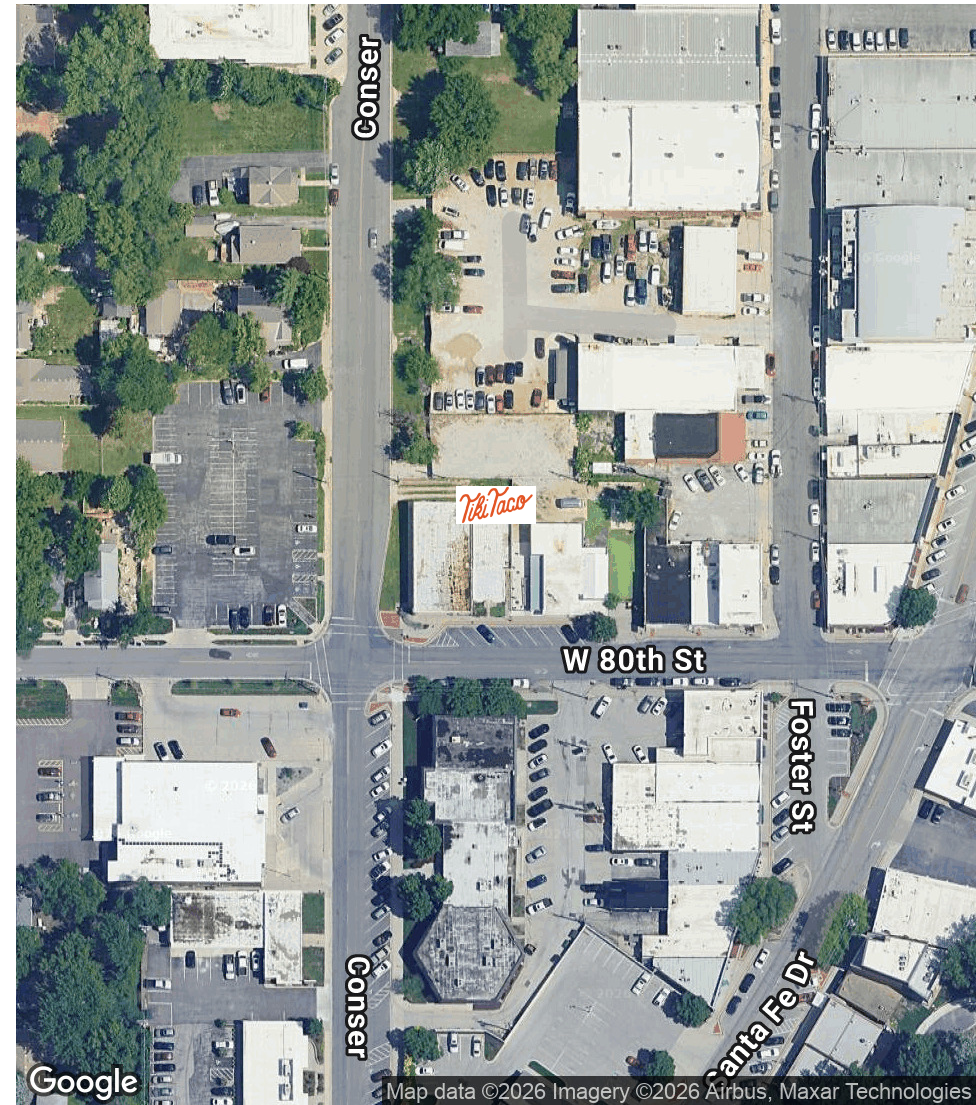
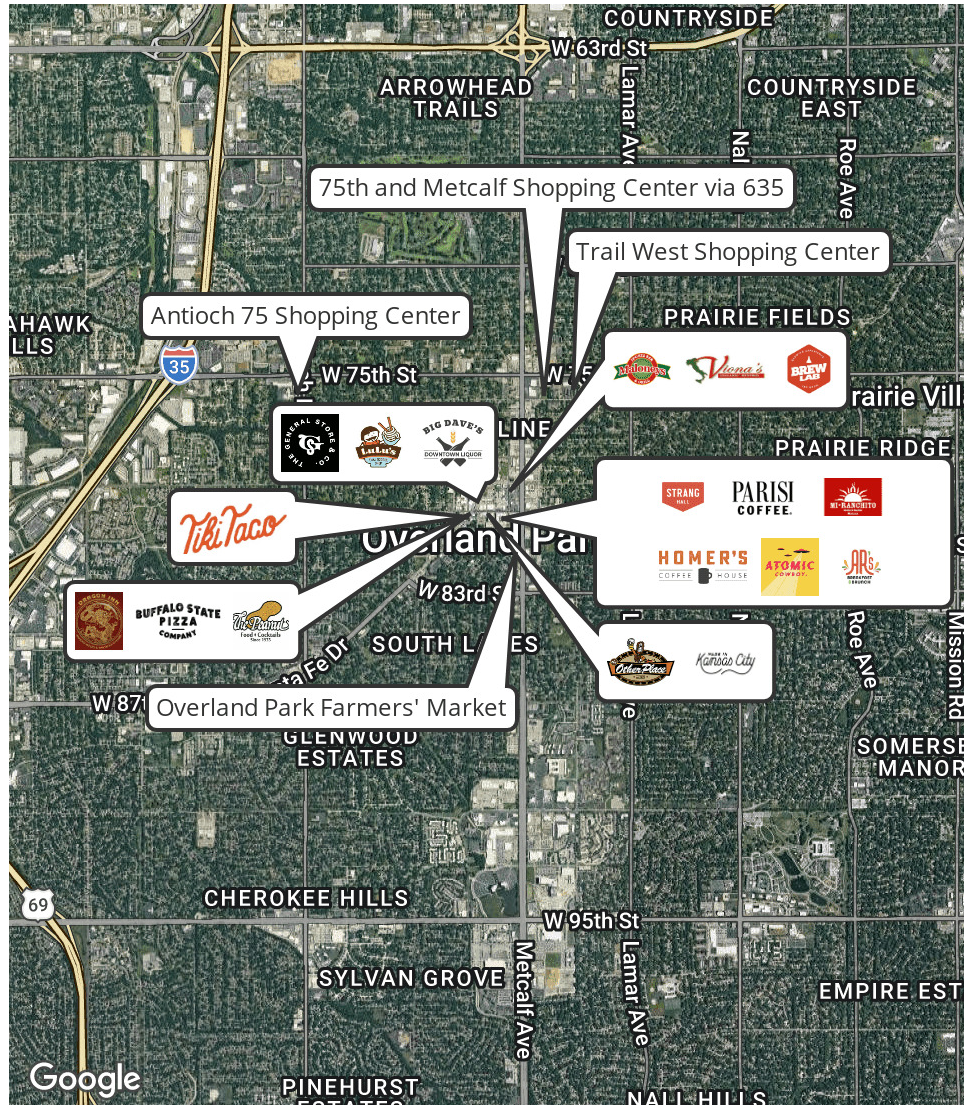
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## LOCATION MAPS



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**KANSAS CITY'S  
HISTORIC GROWTH**



## 2026 MOMENTUM

- **The World Cup Effect:** As a host city for the 2026 FIFA World Cup, Kansas City is currently executing over \$1 billion in targeted infrastructure and neighborhood revitalization projects. This global spotlight is expected to generate over \$650 million in regional economic impact, driving long-term demand for retail, hospitality, and housing.
- **Transit Transformation:** The KC Streetcar has been a game-changer for urban density. With the Main Street Extension already operational and the Riverfront Extension opening in 2026, the city's core is more connected than ever, sparking hundreds of millions in transit-oriented development along the corridor.
- **Major Anchor Developments:** From the \$3 billion Royals stadium proposal at Crown Center to the \$1 billion Current Landing riverfront district, the city is doubling down on high-density, mixed-use live-work-play hubs that ensure sustained foot traffic and property value.

## WHY INVEST IN KANSAS CITY

- **Proven Appreciation:** Over the last decade, Kansas City has seen a nearly 94% increase in average sales prices. Unlike coastal boom-and-bust markets, KC offers a reliable upward trajectory rooted in genuine economic fundamentals rather than speculation.
- **Low Inventory, High Demand:** With roughly 2.2 months of inventory, the market remains firmly in seller/landlord territory. Demand for high-quality infill sites—especially those near academic or employment drivers—continues to outpace supply.
- **Relationship-Driven Economy:** KC remains a human-led market where local business roots run deep. Brands like Tiki Taco represent the strength of the local economy—resilient, recognizable, and deeply integrated into the community fabric.
- **Central Connectivity:** As a national logistics and industrial hub, Kansas City benefits from a diverse economic base including tech, healthcare, and professional services, providing a safety net for real estate assets across all cycles.

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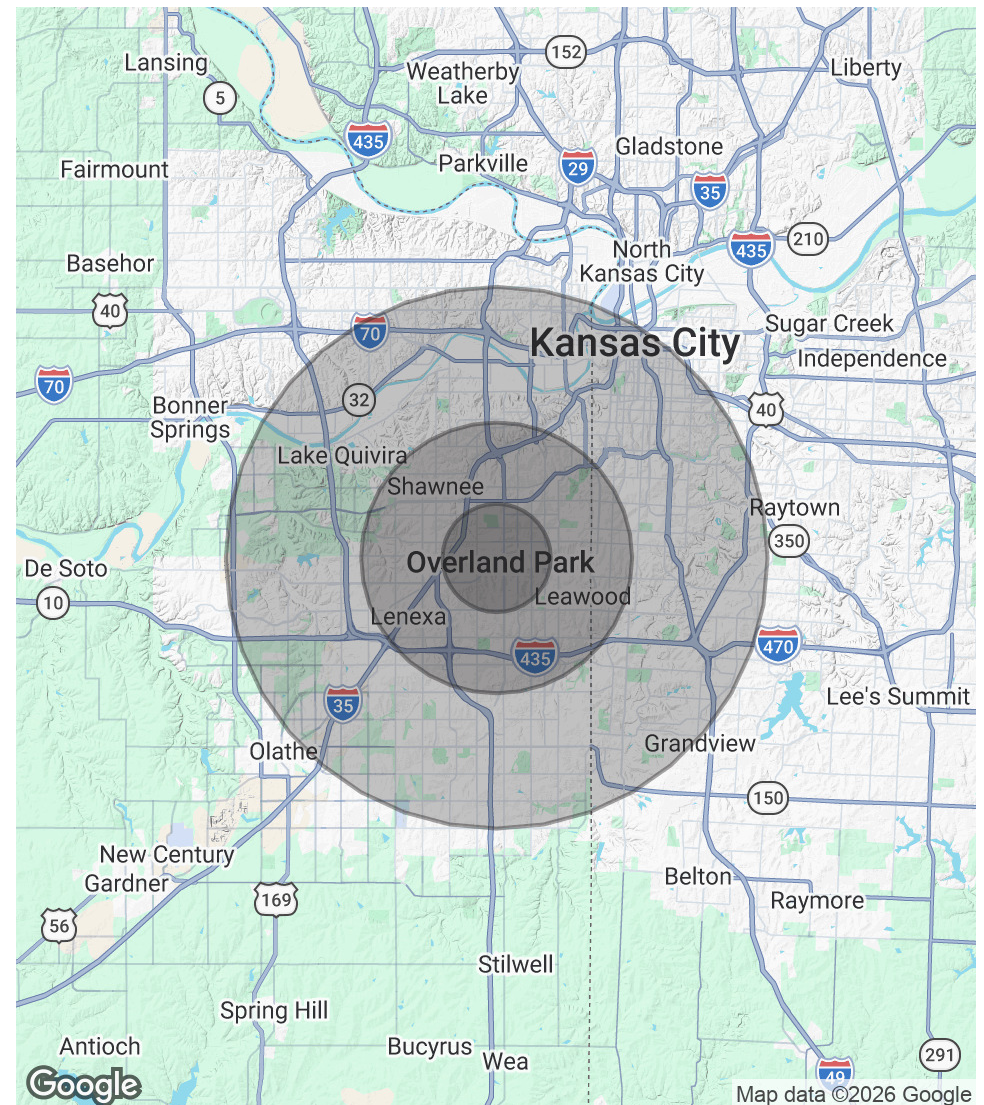
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**RETAIL PROPERTY  
FOR SALE**

| POPULATION           | 2 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 46,504  | 263,920 | 771,166  |
| Average Age          | 38.2    | 40.0    | 38.5     |
| Average Age (Male)   | 37.2    | 39.0    | 37.4     |
| Average Age (Female) | 39.4    | 41.0    | 39.6     |

| HOUSEHOLDS & INCOME | 2 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 21,440    | 116,129   | 331,590   |
| # of Persons per HH | 2.2       | 2.3       | 2.3       |
| Average HH Income   | \$99,251  | \$122,620 | \$115,111 |
| Average House Value | \$305,871 | \$383,279 | \$351,279 |

2023 American Community Survey (ACS)



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It is the responsibility of each individual to conduct thorough due diligence on any and all information provided about the property to determine its accuracy and completeness. This Offering Memorandum is for informational purposes only. Windfield Real Estate LLC encourages all potential interested buyers to seek advice from legal, tax, and financial advisors before making any real estate purchase.

OFFERING  
MEMORANDUM



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