

Located in an Opportunity Zone

Colliers



For Sale

Mixed-Use Redevelopment
609 New Hampshire, Lawrence, Kansas

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609 New Hampshire

Located within the burgeoning Lawrence Cultural District in Lawrence, Kansas. Join neighbors including Blue Cross and Blue Shield of Kansas and to-be-constructed Q39 BBQ. The offering includes a footprint of 47,588 SF, with 8,671 SF on the second floor, plus a separate 9,100 SF parking lot. City Hall is located directly to the north of the site.



Building Summary

Year Built:	1955
Square Footage:	Ground floor: 47,588 SF Second floor: 8,671 SF
Parking:	632 New Hampshire: 9,100 SF lot with 27 stalls
Zoning:	CD; Commercial Downtown District
Construction:	Primarily brick exterior walls with concrete block and steel studs
Tax Property ID:	609 New Hampshire: R15118 632 New Hampshire (parking lot): R318836
2023 Tax Bill:	609 New Hampshire: \$163,519.26 632 New Hampshire (parking lot): \$12,199.96
Clear Height:	Clear span areas: 24'; balance of building ceiling heights vary
Column Spacing:	Clear span sections: <ul style="list-style-type: none">• Center area: 51.5'x135.5' = 6,978.25 SF• Rear area: 51.5'x117' = 6,025.50 SF• Balance of building has varying column spacing
Roof:	Varies in condition and materials. Portions are tar and gravel, and a portion is single-ply membrane
Loading:	Two (2) docks (8'x12')
Electrical:	277/480 volt; 3-phase; 4-wire. Amperage requires confirmation.
Sprinkler:	Wet
Exterior Land Area:	610 Massachusetts: 2,580 SF (possible future patio) 611 New Hampshire: 774 SF (existing patio)

Price: \$3,125,000

Key Highlights

Award-winning Q39 BBQ acquired
613-615 New Hampshire:

- Building Area: 7,382 SF
- Parking/Patio Area: 7,200 SF



Location Highlights

- Situated at the north anchor to downtown Lawrence — a visible gateway location to an evolving and robust urban core
- Abundant street parking and nearby surface lots
- Located in a qualified opportunity zone and new market tax credit zone
- Prominently located with frontage on New Hampshire and Massachusetts streets – across from City Hall
- Downtown Lawrence is an established and vibrant walkable community with exciting venues for nighttime entertainment, restaurants and varied boutique shopping
- Nearby major employers include the University of Kansas (24,287 students), Lawrence Memorial Hospital, The Eldridge Hotel, Oread Hotel, and TownePlace Suites by Marriott, totaling more than 13,520 employees in close proximity
- Within minutes of K-10 (4 miles) and I-70 (2 miles)



Demographics



Population	1-mile	3-mile	5-mile
2024 Population	11,661	61,257	95,121
2029 Population (projected)	11,741	61,679	96,082
2024 Daytime Population	20,421	66,731	96,296

Households	1-mile	3-mile	5-mile
2024 Households	5,200	25,651	40,186
2029 Households (projected)	5,378	26,482	41,629
2024 Average Household Size	2.04	2.10	2.18

Income	1-mile	3-mile	5-mile
2024 Median Household Income	\$43,875	\$57,174	\$62,948
2024 Average Household Income	\$77,611	\$93,704	\$110,477
2024 Per Capita Income	\$30,100	\$33,720	\$40,451

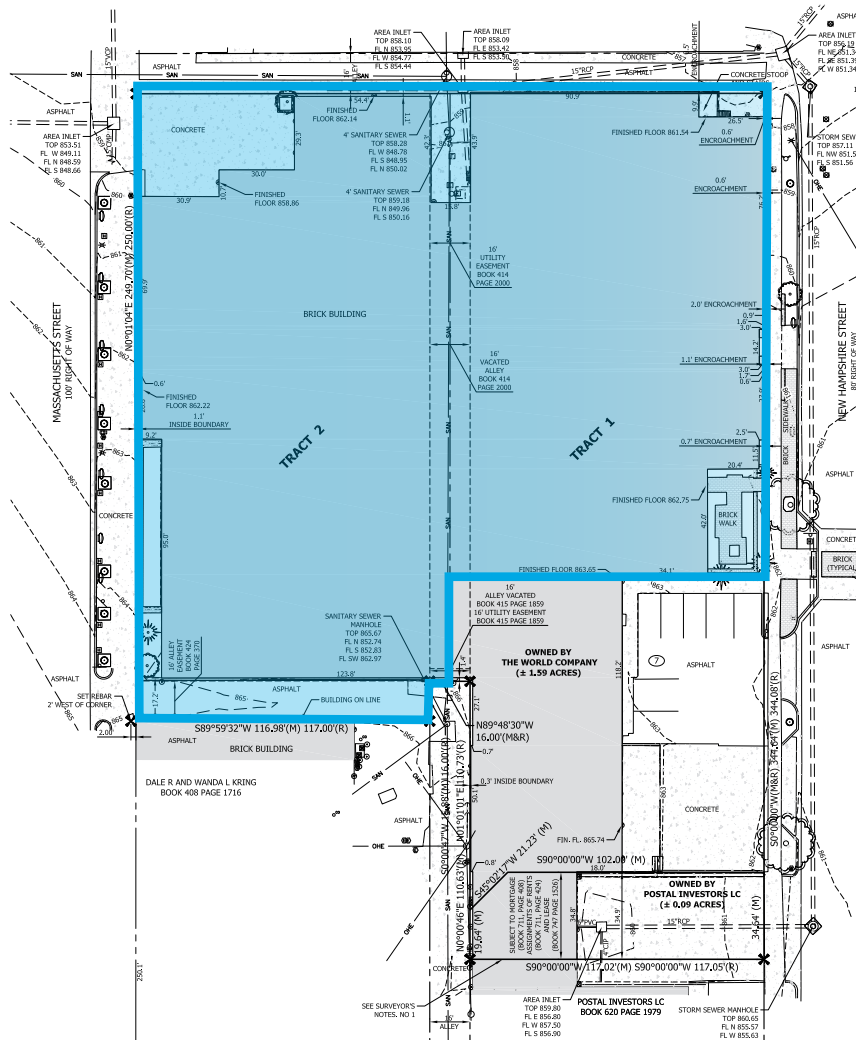
Property Aerial



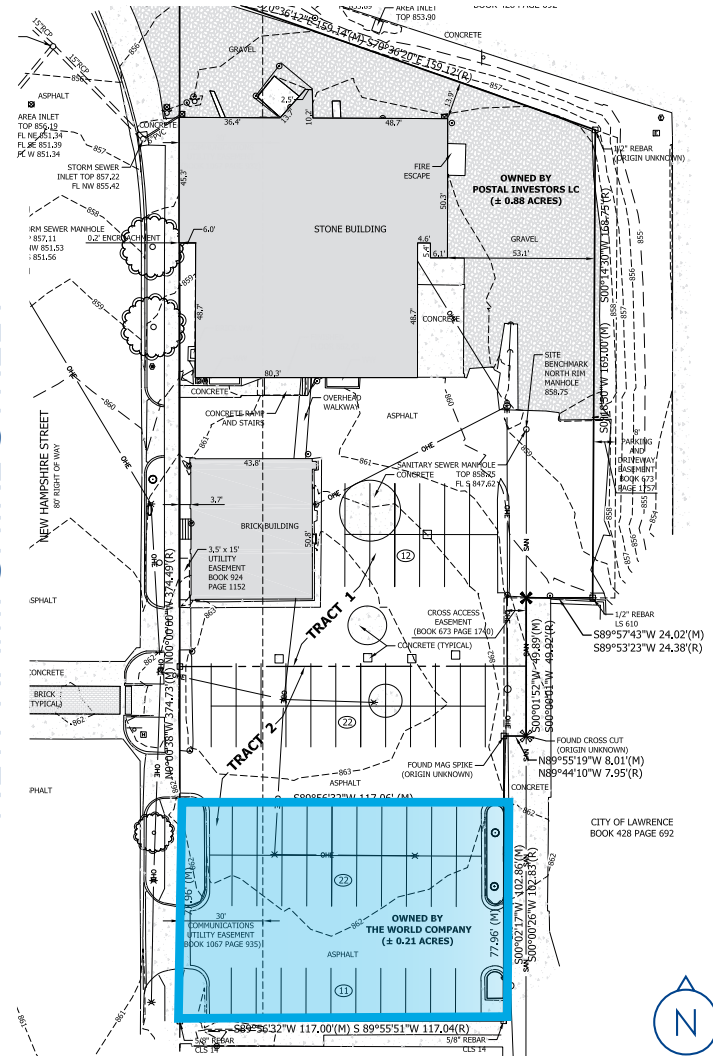
Property Survey

Available Space

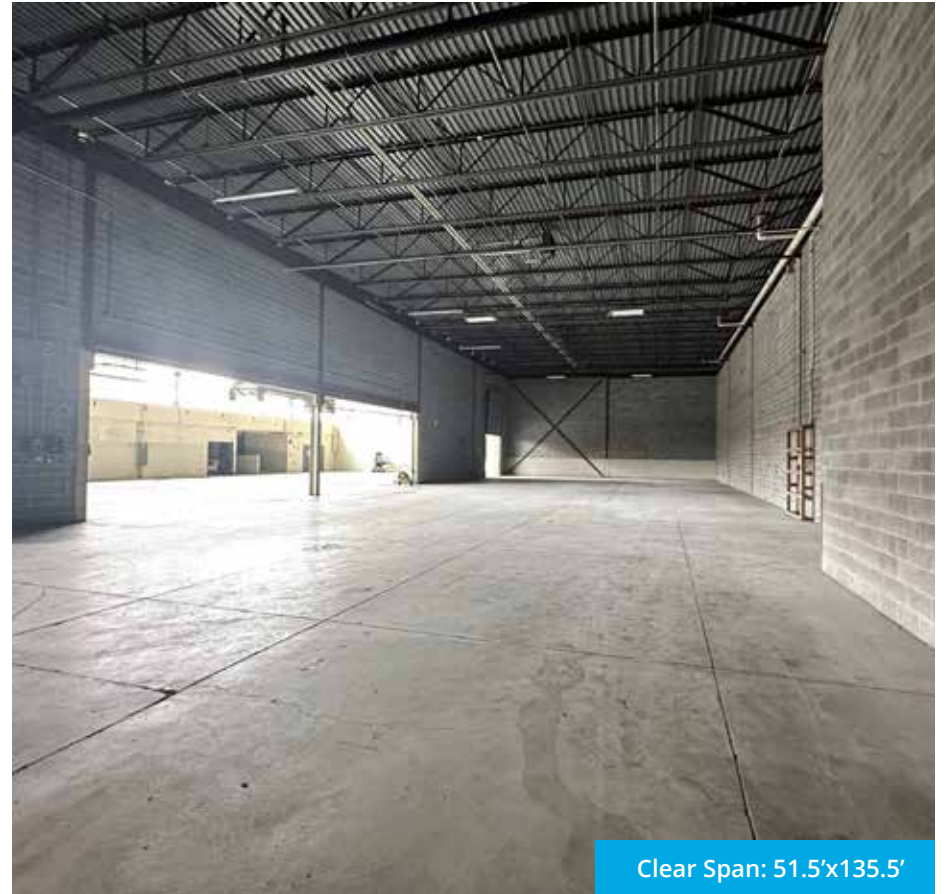
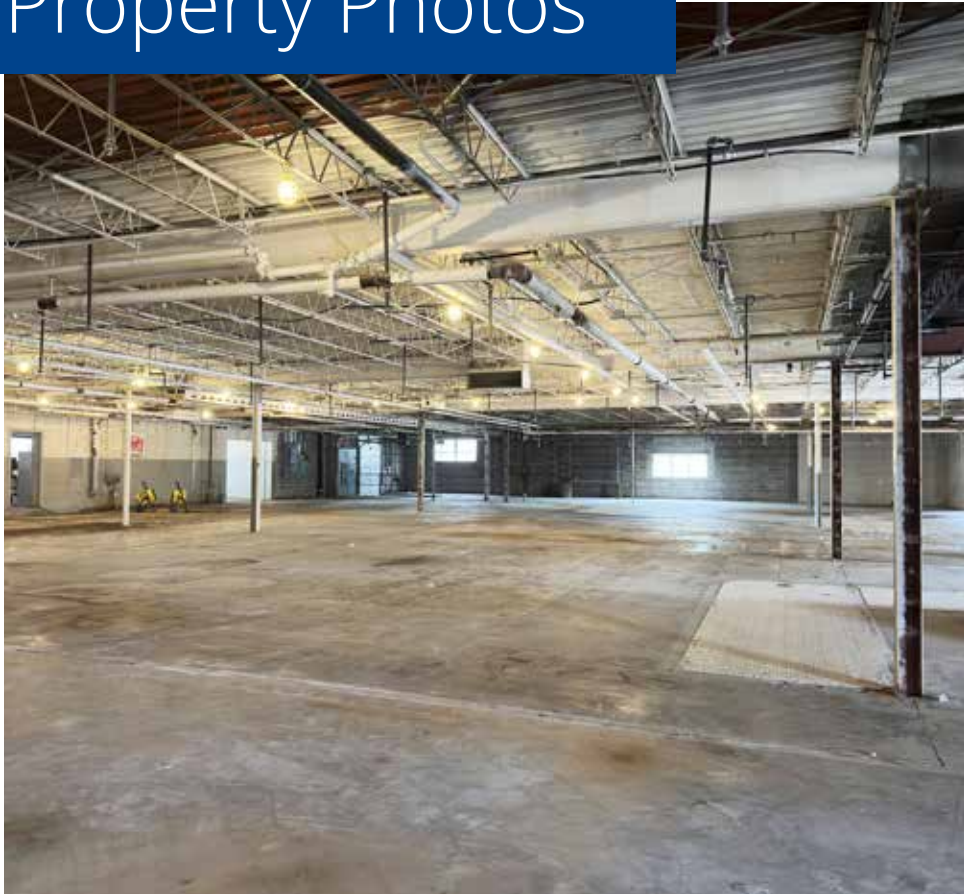
Property	SF
Building	56,259
Parking Lot	9,100



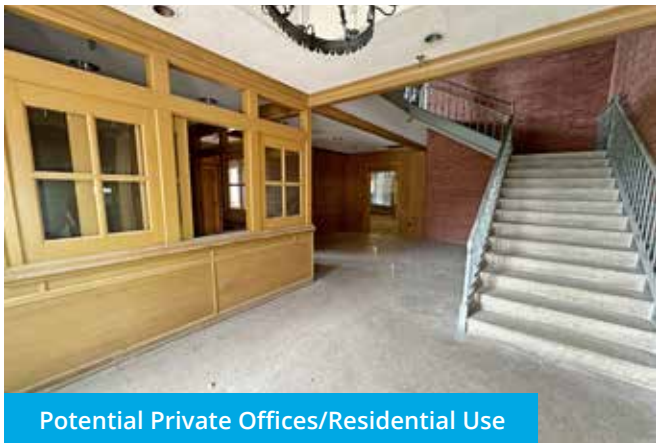
NEW HAMPSHIRE STREET



Property Photos



Clear Span: 51.5'x135.5'



Potential Private Offices/Residential Use



Lawrence, Kansas Overview

Located between Kansas City and Topeka, Lawrence, Kansas is the sixth-largest city in the state and home to the Douglas County Seat and the University of Kansas. The community has a population of more than 96,000 and serves as the regional center to a population of nearly 121,000 spanning across Douglas County. With a strong community, an excellent workforce, and a major university, Lawrence has seen a tremendous amount of growth recently. Lawrence has been recognized as a highly desirable place to live and work. Livability.com named Lawrence one of the “Top 100 Best Places to Live” in 2024. Additional accolades for Lawrence include Forbes’ “Best Places to Retire in 2024” and a top ranking on AdvisorSmith’s latest “Most Educated Small City in America” list.

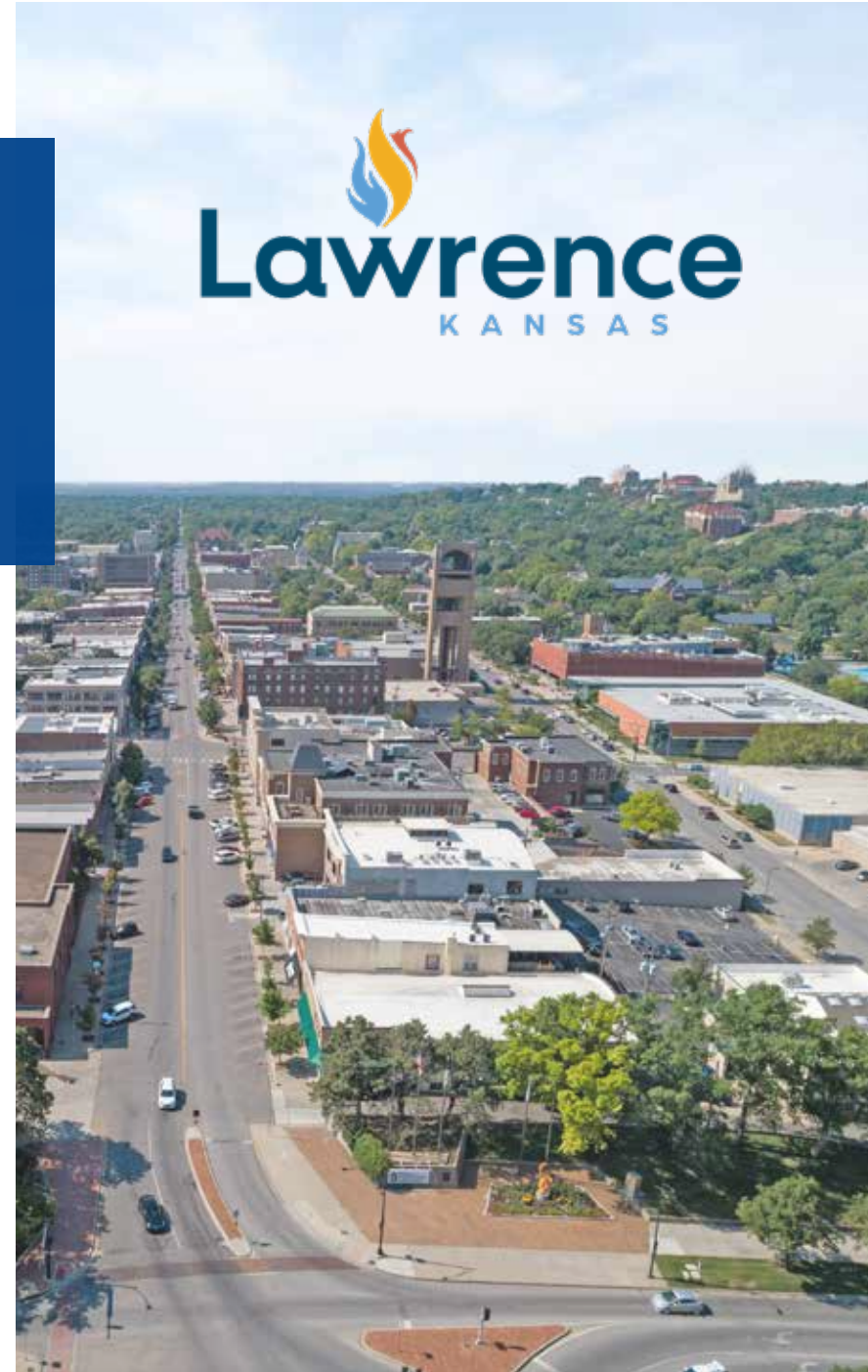
Lawrence, Kansas has seen an impressive amount of growth in recent years. In 2023, Lawrence had a population of 96,235, an increase of more than 8,000 from 2010. Since 2000, the City of Lawrence population has grown by 19.36%. The current median household income for the City of Lawrence is \$54,669. In 2023, the median home value was \$244,094 while the average home value was \$294,792. In 2023, renters occupied 53.2% of the households in Lawrence while 46.8% were owner-occupied. The largest factor in this statistical category is due to the student population at the University of Kansas (KU).

Panasonic continues progress on its \$4 billion electric vehicle battery plant in nearby De Soto, Kansas. The plant will bring 4,000± direct new jobs to the area along with 4,000± additional jobs created by suppliers to support the plant. Development of the new facility is estimated to create 16,500± construction

jobs. The new battery plant is expected to be operational in 2025. This influx of employment opportunities will have a positive ripple effect for Lawrence’s growth in the coming years.

KU is currently renovating David Booth Kansas Memorial Stadium. Started in late 2023, the \$300 million redevelopment will add major upgrades for the KU football facility as well as a new Gateway District that will present new entertainment, dining, and retail components to the area.

Progress continues on The Crossing at KU, a mixed-use development located at the corner of 21st and Iowa Streets. The first building is expected to open in early 2024. Upon full buildout, The Crossing at KU will offer a live, work, and play environment and further support KU Innovation Park, located immediately adjacent to the project.





The University of Kansas

The University of Kansas (KU), located in Lawrence, was founded in 1866. With a distinguished record of research and innovation, KU is one of only 36 U.S. public institutions in the Association of American Universities. In 2023, KU's enrollment was 29,355 students representing more than 100

countries across five campuses, the largest enrollment for KU since 2010. Specific to the Lawrence campus, there is a student population of approximately 24,287. KU's incoming freshman class for 2023 was 5,259 students making it the largest incoming class in KU history. The University of Kansas

currently offers 5,000+ courses in more than 400 degree and certificate programs and has 5,660 faculty members with 350,000+ alumni worldwide. As a member of the Big 12 Conference, KU currently maintains 16 varsity-level athletic programs and 600± student-athletes.

Walmart

SPROUTS

W 6TH STREET

Wendy's

Westlake ACE Hardware

SONIC

LMHHealth

Starbucks

Site

DOWNTOWN

FedEx Office

usbank

noodles

Starbucks

Wendy's

WAKARUSA DRIVE

BOB BILLINGS PARKWAY

UNIVERSITY OF KANSAS
24,000± Students

TEXAS QUALITY

Chick-fil-A

1 DOLLAR TREE

W 27TH STREET

PETSMART

DICK'S SPORTING GOODS

W 31ST STREET

HOBBY LOBBY

five BELOW

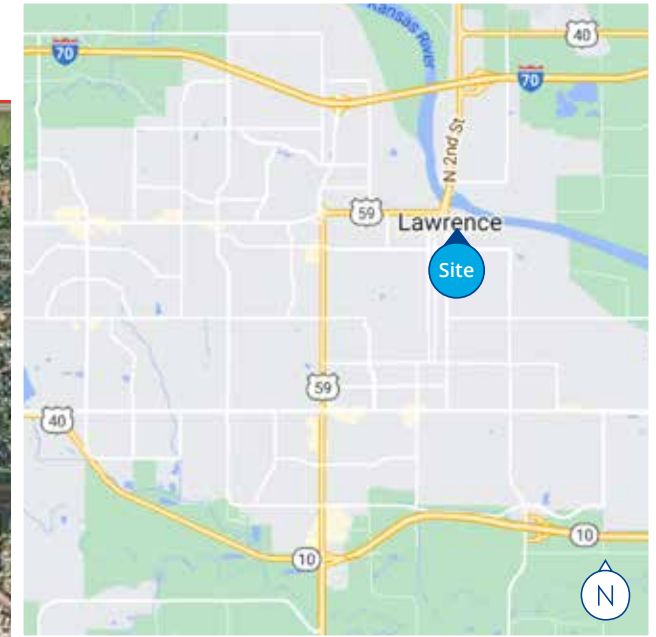
Target

HomeGoods

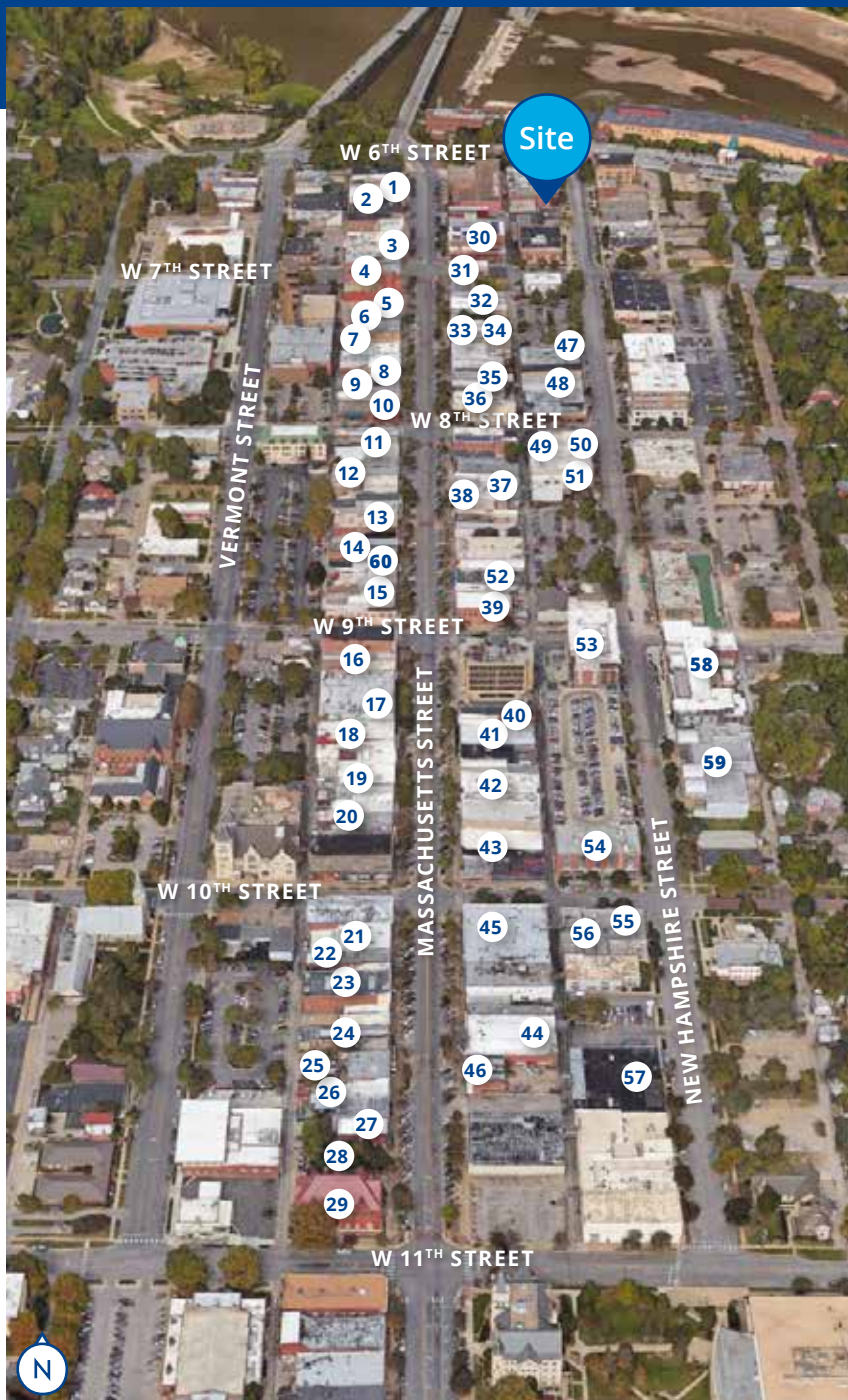
Walmart

LOUISIANA STREET

Haskell Indian Nations University
700± Students



Location Amenities



- | | |
|------------------------------------|--------------------------------------|
| 1. Local @ 615 | 31. Rudy's Pizzeria |
| 2. Globe Indian Food | 32. Genovese |
| 3. Starbucks | 33. Guitarma |
| 4. Eldridge Hotel | 34. Logies |
| 5. 715 Restaurant | 35. Crescent Moon Winery |
| 6. Ladybird Diner | 36. Merchants Pub & Plate |
| 7. Breakout Lawrence | 37. Limestone Pizza |
| 8. Wine Dive | 38. Pickleman's Gourmet Cafe |
| 9. Jefferson's Restaurant | 39. The Bourgeois Pig |
| 10. Noodles & Company | 40. Gaia Sushi |
| 11. The Burger Stand at the Casbah | 41. The Roost |
| 12. Zen Zero | 42. Minsky's Pizza |
| 13. Frameworks Gallery | 43. Replay Lounge |
| 14. Phoenix Gallery | 44. The Granada |
| 15. Terrabonne | 45. 10th & Mass Studios |
| 16. The Mad Greek | 46. Einstein Bros. |
| 17. Chipotle | 47. Leroy's Tavern |
| 18. PepperJax Grill | 48. The Bottleneck |
| 19. Pokeloha | 49. Taco Zone |
| 20. Molcajete's | 50. Eighth Street Tap Room |
| 21. The Encore Cafe | 51. Mr. Brew's |
| 22. Louise's Bar | 52. Mud and Lotus |
| 23. Casa Grande | 53. Milton's Cafe |
| 24. Aladdin Cafe | 54. Krustaceans Seafood |
| 25. Hollywood 22 | 55. India Palace |
| 26. Harbour Lights | 56. Pizza Palace |
| 27. Latchkey Deli | 57. Maceli's Banquet Hall & Catering |
| 28. Japanese Friendship Garden | 58. Ramen Bowls |
| 29. Watkins Museum of History | 59. Lawrence Arts Center |
| 30. Free State Brewing Company | 60. Papa Keno's Pizzeria |

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