

1520 Grand Boulevard

Kansas City, Missouri 64108

For Sale/Lease

PRICE ADJUSTED - Rare Historic Crossroads Building for Sale or Lease



Excellent Location

- Home of well-known recordBar.
- Completely renovated in 2008.
- Excellent Crossroads Arts District location with strong visibility to Grand Boulevard.
- Strong demographics and exceptional Crossroads leasing demand.
- Convenient access to I-70 and I-35.
- Two blocks from the KC Streetcar.
- Incredible opportunity for an owner-user to minimize cost of occupancy.
- Priced well below replacement cost.

For more information:

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BLOCK
REAL ESTATE SERVICES, LLC

Building Summary

1520 Grand Boulevard represents an opportunity to acquire a beautiful and historic building located in a burgeoning corner of Kansas City, completely renovated in 2008 and anchored by well-know and successful tenants. Situated along the northern edge of the Crossroads Arts District and just south of the downtown CBD, the property is located in the Walnut Street Warehouse and Commercial Historic District and is surrounded by a rising tide of retail and office redevelopment.

Proximate to numerous luxury residential properties, high-end dining, entertainment, and office users. The location enjoys strong demographics and exceptional leasing demand as evidenced by an average 5% vacancy in the submarket. Convenient access to I-70 and I-35 is merely blocks from the property and the KC Streetcar is only 2 blocks away with a nearby stop at 16th and Main.

The recordBar (therecordbar.com), the first-floor retail restaurant and bar, hosts numerous concerts and attractions in addition to offering exceptional dining. The Terrace on Grand, closing at the end of 2022, was an award-winning wedding venue and event space providing clients an elegant ballroom on the third floor and exclusive views of downtown Kansas City from their beautiful rooftop space.

This is an incredible opportunity for an owner user or investor to utilize the remaining vacant space, taking advantage of the building's many modern upgrades to the HVAC, electric supply, rooftop, and much more.

FLOOR	TENANTS	SQUARE FEET	PRO RATA SHARE
Basement	recordBar	588	2.91%
1st	recordBar	4,467	22.12%
Mezzanine	recordBar	1,234	6.11%
2nd	Available	5,319	26.35%
3rd	Available	4,769	23.62%
Rooftop	Available	3,814	18.89%
Total		20,191	100%

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Available



The recordBar



Building Specifications

Property Address: 1520 Grand Boulevard
Kansas City, Missouri 64108

Property Size: Site 0.13 Acres

Basement:	588± SF
1st Floor:	4,467± SF
1st Floor Mezzanine:	1,234± SF
2nd Floor:	5,319± SF
3rd Floor:	4,769± SF
Rooftop:	3,814± SF
Total Rentable Area:	20,191± SF

Percentage Leased: 31.14%

Sales Price: \$2,950,000 (\$146.11 RSF)

Year Built: 1911 (renovated in 2008)

Design and Construction: Steel and wood frame and masonry, combination of pigmented structural glass and brick facade, historical and ornate brick and terracotta parapet

Electric Service: 2,000 AMP electrical main service, upgraded in 2008

HVAC: Basement - (1) 2-ton split system - upgraded 2008
1st Floor - (3) 10-ton split system - upgraded 2008
2nd Floor - (1) 10-ton split system - upgraded 2011
3rd Floor - (1) 27.5 roof-package system - upgraded 2019

Plumbing: Fully sprinkled (monitored fire alarm system)
1,000 lbs grease interceptor system

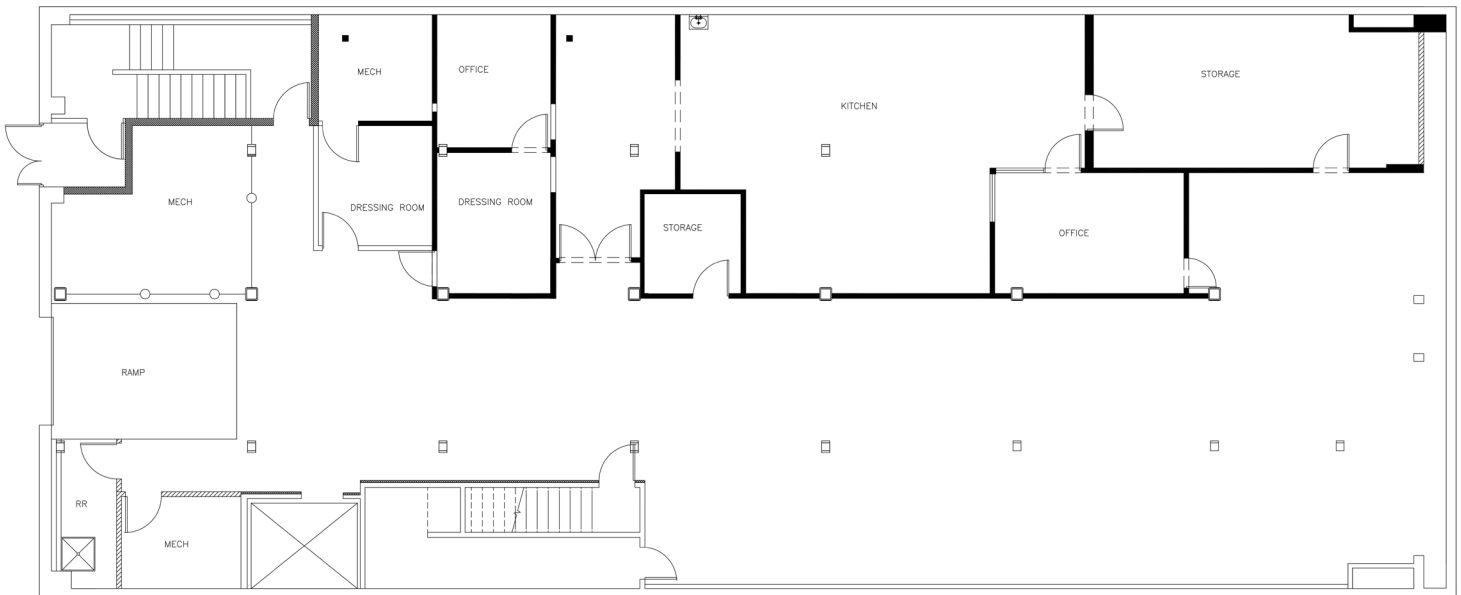
Roof: TPO membrane roof installed 2008
Roof Floor decking and tiling installed 2016
Aluminium roof perimeter fencing installed 2018

1520 Grand Boulevard

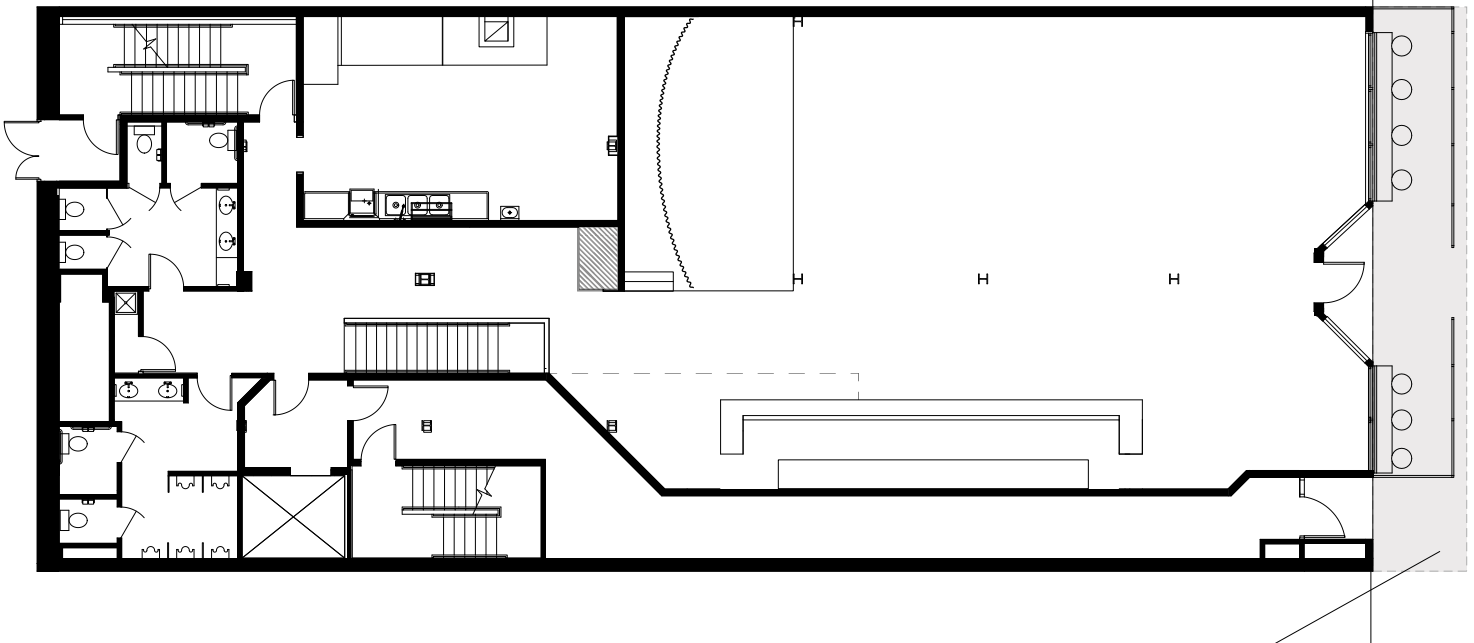
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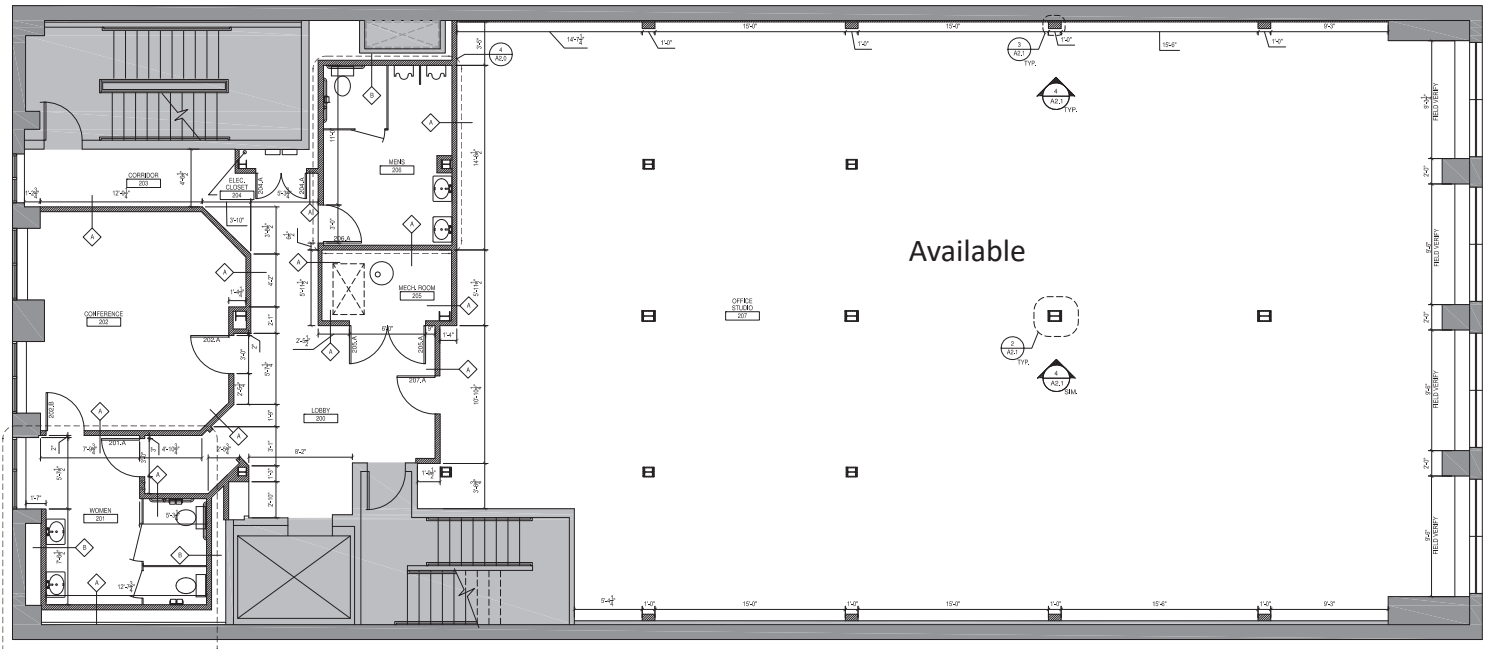
Basement Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



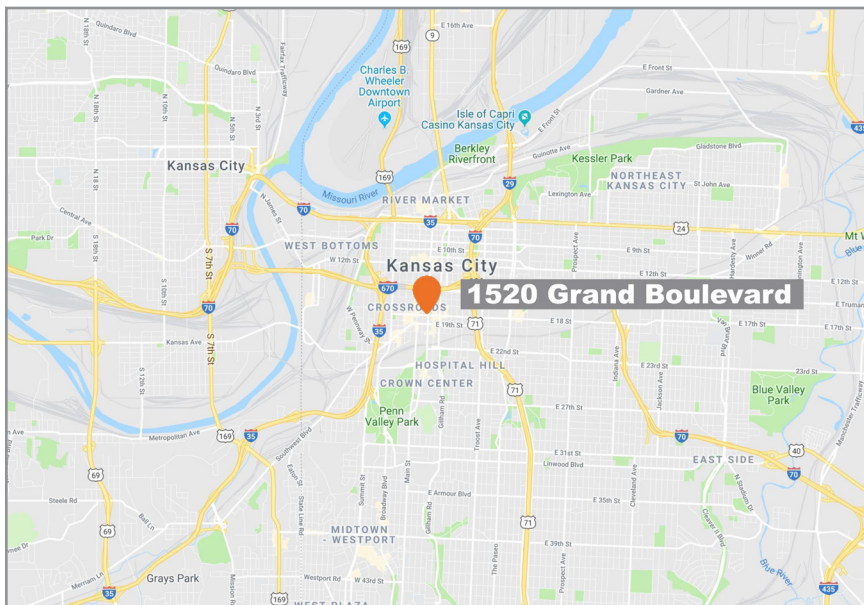
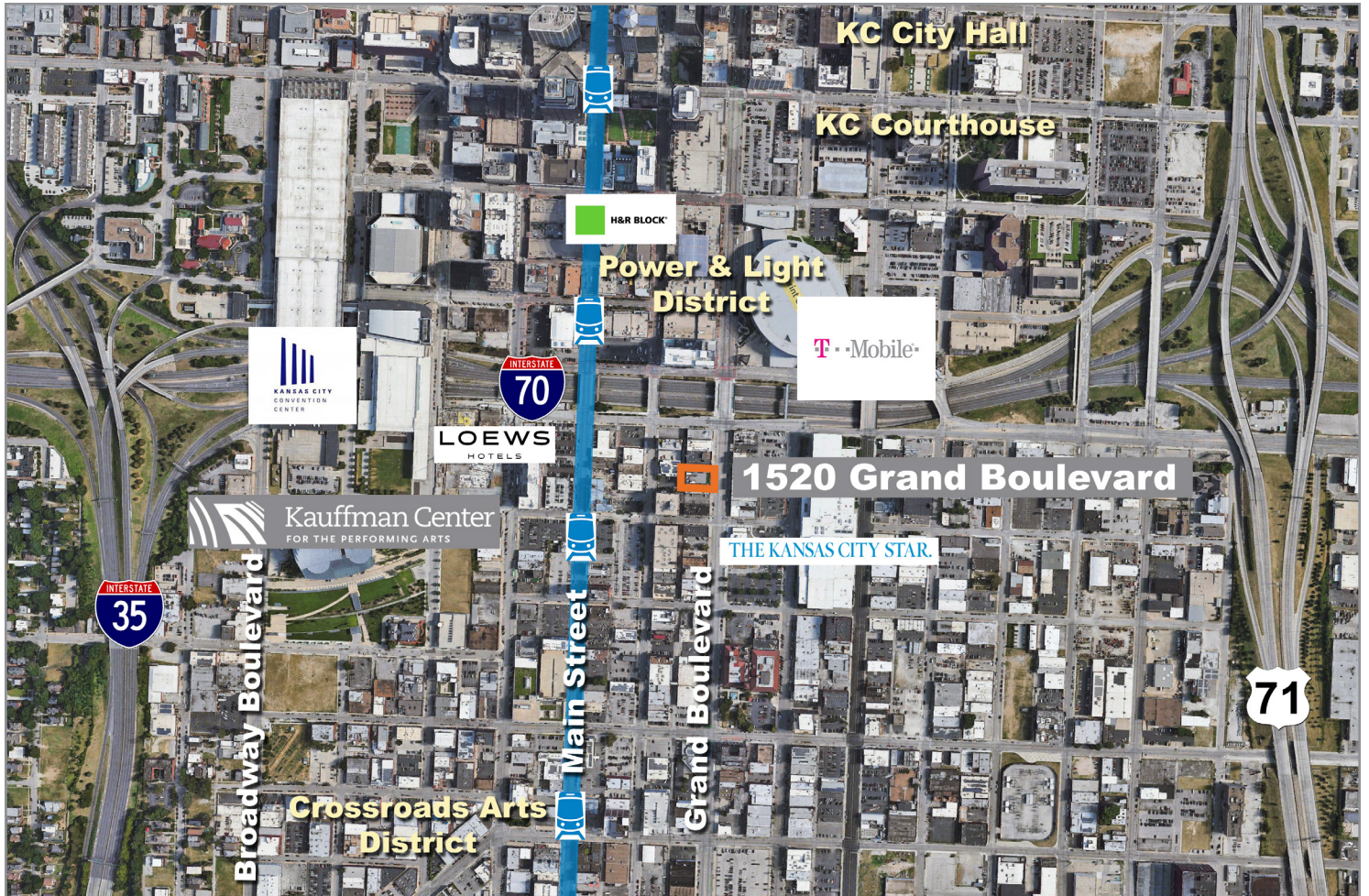
Demographics

POPULATION	2021 Estimated Population	14,455	97,076	234,971
	2026 Projected Population	16,508	100,865	238,801
	2010 Census Population	9,678	84,285	216,191
	2000 Census Population	7,238	90,028	234,858
	Projected Annual Growth 2021 to 2026	2.8%	0.8%	0.3%
	Historical Annual Growth 2000 to 2021	4.7%	0.4%	-
HOUSEHOLDS	2021 Estimated Households	8,895	44,696	101,278
	2026 Projected Households	10,478	47,431	104,452
	2010 Census Households	5,245	36,286	89,774
	2000 Census Households	3,551	37,299	97,357
	Projected Annual Growth 2021 to 2026	3.6%	1.2%	0.6%
	Historical Annual Growth 2000 to 2021	7.2%	0.9%	0.2%
AGE	2021 Est. Population Under 10 Years	9.2%	13.2%	13.6%
	2021 Est. Population 10 to 19 Years	8.2%	11.9%	12.7%
	2021 Est. Population 20 to 29 Years	26.6%	18.9%	17.8%
	2021 Est. Population 30 to 44 Years	27.9%	22.2%	21.1%
	2021 Est. Population 45 to 59 Years	15.4%	17.2%	16.9%
	2021 Est. Population 60 to 74 Years	9.8%	12.0%	12.9%
	2021 Est. Population 75 Years or Over	2.9%	4.5%	5.0%
	2021 Est. Median Age	31.5	32.9	33.3
MARITAL STATUS & GENDER	2021 Est. Male Population	55.6%	51.1%	50.3%
	2021 Est. Female Population	44.4%	48.9%	49.7%
	2021 Est. Never Married	60.1%	50.5%	46.4%
	2021 Est. Now Married	20.2%	25.7%	29.5%
	2021 Est. Separated or Divorced	17.2%	18.8%	18.8%
	2021 Est. Widowed	2.6%	5.0%	5.3%
INCOME	2021 Est. HH Income \$200,000 or More	5.0%	2.7%	3.6%
	2021 Est. HH Income \$150,000 to \$199,999	4.3%	2.7%	2.8%
	2021 Est. HH Income \$100,000 to \$149,999	11.5%	8.8%	9.6%
	2021 Est. HH Income \$75,000 to \$99,999	13.8%	10.1%	9.9%
	2021 Est. HH Income \$50,000 to \$74,999	22.6%	19.2%	18.8%
	2021 Est. HH Income \$35,000 to \$49,999	11.6%	13.5%	14.4%
	2021 Est. HH Income \$25,000 to \$34,999	9.2%	10.3%	10.7%
	2021 Est. HH Income \$15,000 to \$24,999	8.0%	11.2%	11.0%
	2021 Est. HH Income Under \$15,000	14.0%	21.5%	19.2%
	2021 Est. Average Household Income	\$83,541	\$59,576	\$63,908
	2021 Est. Median Household Income	\$56,921	\$44,305	\$47,815
	2021 Est. Per Capita Income	\$52,827	\$27,876	\$27,779
	2021 Est. Total Businesses	3,100	7,605	12,947
	2021 Est. Total Employees	64,835	133,327	224,689

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