

FOR SALE



MARTINI CORNER PORTFOLIO

400 E 31st Street, 408 E 31st Street & 3038 Gillham Rd | Kansas City, MO 64108

PROPERTY HIGHLIGHTS

Located in Martini Corner, this portfolio includes three operating restaurants and two retail spaces within one of Kansas City's most dynamic commercial districts. Positioned just five blocks south of the \$3 billion Royals stadium and entertainment district, this property is likely to see a sharp increase in foot traffic and nearby residential development.

Just a five-minute walk from the 31st Street KC Streetcar stop, the portfolio currently benefits from strong residential density, daytime population, and walkability.

Over the years, Martini Corner has evolved into a powerhouse for local dining excellence, urban trendsetters and sophisticated diners alike. Future operators will have the opportunity to join a distinguished lineup of neighbors, including the Japanese-inspired Noka, the elevated comfort of Cliff's Taphouse, and local staples like Tower Tavern and Union on the Hill.



CHARLIE LOWE

clowe@Crossroads-KC.com

M (660) 853-9203

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

FOR SALE



MARTINI CORNER PORTFOLIO

400 E 31st Street, 408 E 31st Street & 3038 Gillham Rd | Kansas City, MO 64108

PROPERTY DETAILS

- Four building portfolio totaling approximately 12,900 SF on .795 acres
- Located in Opportunity Zone
- Urban Renewal zoning
- 66 Income-generating parking spaces
- Parking lot resurfaced August 2026
- Value-add opportunity through additional density and future site redevelopment
- Multiple potential revenue streams from existing improvements, parking, and future development



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

FOR SALE



MARTINI CORNER PORTFOLIO

400 E 31st Street, 408 E 31st Street & 3038 Gillham Rd | Kansas City, MO 64108

THE NEIGHBORHOOD

Martini Corner's location between thriving residential and commercial districts makes walkability a key draw. The strong existing demographics are poised to see a dramatic increase over the next five years with nearly \$4 billion worth of development underway within a 15-minute walk of the district.

- Royals new \$3 billion stadium and entertainment district
- Children's Mercy \$1.5 billion expansion
- UMKC's \$145 million Healthcare Delivery & Innovation building
- Northpoint's \$130 million Arrive KC apartments (385 Class A Units)
- The Levy at Martini Corner (158 Class A Units) \$43 million.



CHARLIE LOWE
clowe@Crossroads-KC.com
M (660) 853-9203

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



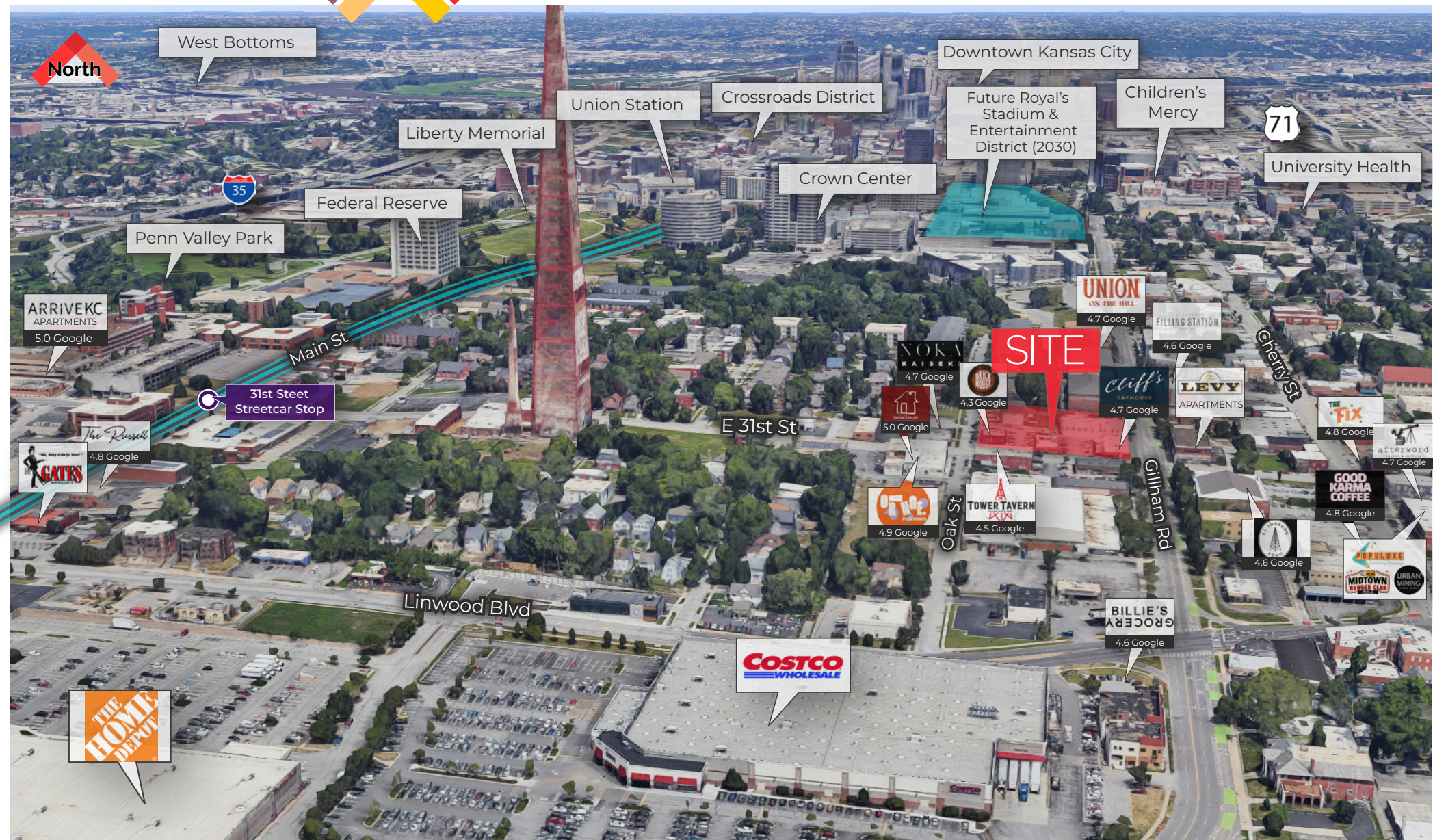
CROSSROADS
REAL ESTATE GROUP

FOR SALE



MARTINI CORNER PORTFOLIO

400 E 31st Street, 408 E 31st Street & 3038 Gillham Rd | Kansas City, MO 64108



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP

KC STREETCAR



AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2025)	18,980	129,414	270,313
Population Projection (2029)	19,506	132,237	274,013
Average HH Income	\$79,384	\$78,125	\$77,987
Annual Growth	3.9%	3.1%	1.8%
Consumer Spending	\$256m	\$158b	\$31b

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



CROSSROADS
REAL ESTATE GROUP