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.












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## PROPERTY DETAILS

- Three 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.

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## 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.
















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| 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 | $1.58b | $3.1b |

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