A WEST STAR DEVELOPMENT COMMUNITY

LENEXA, KANSAS

V

VISTA VILLAGE

# RETAIL LEASING OPPORTUNITIES

Where destination dining, active living and shared experiences come together in Johnson County.





# The Audience is Already Here.

**164,147**
5-MILE POPULATION

**16,239**
HOUSEHOLDS

**$138,243**
5-MILE MEDIAN HOUSEHOLD INCOME

**59.1%**
OWNER-OCCUPIED HOMES

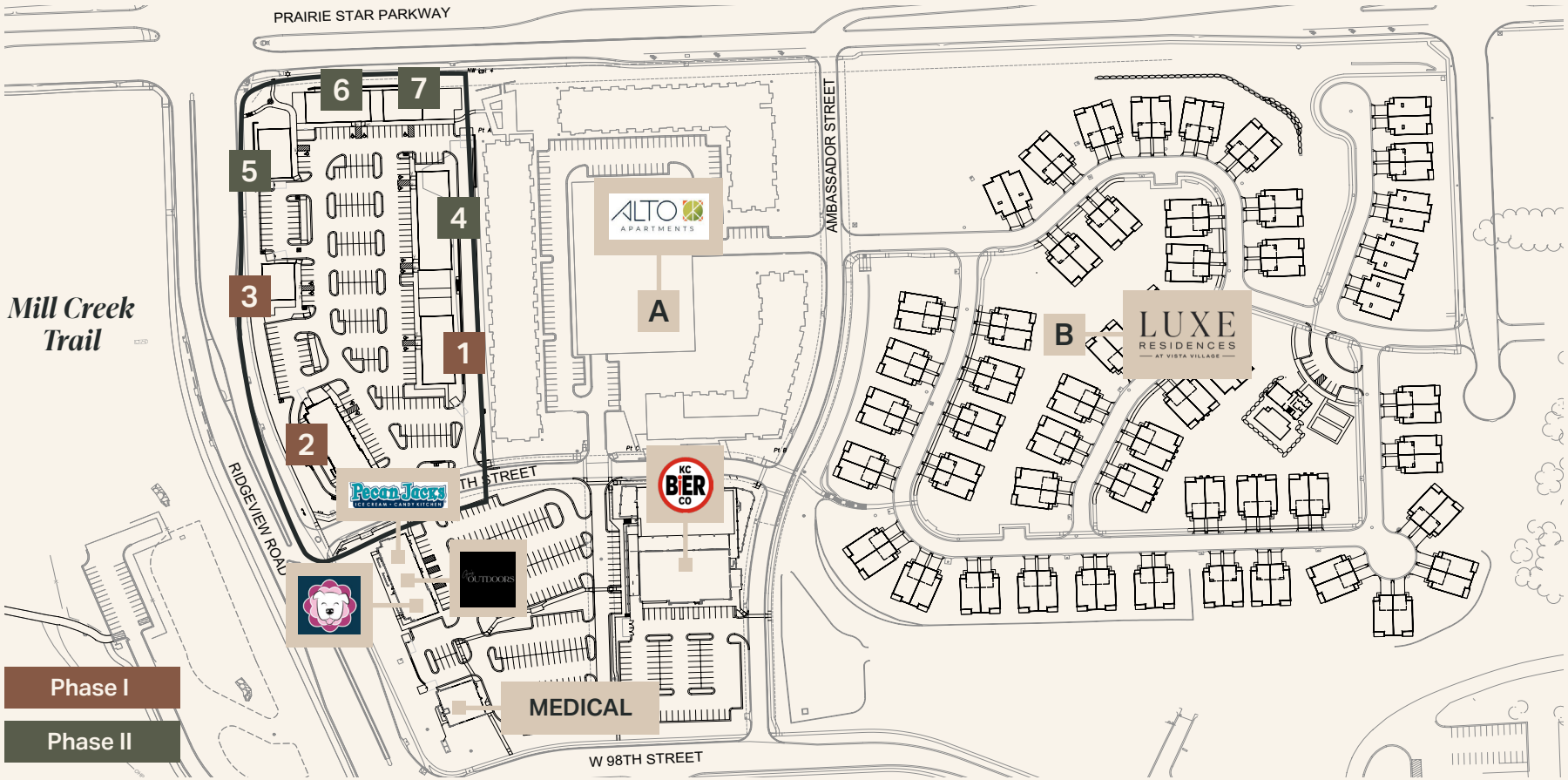
**38.8**
MEDIAN AGE

*3-MILE TRADE AREA*

| | | |
|---|---|---|
| **80,000** | **13,500** | **280,000** |
| VPD | VPD | VPD |
| K-10 | Ridgeview Rd | 1-35 \| 1-435 \| K-10 |

MASTER PLAN

# A Destination Neighborhood.




**1 Restaurant B**
*5,500 SF + 1,500 SF Patio | **Available***

**2 Retail B**
*7,000 SF | **Available** (demisable to 1,500 SF)*

**3 Restaurant C**
*2,960 SF Pad*
***Pending***

**4 Retail A & Restaurant A**
*8,000 SF*

**5 Retail C**
*4,000 SF*

**6 Retail D**
*5,000 SF*

**7 Daycare**
*3,000 SF*

**A Alto Apartments**
*274 Class A Units*

**B Luxe Residences**
*102 Class A Twin Villas*

Conceptual leasing diagram. Neighborhood tenants include Callie Mae's, Gio's Outdoors, Pecan Jack's, KC Bier Co. and a medical facility.

# LAYOUT

See Next Page for Additional Details



# Find Your Place at Vista Village

## 7,000 SF Retail Building
**FOR LEASE**

*Demisable to as small as 1,500 SF.*

Planned for up to three tenant spaces. Ideal for restaurant, retail, service and specialty concepts.

## 2,900 SF Pad Site
**LOI PENDING**

*Highly anticipated restaurant from a local favorite.*

Freestanding pad site fronting Ridgeview Road. LOI Pending

## 5,500 SF Retail Building
**FOR LEASE**

*Approx. 2,000–5,500 SF available.*

Adjacent to Alto Apartments. Features an additional 1,500 SF Covered Patio.

2




3




1



OPPORTUNITY

# Built for the Patio Crowd.

*A signature restaurant opportunity at the heart of Vista Village.*

**3,000-5,500 SF**
RESTAURANT OPPORTUNITY

**1,500 SF**
COVERED PATIO

**274**
ADJACENT CLASS A APARTMENTS

**102**
ADJACENT CLASS A TWIN VILLAS

This demisable 5,500 SF space is designed for a destination restaurant, walkable from the apartments directly behind it and just a short walk from Luxe Residences. The space features an approximately 1,500 SF covered patio, will include a grease trap and will be delivered as a warm shell.

*Dinner downstairs, drinks on the patio & home just steps away.*








# Connected to One of Johnson County's Most Dynamic Corridors.

*Easy to reach. Hard to overlook.*

Vista Village sits near the convergence of K-10, I-435 and I-35, with direct access from the Ridgeview Road and Prairie Star Parkway corridor.

THE VISION

# More Than Retail. An Experience.

Vista Village is emerging as a premier mixed-use destination in Lenexa, bringing together dining, retail, residential, entertainment and outdoor connectivity in one thoughtfully designed community.

Located at Ridgeview Road and Prairie Star Parkway with convenient access to K-10, Vista Village is positioned to serve both the surrounding neighborhood and the broader Kansas City market. Destination-driven concepts, high-quality architecture, a built-in residential population and trail connectivity create a place designed to draw people in, encourage them to stay longer and give them a reason to return.

***It's a destination built around how people want to spend their time.***




### DINE

Destination restaurants, local favorites and concepts worth the drive.

### GATHER

Patios, biergarten, shared spaces and experiences designed to bring people together.

### LIVE + MOVE

376 residences within Vista Village, with direct access to nearby trails and everyday amenities just steps away.

CONTACT US

WEST STAR DEVELOPMENT

# Be Part of What's Next.

RETAIL SPACE NOW LEASING

## 1,500–7,000 SF Opportunities

Vista Village is taking shape as Johnson County's premier destination to live, play, move and gather. With a curated mix of restaurants, retail and residential connected by trails and surrounded by established uses, it offers an opportunity to become part of a vibrant community built for how people want to spend their time. Join the businesses, residents and experiences bringing this destination to life.


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