



# WEST BOTTOMS REDEVELOPMENT OPPORTUNITY

## 1428 Saint Louis Avenue, Kansas City, Missouri



### SALE PRICE: \$2,500,000 | 36,000 SF BUILDING

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,595	81,572	231,355
Avg. Household Income	\$66,902	\$69,612	\$79,185

- Located in the heart of the West Bottoms District
- Over \$500 million in surrounding development underway
- Adjacent new development includes 1,100 apartments and 40 hotel rooms
- 138,000 SF of retail and 122,000 SF of office over 17 acres

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*  
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**LOCAL DEVELOPMENT**



**SURROUNDING AREA**

**THE WEST BOTTOMS FLATS**

269 RESIDENTIAL AND MIXED USE SPACES

11 BUILDINGS COMPLETED

3 ADDITIONAL PROPERTIES TO DEVELOP

**THE HOBBS**

30 ART STUDIOS & EVENT CENTER/CATERING

**The Water Yard**

Public Art Space

### SOMERA ROAD DEVELOPMENT



- PRESERVE**
  - 1 Perfection Stove Building
  - 2 Moline Building
  - 3 Firehouse Building
  - 4 Laramie Building
  - 5 Avery-Poe Building
  - 6 Macabre Cinema
  - 7 Crane Building
  - 8 Nuts & Bolts Building
  - 9 1226 Union Avenue\*
  - 10 1220 Union Avenue\*
- DEMOLISH**
  - 11 Weld Wheel Building
  - 12 Boxing Gym Building
  - 13 Forge Construction Building
  - 14 Building adjacent to Crane Building
- EXISTING**
  - 15 1428 St. Louis
  - 16 West Bottoms Flats

New York-based SomeraRoad is proposing a sweeping redevelopment of a 26-acre section of the West Bottoms, the latest out-of-town developer to see opportunity in that long overlooked quadrant of greater downtown. The firm has filed an initial multi-phase redevelopment concept with the city that calls for eventually adding 1,211 residential units over a 10 year period starting in 2025. While its first phase includes the demolition of the derelict Weld Wheel building at 933 Mulberry, the developer intends to also renovate several buildings and have the area designated a landmark district.

“Our vision is to increase density in the West Bottoms while preserving the historic fabric of this one-of-a-kind neighborhood,” Basel Bataineh, a SomeraRoad principal, said in a statement. “We hope to work very closely with the city and local stakeholders to ensure this is done the right way,” stated Bataineh.



**Phase 1** would include 278 apartments, 131,000 square-feet of retail, 121,200 square-feet of office, and a 50-room hotel.

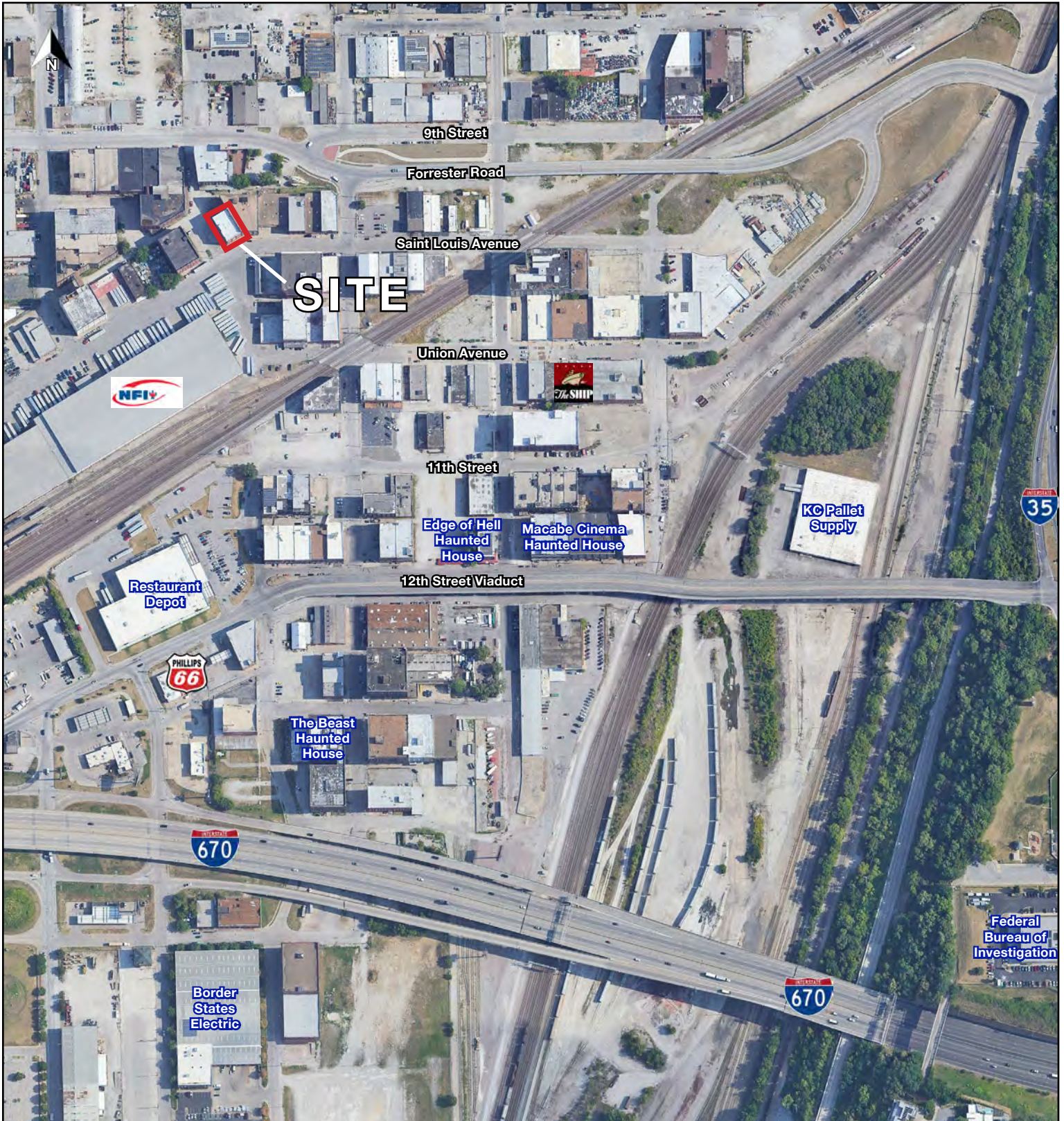
**Phase 2** would include 547 apartments and 14,000 square-feet of retail.

**Phase 3** would include 279 apartments, 4,000 square-feet of retail and 63,165 square-feet of office.

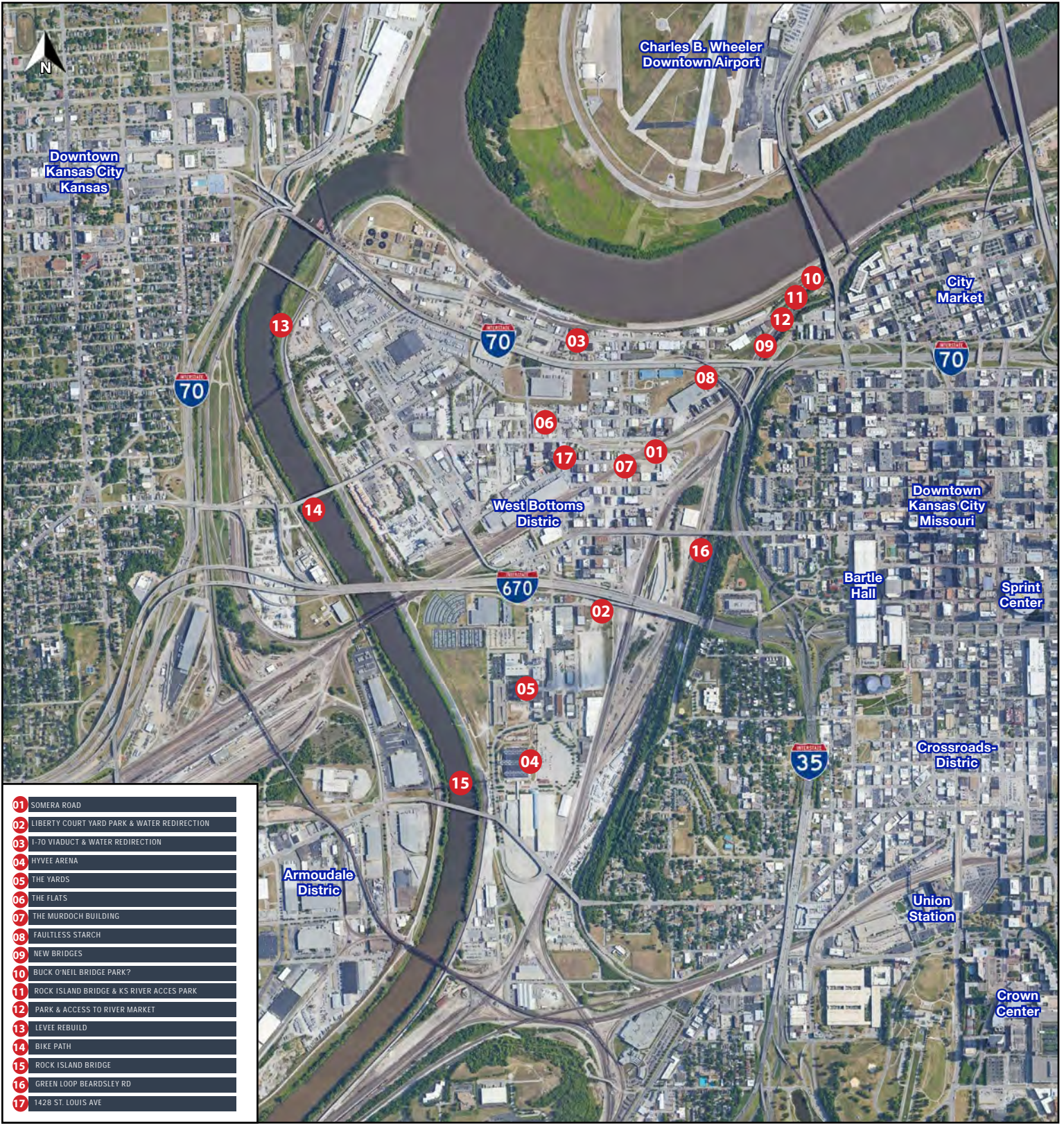


*“We envision a vibrant, mixed-use live, work, play stay district that will celebrate the city’s birthplace.”*

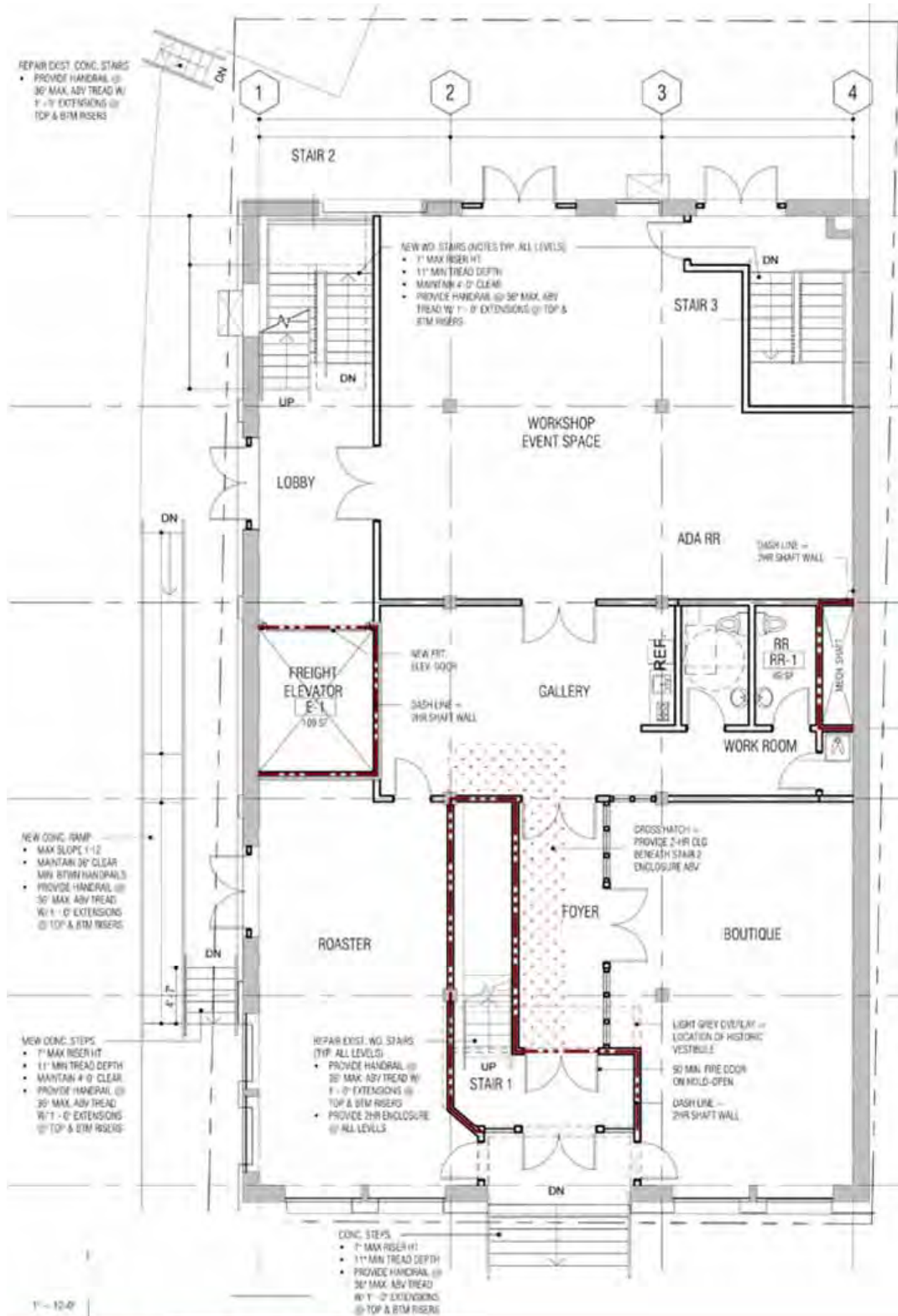
**AERIAL**

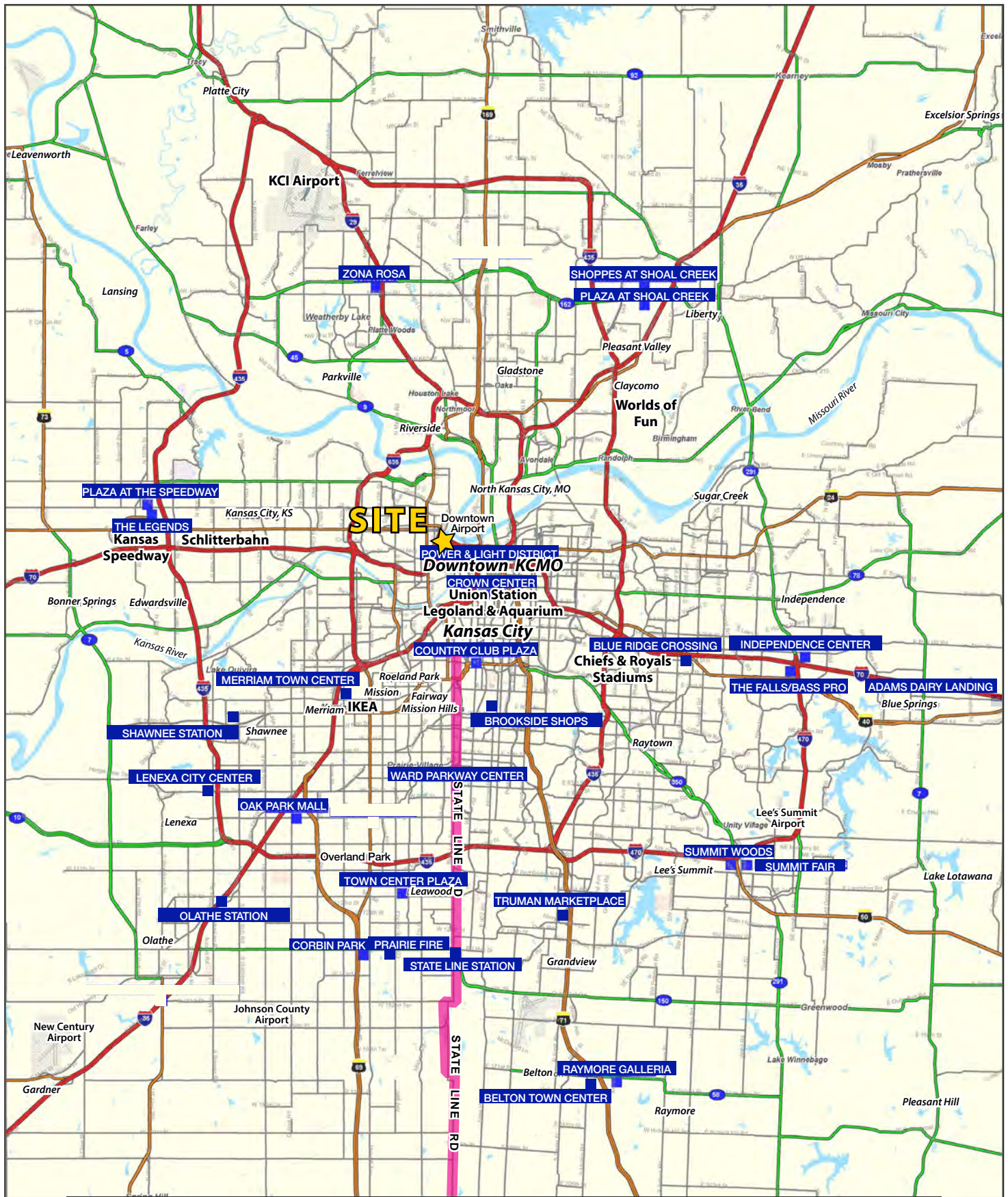


## AERIAL



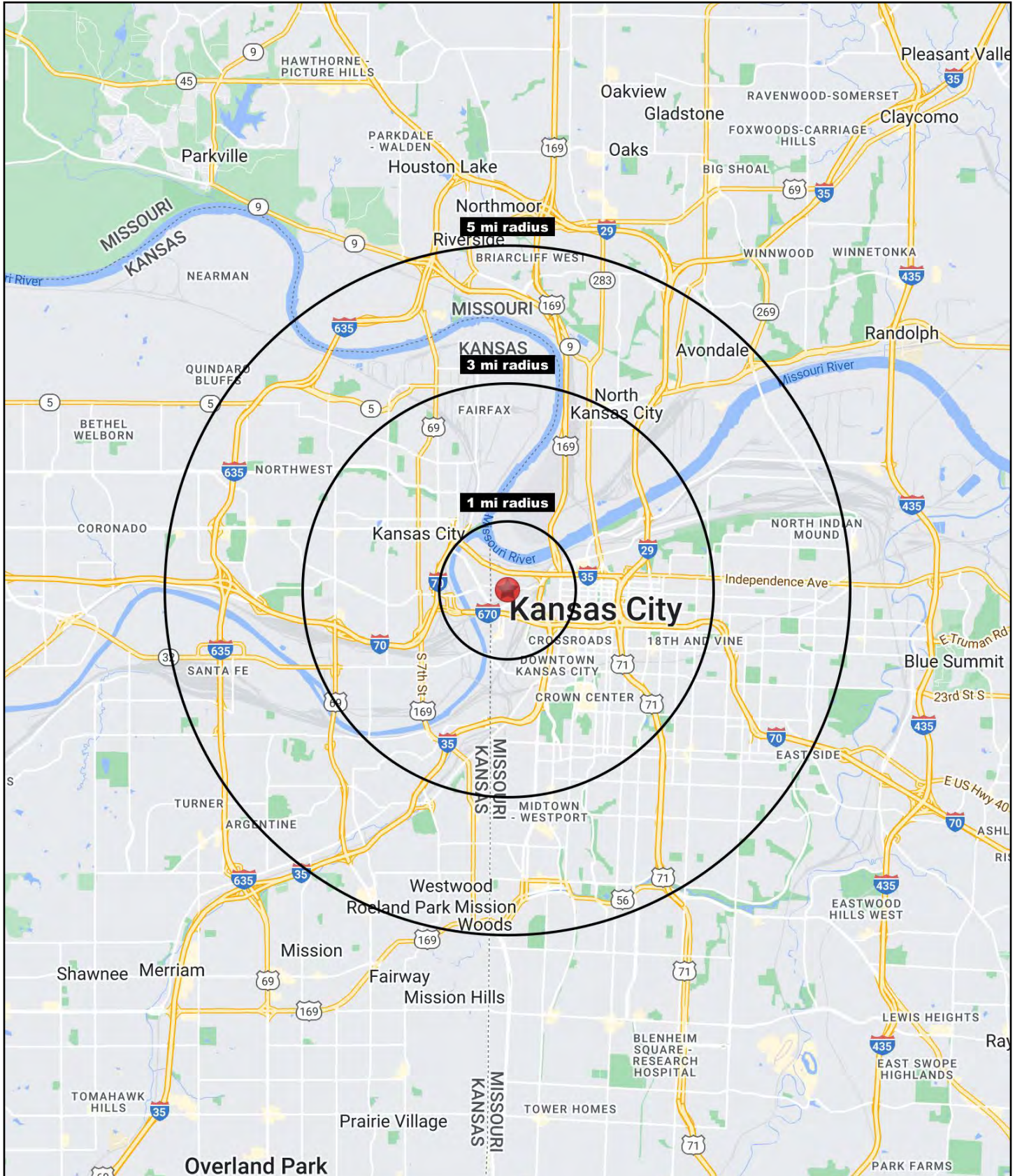
**FIRST FLOOR PLAN**





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## 1428 Saint Louis Avenue, Kansas City, Missouri

1428 St Louis Avenue Kansas City, MO 64101	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	5,595	81,572	231,355
2028 Projected Population	5,889	82,211	229,478
2020 Census Population	5,421	79,139	223,848
2010 Census Population	3,575	68,151	210,261
Projected Annual Growth 2023 to 2028	1.1%	0.2%	-0.2%
Historical Annual Growth 2010 to 2023	4.3%	1.5%	0.8%
2023 Median Age	32.3	33.0	34.2
<b>Households</b>			
2023 Estimated Households	3,888	37,093	99,273
2028 Projected Households	4,058	37,901	98,976
2020 Census Households	3,699	34,847	95,931
2010 Census Households	2,257	28,073	87,502
Projected Annual Growth 2023 to 2028	0.9%	0.4%	-
Historical Annual Growth 2010 to 2023	5.6%	2.5%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	67.5%	42.8%	43.6%
2023 Estimated Black or African American	16.3%	26.5%	28.1%
2023 Estimated Asian or Pacific Islander	4.3%	5.5%	5.1%
2023 Estimated American Indian or Native Alaskan	0.5%	0.9%	0.8%
2023 Estimated Other Races	11.4%	24.3%	22.4%
2023 Estimated Hispanic	13.4%	30.0%	26.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$66,902	\$69,612	\$79,185
2023 Estimated Median Household Income	\$67,386	\$58,723	\$60,649
2023 Estimated Per Capita Income	\$47,061	\$32,359	\$34,309
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	8.9%	7.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	8.1%	8.1%
2023 Estimated High School Graduate	8.4%	23.4%	27.1%
2023 Estimated Some College	17.4%	17.3%	18.4%
2023 Estimated Associates Degree Only	6.1%	6.7%	6.4%
2023 Estimated Bachelors Degree Only	37.5%	22.3%	20.1%
2023 Estimated Graduate Degree	27.0%	13.3%	12.3%
<b>Business</b>			
2023 Estimated Total Businesses	934	7,662	14,035
2023 Estimated Total Employees	13,862	120,545	199,879
2023 Estimated Employee Population per Business	14.8	15.7	14.2
2023 Estimated Residential Population per Business	6.0	10.6	16.5

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