

1624 GRAND BOULEVARD

KANSAS CITY, MISSOURI



Own a Kansas City Icon 11,434 SF | Fully Leased | Investment Sale
Downtown, Kansas City, MO

OFFERING MEMORANDUM



1624 GRAND BOULEVARD

KANSAS CITY, MISSOURI

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DISCLAIMER

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EXECUTIVE SUMMARY

Iconic Crossroads Coffee Real Estate Investment

Welcome to the heartbeat of Kansas City's Crossroads Arts District – a rare opportunity to own a fully leased, architecturally stunning building with a tenant lineup that defines local culture and craft. This historic, beautifully restored asset is home to Messenger Coffee Co. + Ibis Bakery, one of the city's most beloved destinations for artisanal coffee, freshly baked bread, and a magnetic social scene. <https://messengercoffee.co/pages/1624-grand>

The historic building is a solid brick and concrete structure that was extensively renovated in recent years, including new windows, plumbing and mechanical systems, operational freight and passenger elevators, roof, and high-end creative interior finishes, featuring a decorative stairwell, soaring atrium, and full commercial restaurant build-out to accommodate the coffee and bakery operations of the tenant.

Investment Highlights

- **Tenant:** Messenger Coffee Co. + Ibis Bakery (backed by a well-capitalized local private equity group)
- **Lease Structure:** Net lease — Tenant reimburses Landlord for all property taxes and operating expenses.
- **Landlord Responsibilities:** Limited to exterior & structural maintenance
- **Lease Term:** Recently renewed to September 2030: showing strong tenant commitment
- **Building Size:** The total building area is approximately 16,500 SF including the basement, or 11,434 SF of above-grade finished space, plus the rooftop patio.
- **Submarket:** Crossroads Arts District – Kansas City's hottest corridor for culture, commerce & capital

This is not just real estate — This is a cash-flowing cultural institution with incredible upside. With strong tenant performance and minimal landlord responsibilities, this is a perfect asset for passive investors, family offices, or 1031 buyers seeking stable income in a high-demand urban core.

PROPERTY DESCRIPTION

Address: 1624 Grand Boulevard, Kansas City, Missouri

Building Size: 11,434 SF

Price: \$3,450,000



1 Historic two-story brick structure with panoramic rooftop patio.



2 Unrivaled Crossroads location
Prime central Crossroads location walkable to the city's hottest restaurants, food halls, breweries, and distilleries Fully restored and designed for hospitality & retail excellence.



3 Surrounded by top-tier restaurants, art galleries, tech firms, and boutique hotels.



4 Two blocks from the KC Streetcar, convenient walking distance to the Power & Light District, T-Mobile Center, and planned South Loop Link.

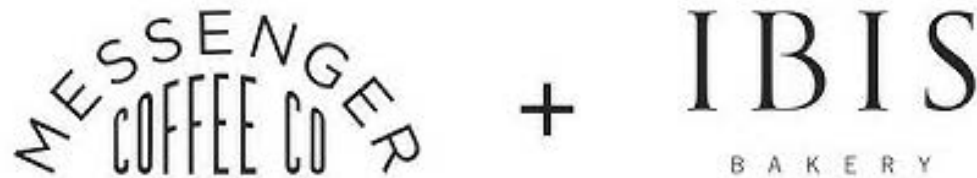


5 Meticulously restored historic architecture and designed for hospitality & retail excellence.



6 Recently renovated with extensive interior improvements for restaurant /assemblage usage. All new building systems including HVAC, plumbing, electrical, and windows.

TENANT PROFILE



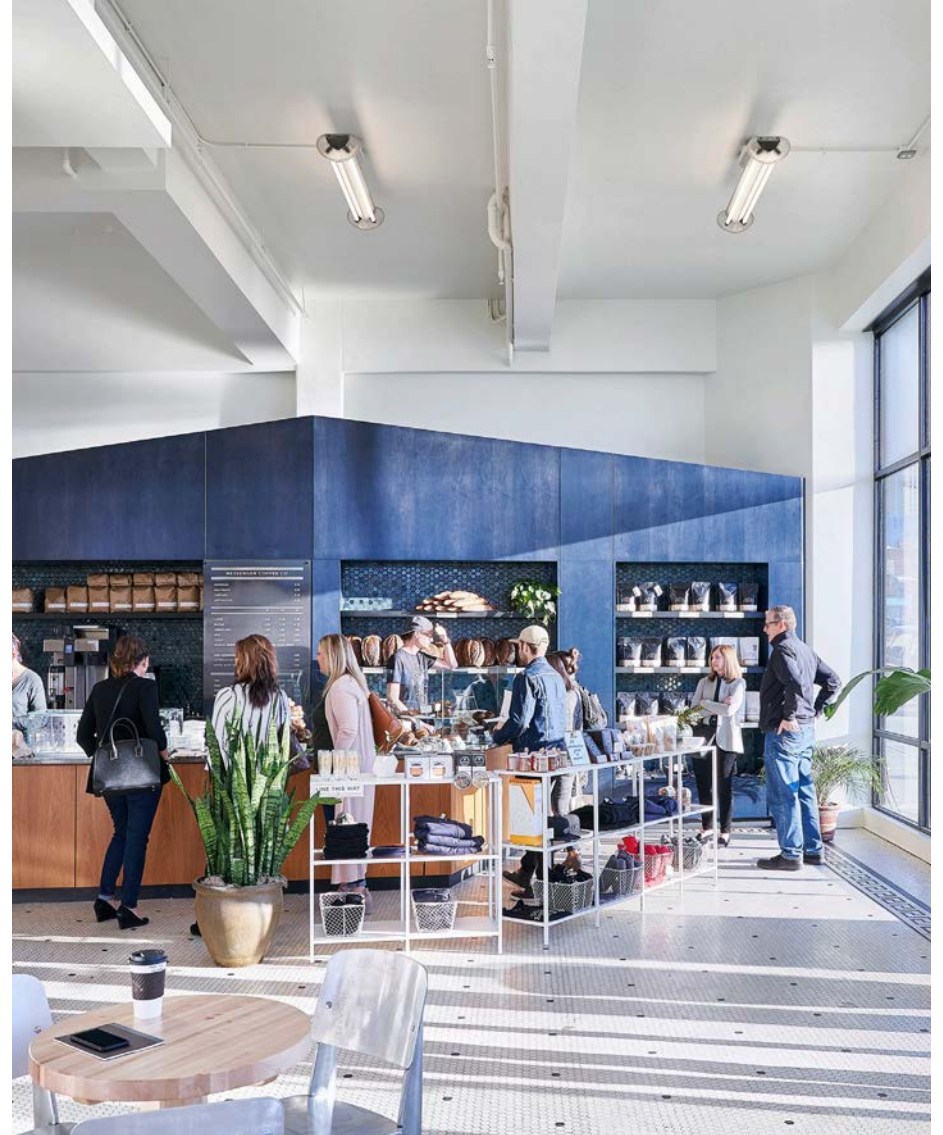
Tenant Profile:

- Kansas City's premier specialty coffee & bakery brand
- Nationally recognized for quality and experience
- Owned by a local private equity group with deep capital reserves and long-term KC presence
- Thriving social destination with loyal following and consistent foot traffic

Investor Appeal and Lease Terms:

- Net lease – Tenant reimburses all operating expenses and property taxes
- 5-year firm term
 - » Recently renewed through September 2030
- Passive ownership profile
 - » Landlord maintains only structural & exterior
 - » Minimal management required
- Fully stabilized income
- Prestigious Crossroads location with long-term redevelopment upside
- Trophy-level building

INTERIOR PHOTOS

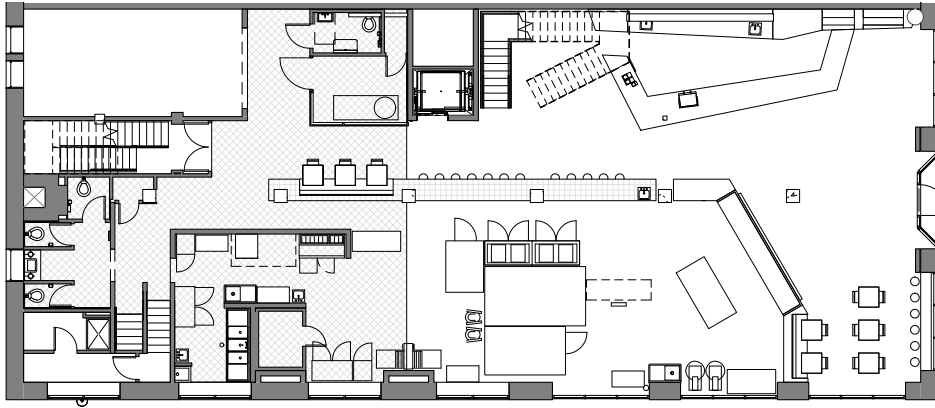


INTERIOR PHOTOS

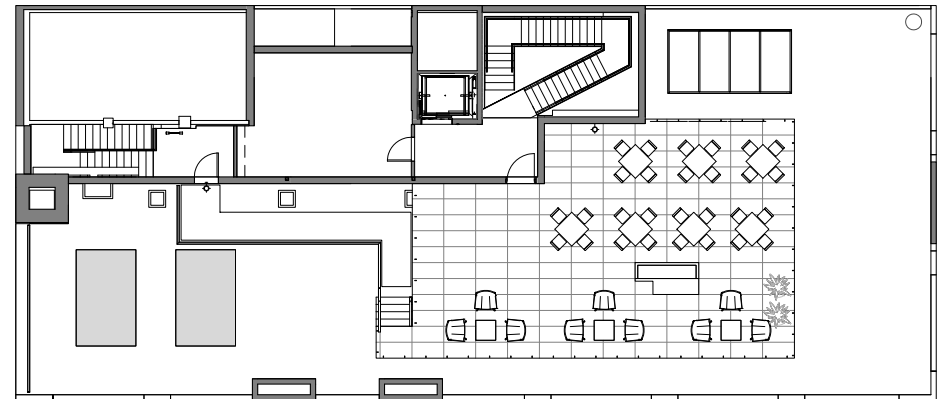


FLOOR PLANS

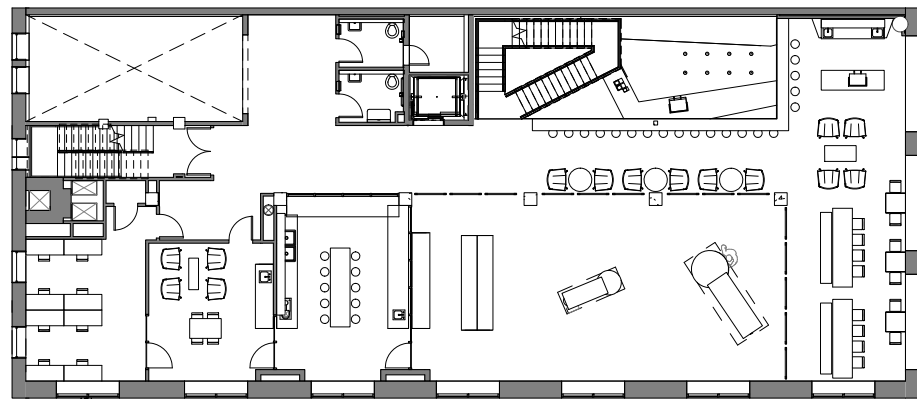
FIRST FLOOR - 5,717 SF



SECOND FLOOR - 5,717 SF

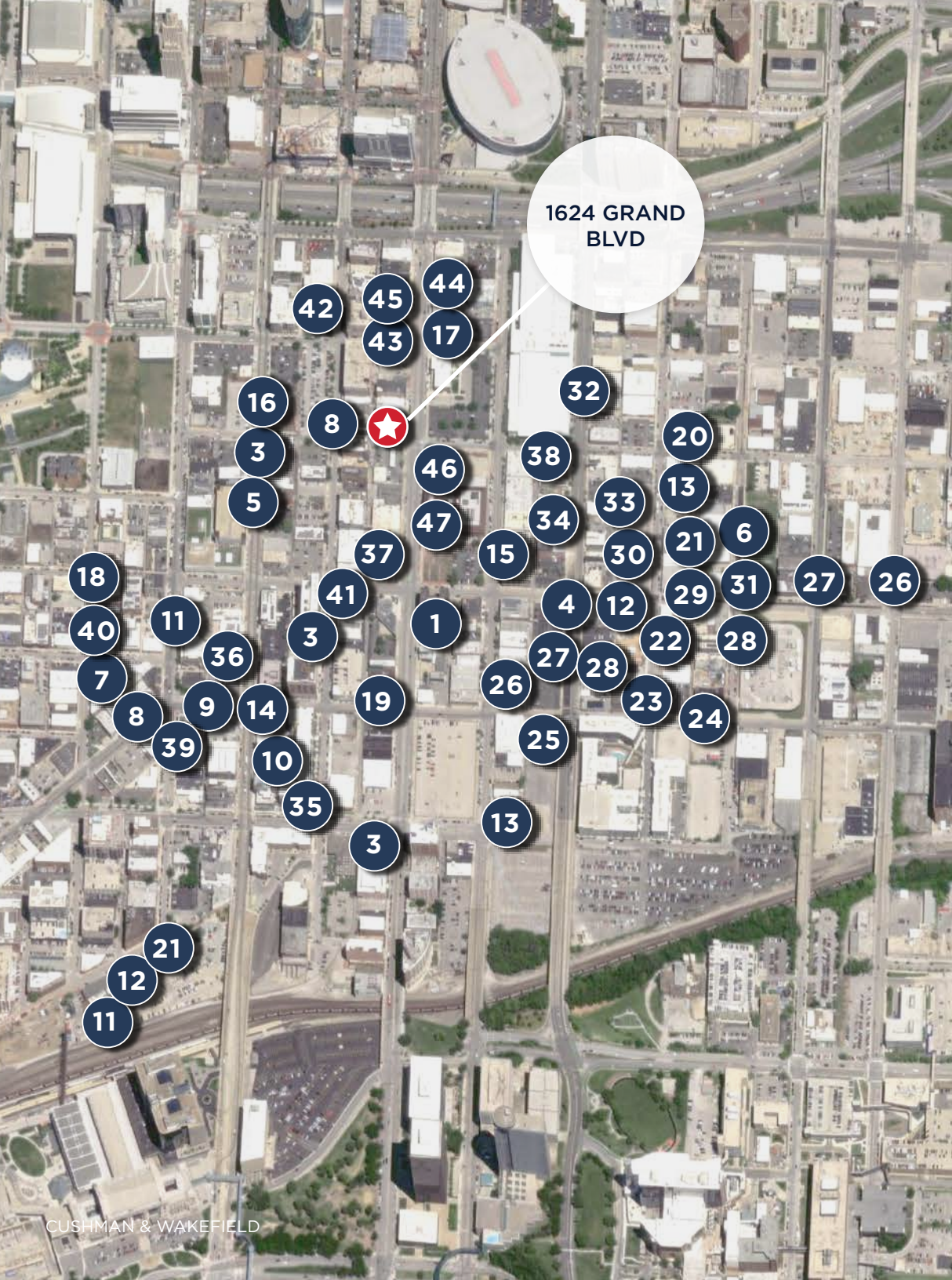


ROOFTOP - 1,620 SF



NORTH FACING AERIAL





1624 GRAND
BLVD

- | | |
|---|--|
| 1. Green Lady Lounge | 29. Red Sash Brewing |
| 2. Tom's Town Distilling | 30. Double Shift Brewing Company |
| 3. Corvino | 31. King G Bar and Deli |
| 4. Mission Taco Joint - East Crossroads | 32. The Pairing: Crossroads Wine & Grocery |
| 5. Taps on Main | 33. Nimble Brewing |
| 6. Lifted Spirits Distillery | 34. Casual Animal Brewing |
| 7. Mildred's | 35. DGX Convenience Store |
| 8. Café Corazon Crossroads | 36. Michael's Fine Men's Clothing Store |
| 9. Extra Virgin | 37. 1739 Gallery |
| 10. Affare | 38. Brick River Cider |
| 11. Baramée Thai Bistro | 39. Up-Down KC Arcade Bar |
| 12. Grinders | 40. Midred's Food & Drink |
| 13. Parlor | 41. The Mercury Room Bar |
| 14. Farina | 42. Tanin Wine Bar |
| 15. The Brick | 43. The Belfry |
| 16. Lula Southern Cookhouse | 44. Mama Ramen |
| 17. Kobi-Q | 45. recordBar |
| 18. Buffalo State Pizza | 46. Grand Place |
| 19. Afterword Tavern & Shelves | 47. \$8M BOK Financial Office Project |
| 20. Parlor Foodhall | |
| 21. Mean Mule Distilling | |
| 22. International Tap House | |
| 23. Brewery Emperial | |
| 24. Revolution Records Store | |
| 25. Papa Johns Pizza on McGee | |
| 26. KC Wineworks | |
| 27. Christopher Elbow Chocolates | |
| 28. Herban Tea and Coffee Bar | |

CATALYTIC PROJECTS



West Bottoms
Redevelopment
Project

KC
Convention
Center

Kauffman
PAC

Crossroads
Art District

Roy Blunt Luminary Park

Power &
Light
District

T-Mobile
Center

Central
Business
District

Berkley
Riverfront
Development

Streetcar
Extensions

East Crossroads
District

1624 GRAND
BLVD

Streetcar

Greenline

Union
Station

Possible
New Royals'
Ballpark at
Washington
Square

Hospital Hill/
Health Sciences
District

STREETCAR

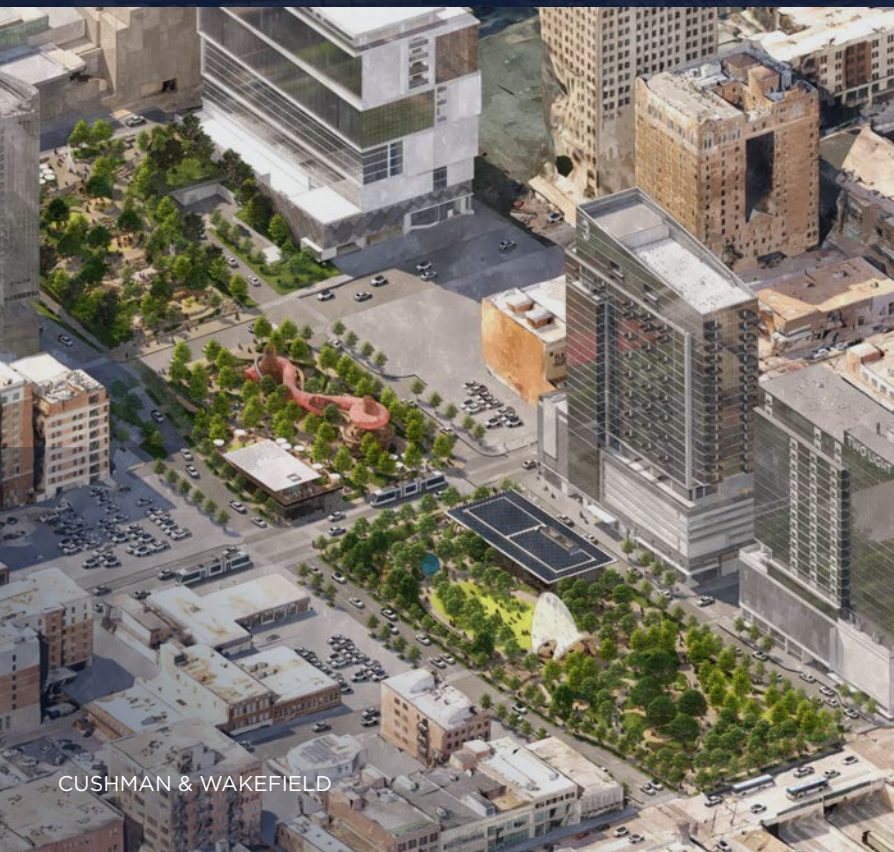
- 1624 Grand Boulevard is located just two blocks from the KC Streetcar line. The original 2.2 mile KC Streetcar line (completed 2016) has been one of the most successful in the United States by ridership numbers and has attracted more than \$4 billion of investment in new development projects near the track from 2013-2020. The KC Streetcar has won numerous national awards and there are currently two expansion lines under construction. The planned southern 3.5-mile extension of Kansas City's streetcar on Main Street to the Country Club Plaza/UMKC will be open in Fall 2025 and the northern expansion line to the Riverfront is expected to be completed in 2026. The extensions will provide the property with unparalleled front door access to all the major sites in Kansas City's urban core.





ROYALS' BALLPARK LOCATION:

- The Kansas City Royals (Major League Baseball team) have announced their intention to relocate their stadium, and downtown is the leading contender. The Royals have expressed interest in building a new Downtown ballpark along with an adjacent mixed-use ballpark district. Estimated total project cost for the ballpark and the district is \$2 billion.
- Financing, site announcement, and timeline are expected to be finalized in mid-2025.



ROY BLUNT LUMINARY PARK:

- Roy Blunt Luminary Park is a planned urban park spanning 4-blocks over Interstate 670 linking the Crossroads District with the Central Business District. This \$217M+ project is a collaborative effort spearheaded by Kansas City, Port KC, and private donors. Once complete, the new 5.5-acre park will serve as an iconic green space featuring play areas, entertainment amenities, and multi-modal transportation options.
- Taking inspiration from urban parks such as Dallas' Klyde Warren Park, this spectacular asset will elevate Downtown Kansas City and become a landmark for generations to come.
- Engineering studies are under way and groundbreaking is expected to occur in mid-2025.

#8 Hottest real estate market
(Zillow, 2025)

#12 Hottest job market in the
United States
(WSJ, 2024)

#1 Kansas City emerging data
center market in the world
(Cushman & Wakefield, 2024)

Top 10

Kansas City best place to
visit in the world
(WSJ, 2024)

WHY KANSAS CITY?

- **Rising national metro area:**
 - 18% population growth rate for the Kansas City metro area since 2010, vs 3.1% for the Midwest
 - Panasonic \$4B battery plant and Meta's \$800M hyper-scale data center project
 - World Cup 2026 Host City
- Downtown has fastest growing population in the metro

KC NATIONAL ACCOLADES

Kansas City is the 3rd Fastest Growing Large Metro in the Midwest
- US Census Bureau, 2025

The 10 Top Housing Hot Spots for 2025
- National Association of Realtors®, 2025

6 KC Chefs & Bartenders Named as 2025 James Beard Semifinalists
- James Beard Awards, 2025

Kansas City is a Top 25 Travel Destination in the World
- BBC, 2025

Kansas City International Airport Ranks in Top 10 on Travel + Leisure U.S. Airport List
- Travel + Leisure, July 2024

Kansas City is #6 in the U.S. for Momentum of Tech Job Growth
- Wall Street Journal, 2023

DOWNTOWN DEVELOPMENT



DOWNTOWN IS ON THE RISE

\$9.2B

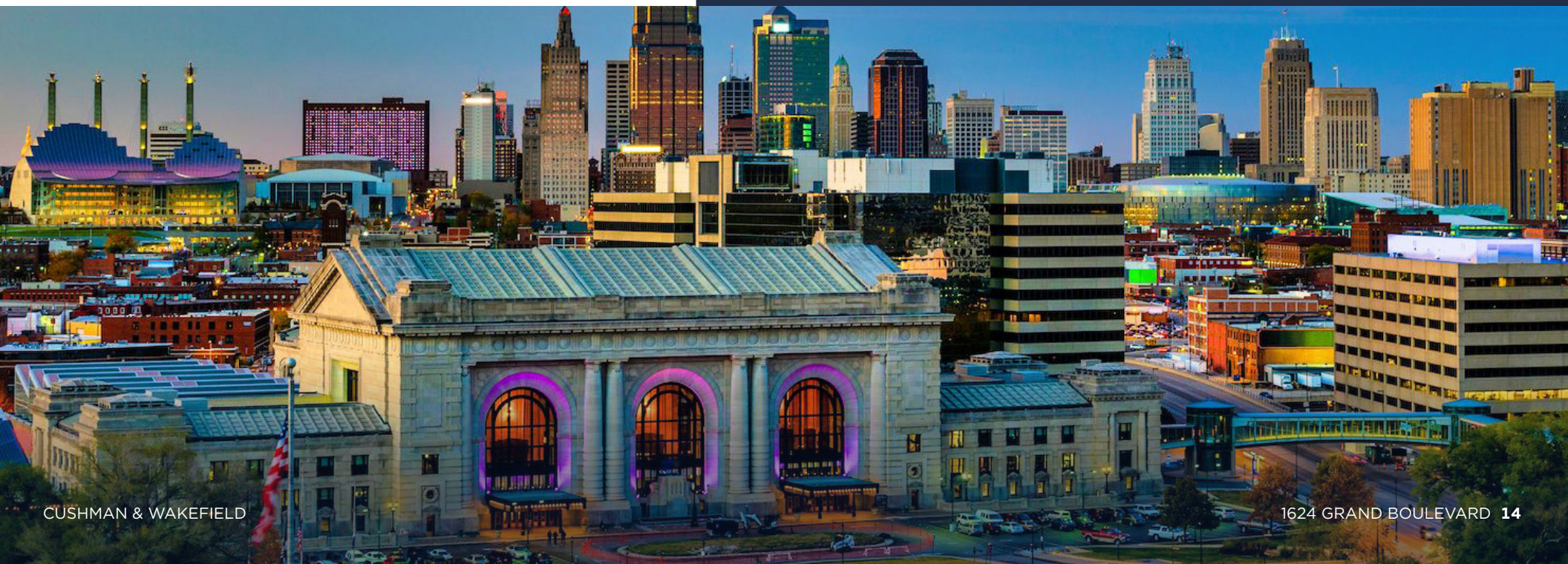
Development completed or under construction in Downtown KC since 2005

\$3.1B

Development planned for Downtown KC in next couple years

113,531

Downtown employees



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