

For Sale or Lease – Premier Indoor/Outdoor
Retail Opportunity | Kansas City Riverfront

PRICE
REDUCED!

501 BERKLEY PARKWAY

KANSAS CITY, MO



501 BERKLEY PARKWAY

Kansas City, MO



EXECUTIVE SUMMARY

- Former Bar K property
- Iconic property is available for sale or lease
- Lease: Flexible terms
- Sale: Fee simple interest in building and improvements
- Size: 7,650 SF building plus huge outdoor space including shaded portion under the Heart of America Bridge
- Adjacent to new Bike/Pedestrian Bridge and RideKC streetcar extension
- Land Area: Approximately 3.1 acres including land subject to MODOT easement
- Built in 2018 using sustainable, high-end materials
- Located in Kansas City's rapidly developing Berkley Riverfront District
- Ideal for food & beverage, event, retail, experiential, or wellness concepts
- Sale Price: \$3,790,000 / Lease Rate: \$26,900 per month NNN

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PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- Architecturally distinct construction using re-purposed shipping containers
- Expansive outdoor patio, event lawn, and interior bar/restaurant build-out
- Modern kitchen infrastructure and high ceilings
- Built-in stage, sound system, and event/hosting infrastructure
- 24 solar panels and sustainable building elements
- Flexibility for full-building lease or subdivided occupancy





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PARCEL MAP



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- New Bike/Pedestrian Bridge (completion 2026)
- KC Streetcar Extension (completion 2026)
- Existing Streetcar

Booming Riverfront Neighborhood

Developments Planned:

- KC Current Mixed-Use Project Phase 2, slated to begin in 2027, will bring hundreds of millions of dollars in additional residential and mixed-use development, further transforming the area's skyline and energy.
- Minutes from downtown, strong vehicle and pedestrian access

MARKET OVERVIEW MAP

501 BERKLEY PARKWAY

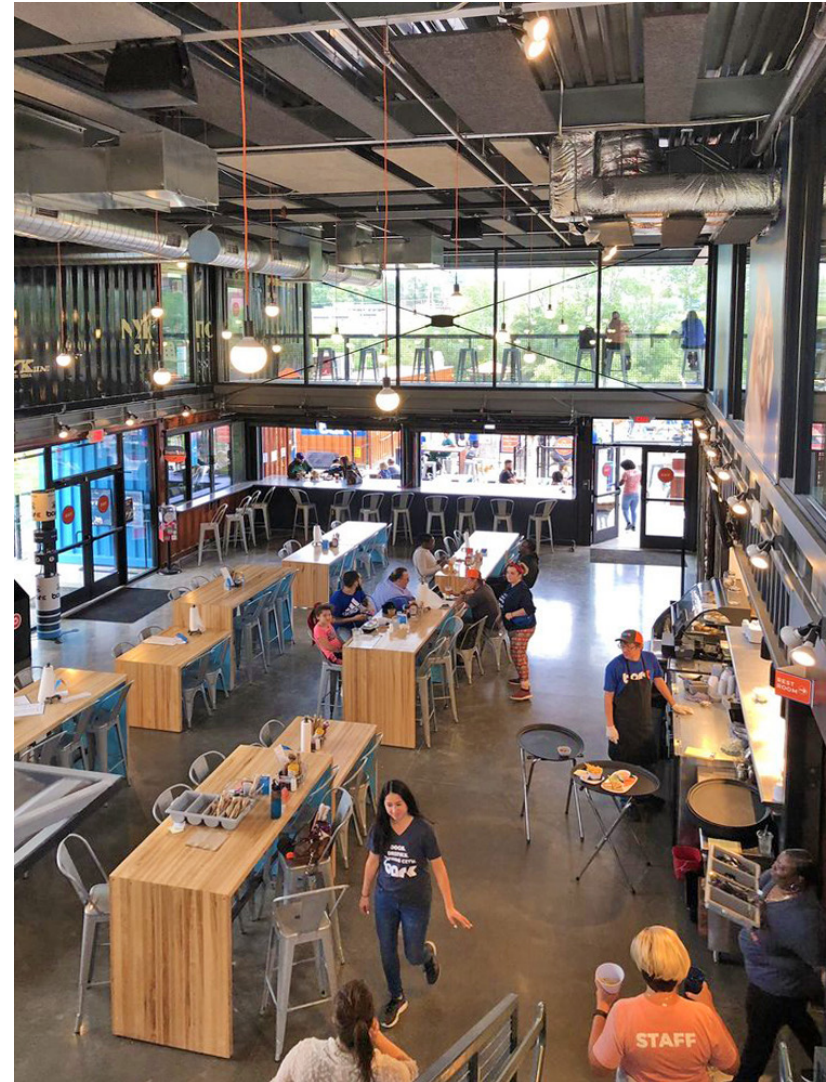
Kansas City, MO

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	10,831	68,383	208,160

Downtown Kansas City Stats

Average Household Income:	\$86,488
Daytime Population:	184,000
Downtown Employment:	122,000



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FOR MORE INFORMATION, CONTACT:

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