

1127 W 8TH STREET

DOWNTOWN KANSAS CITY, MISSOURI



West Bottoms Redevelopment Opportunity

FOR SALE OR LEASE



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DOWNTOWN KANSAS CITY, MISSOURI

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PROPERTY DESCRIPTION

Address: 1127 W. 8th Street, Kansas City, Missouri

Building Size: ±111,075 SF

Price: \$3,330,000

Zoning: DX-10 (Downtown Mixed-Use)



1

All concrete and brick warehouse with 12' ceilings.



2

Ideal for redevelopment and outstanding self-storage potential.



3

Excellent interstate access to I-70, I-670 and I-35.



5

Rapidly Rising West Bottoms:

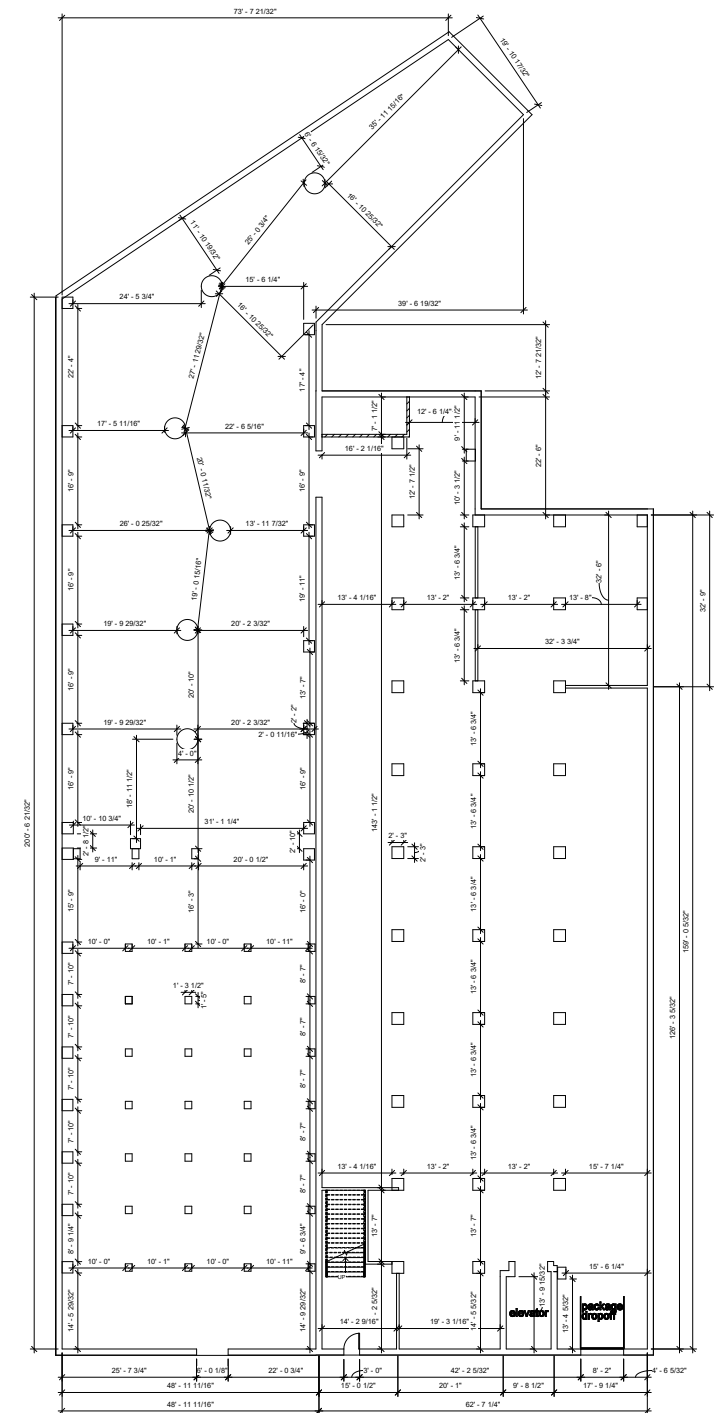
- Property is just 3 blocks from Somera Road's transformational \$520M+ "live, work, play" West Bottoms redevelopment (now underway).
 - » Somera Road development includes: 1,102 apartments, and 260,000+ SF of office and retail space it plans over five phases.
- Just 4 blocks from MCM's \$120M+ 236-unit residential redevelopment.



6

Downtown Kansas City is region's fastest growing residential neighborhood.

BUILDING PLAN



AERIAL VIEW LOOKING SW



AERIAL VIEW LOOKING NW



PROPOSED/RECENTLY COMPLETED DEVELOPMENTS

West Bottom Flats



\$123M 439-unit apartment redevelopment project plus retail. (two of three phases complete).

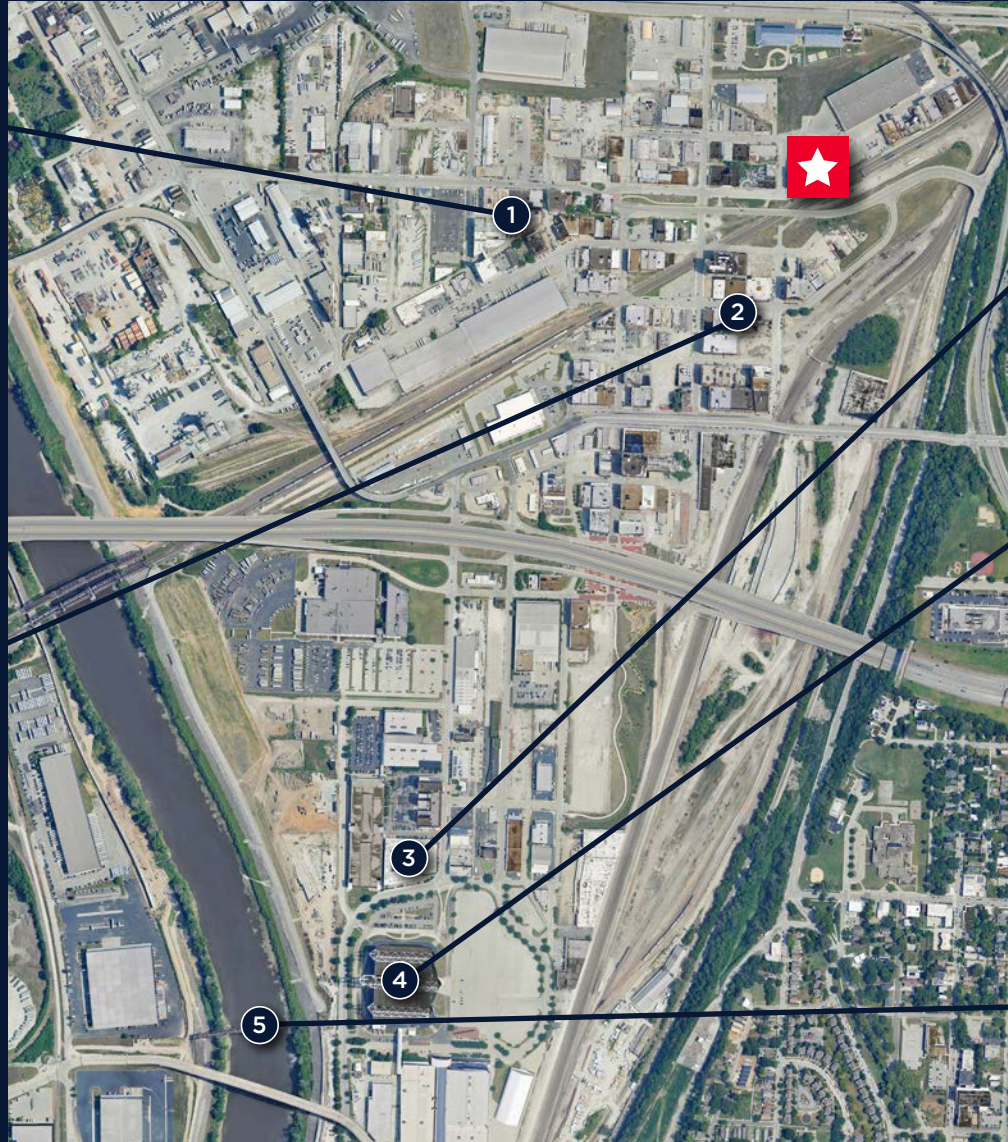
911 Wyoming St and properties stretching from 912 Liberty St-1527 W 9th St & 1529 W 9th St.

Somera Road



\$520M+ "live-work-play" 21 acre development (underway).

1,102 apartments, and 260,000-plus square feet of office and retail space.



The Yards I & II Apartments



\$100M 456-unit apartments project (Phase II opening 2024).

Hyvee Arena Sports Complex



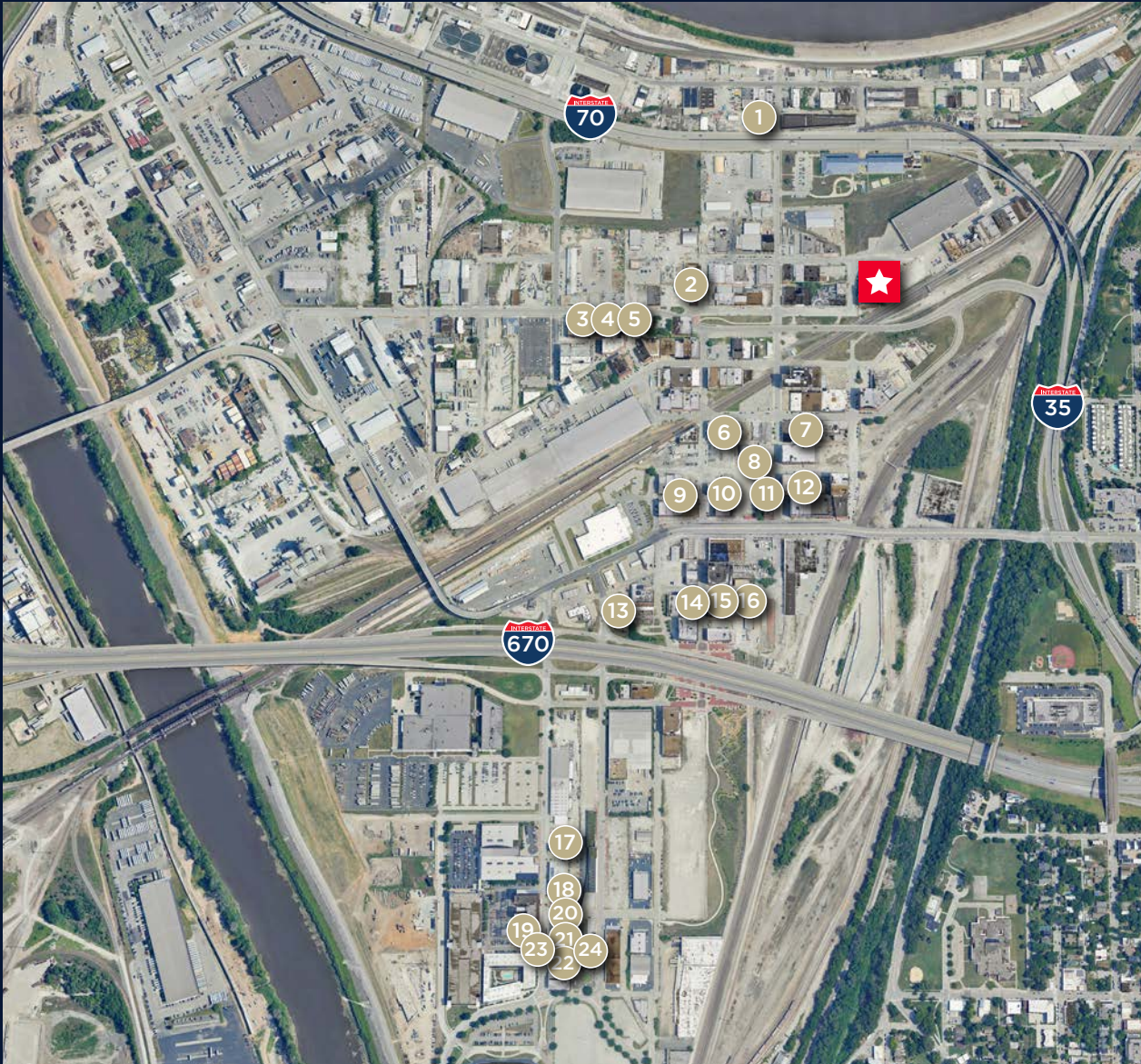
\$24M redevelopment (completed).

Rock Island Bridge



\$12M redevelopment entertainment district (opening Summer 2024).

NEARBY AMENITIES



Local Amenities

1. Blip Roasters
2. Wellness Warehouse KC
3. Crown Town Shuffle (Opening Soon)
4. Heavy Head
5. Santa Fe Painting
6. Charmed House Interiors
7. The Ship
8. Authentic Boxing
9. Fountain City Winery
10. In The Lowest Ferns
11. West Bottoms Bicycles
12. Fetch Vintage Clothing Store
13. Tomatillo Mexican Grill
14. Chef J BBQ
15. Java Garage, LLC
16. West Bottoms Whiskey Co.
17. Amigoni Urban Winery
18. The Campground
19. Golden Ox
20. Pole Worx Fitness
21. Lucky Boys
22. Voltaire
23. Fortunati Pizza
24. Freight House Fitness

- Recently completed Streetcar extensions north to Berkley Riverfront and south to UMKC/Country Club Plaza
- Kansas City Royals Crown Center ballpark district will be a \$3B development project
 - » Project planned to break ground in 2027 and will be open for the 2030 season
- Planned new \$217M South Loop Link Park (set to break ground soon)
- Children's Mercy Hospital's new acute care tower project on its campus in downtown Kansas City is projected to cost more than \$1 billion, as part of a broader multiphase \$1.7 billion campus modernization and expansion



Rendering of South Loop Link Park



#3

Fastest Growing Large Metro in the Midwest
(US Census Bureau, 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)

WHY KANSAS CITY?

- 18% population growth rate for the Kansas City metro area since 2010, vs 3.1% for the Midwest
- World Cup 2026 Host City
- Massive Metro Industrial & Tech Megaprojects
 - » Panasonic Energy's new \$4 billion automotive/EV battery manufacturing facility (opened 2025)
 - » Google's \$100B "Project Kestrel" Hyper-Scale Project
 - » Meta's \$800M hyperscale data center project.
- These monumental projects crown the Kansas City metro as an important tech hub and as the premier global nexus for digital infrastructure and AI processing capacity.
- This ironclad corporate ecosystem guarantees long-term economic stability and growth.

KC NATIONAL ACCOLADES

KC is a Top Livable Metro in the U.S.

Kansas City ranked third among the nation's most livable metro areas, where affordability, short commutes and opportunity come together for "go-getters who crave fresh flavors, smart opportunities, thrilling sports and more time to enjoy it all." - RentCafe, January 2026.

KC Among Nation's Hottest Housing Markets

Kansas City ranks among the top U.S. metro areas in Realtor.com's January 2026 Hottest Housing Markets list, signaling strong demand, competitive pricing and continued momentum heading into the new year. - Realtor.com, February 2026.

Kansas City Ranks as a Top 10 City for Gen Z

Thanks to strong marks in job opportunities for recent graduates, parks per capita, affordability and low internet costs, Kansas City ranks among the nation's top 10 cities — and No. 4 in the Midwest—for people ages 20 to 24. - CommercialCafe, October 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

DOWNTOWN DEVELOPMENT:



DOWNTOWN ON THE RISE

\$10.8B

Over \$10.8 billion has been invested in downtown since 2000

\$2.6B

Currently in active development, with \$8 billion more planned over the next five years

122,000+

Downtown employees

Downtown KC ranks #10 Nationally for Urban Vitality & Foot Traffic

- The Ranking: A comprehensive national downtown metrics study (Gensler City Pulse, May 2026) ranked Downtown Kansas City 10th in the US for visitor frequency and length of stay.
- The Data: The report explicitly flagged Downtown KC for its exceptional authenticity, walkability, and high consumer memorability scores.
- Downtown KC is a buzzing, high-activity, top-10 national market that successfully captures consumer time, attracts residents, and retail dollars day and night.



DOWNTOWN RESIDENTIAL GROWTH



34,000+

Downtown residents



82.6%

Total residential growth since 2010



33%

Growth. Projected population increase over the next decade, adding nearly 11,000 new residents.

Downtown Kansas City has recaptured 95% of its pre-pandemic foot traffic.

DOWNTOWN CONTAINS



32%

Of the City's jobs



39%

Of hotel rooms



23%

Of the City's businesses

DOWNTOWN DEMOGRAPHICS



53%

Male

47%

Female

34.2

Average Age



52%

Millennials make up 52% of Downtown Kansas City's residential population, outpacing the MSA's rate of 29%



48%

Of Downtown Kansas City's residential population have a Bachelor's Degree or higher compared to the MSA's rate of 36%



\$96,655

Average Household Income

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