

FOR LEASE



# HOLIDAY HILLS SHOPPING CENTER

5006-5028 NE PARVIN RD, KANSAS CITY, MO 64117-2050

**AUDREY NAVARRO**  
MANAGING BROKER  
816.621.2130  
audrey@clemonsrealestate.com

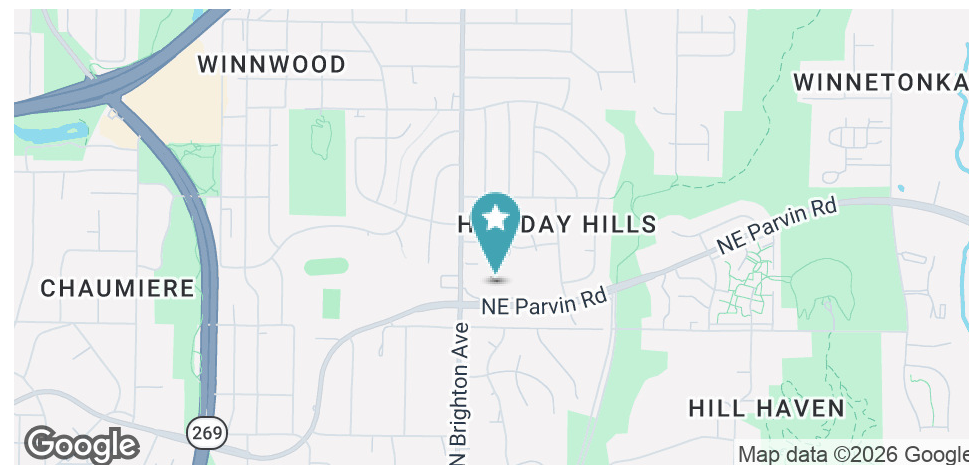
**COLE STEWART**  
ASSOCIATE  
816.621.2130  
cole@clemonsrealestate.com



CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 [CLEMONSREALESTATE.COM](http://CLEMONSREALESTATE.COM)



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|               |                      |
|---------------|----------------------|
| Available SF: | 4,550 - 10,000 SF    |
| Lease Rate:   | \$8 - 16 SF/yr (NNN) |
| Lot Size:     | 4.4 Acres            |
| Year Built:   | 1960                 |
| Center Size:  | 40,200               |
| Market:       | North of the River   |
| Submarket:    | I-35 Corridor        |

## PROPERTY OVERVIEW

The Holiday Hills Shopping Center is a grocery anchored retail center located in the Northland. It is ideal for national and local tenants alike, and is only 15 minutes from Downtown Kansas City. Holiday Hills offers a mix of restaurant and retail businesses as well as service providers. It possess strong local community support with abundant onsite parking for employees and customers.

## PROPERTY HIGHLIGHTS

- Prime commercial space for lease
- Ample parking for tenants and customers
- Customizable space to suit all business needs
- Easy access to major transportation routes
- Great surrounding neighborhood population density
- Close proximity to local amenities and services

## Legend

Available

Unavailable



## LEASE INFORMATION

|              |                   |             |                  |
|--------------|-------------------|-------------|------------------|
| Lease Type:  | NNN               | Lease Term: | Negotiable       |
| Total Space: | 4,550 - 10,000 SF | Lease Rate: | \$8 - \$16 SF/yr |

## AVAILABLE SPACES

| Suite | Tenant              | Size      | Type | Rate                  | Description                                 |
|-------|---------------------|-----------|------|-----------------------|---------------------------------------------|
| 5006  | Available           | 10,000 SF | NNN  | \$8.00 - 10.00 SF/yr  | Retail                                      |
| 5008  | 5008 Dollar General | 10,000 SF | NNN  | -                     | -                                           |
| 5010  | Available           | 4,550 SF  | NNN  | \$14.00 - 16.00 SF/yr | Restaurant buildout with full kitchen + bar |



# PLANS

| Suite           | Tenant                         | Size     | Type | Rate | Description                                                |
|-----------------|--------------------------------|----------|------|------|------------------------------------------------------------|
| 5020            | 5020 Tobacco and Carton Outlet | 1,750 SF | NNN  | -    | Retail                                                     |
| 5028            | Overgrow KC                    | 2,100 SF | NNN  | -    | End-cap Space for Retail with Lots of Windows and Parking  |
| 5024            | 5024 Mr. Le's Sushi            | 2,100 SF | NNN  | -    | Restaurant/Retail                                          |
| 5032            | 5032 TV Nails                  | 900 SF   | NNN  | -    | Current Nail Salon Space Available for Salon or Retail Use |
| 5036 & 5040     | 5036 & 5040 Divine Tattoo      | 2,100 SF | NNN  | -    | -                                                          |
| 5036 & 5040     | 5036 & 5040 Divine Tattoo      | 2,100 SF | NNN  | -    | -                                                          |
| 5044            | 5044 Outpost Bar & Grill       | 4,200 SF | NNN  | -    | Restaurant                                                 |
| 5018 Texas Toms | 5018 Texas Toms                | 2,500 SF | NNN  | -    | -                                                          |

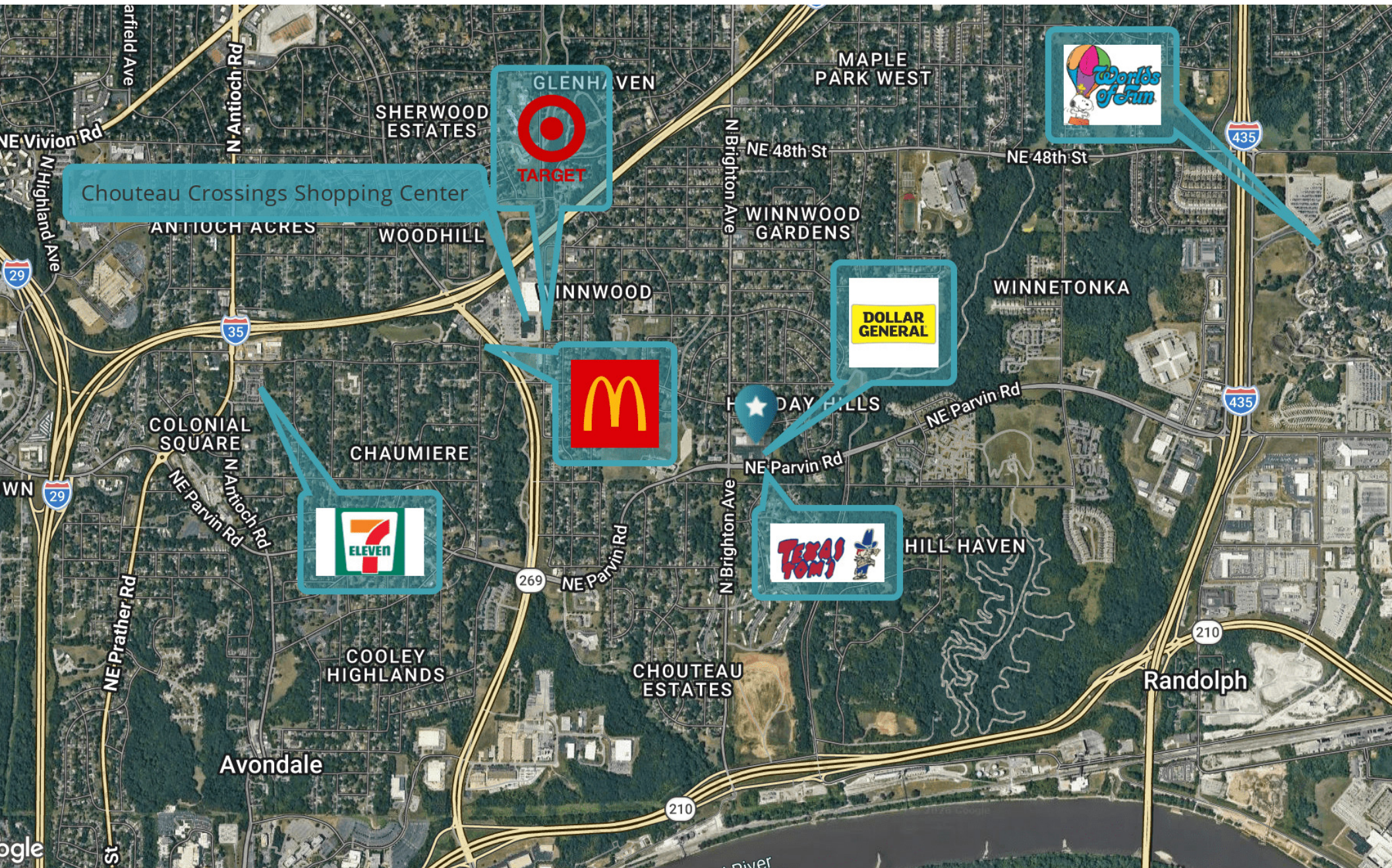


## ADDITIONAL PHOTOS

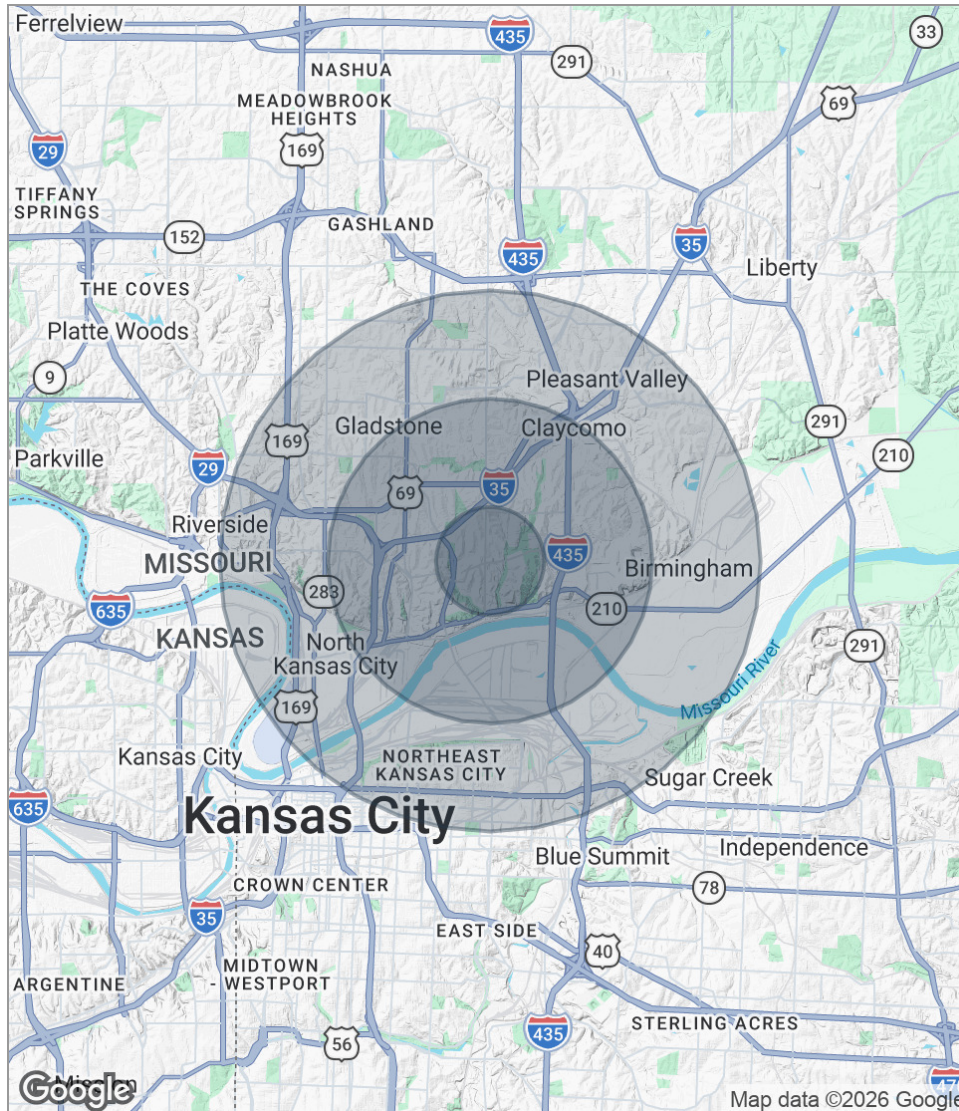




# RETAILER MAP



# DEMOGRAPHICS MAP



| POPULATION          | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total population    | 6,370    | 45,102    | 139,402   |
| Median age          | 36.0     | 37.0      | 35.6      |
| Median age (Male)   | 37.5     | 36.1      | 34.5      |
| Median age (Female) | 35.1     | 38.4      | 37.0      |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
| Total households    | 2,926    | 19,526    | 56,684    |
| # of persons per HH | 2.2      | 2.3       | 2.5       |
| Average HH income   | \$50,532 | \$58,357  | \$55,936  |
| Average house value |          | \$145,894 | \$145,076 |

*\* Demographic data derived from 2020 ACS - US Census*