

# COCINA 47

REDEFINING DINING  
ON THE COUNTRY CLUB PLAZA

20'+ CEILING  
HEIGHTS

LARGE PATIOS

FLOOR TO  
CEILING WINDOWS



COCINA 47

47TH STREET | KANSAS CITY, MO 64112

3<sup>RD</sup> FLOOR  
OPEN-AIR PATIO  
WITH ABILITY TO BE ENCLOSED



COCINA 47

COUNTRY CLUB PLAZA | 604 W 47TH STREET | KANSAS CITY, MO 64112

# COUNTRY CLUB PLAZA LOCATION



Over 2,200 hotel rooms & 4,871 total apartment units within walking distance

Over 20 condominium buildings within walking distance

Nearly 1 million square feet of premium, high-end retail & 3.3 million square feet of Class-A office space

3.3 million square feet of class-a office space

Located within two miles of University of Missouri, Kansas City & Rockhurst University, 25,000+ students

Less than 1/3 mile from KC streetcar main line extension plaza drop-off station, opening in 2025

■ RESIDENTIAL   
 ■ JACK HENRY BUILDING   
 ■ OFFICE   
 ■ HOTEL   
 ■ RETAIL   
 P PARKING   
 ■ HOSPITAL

## DEMOGRAPHICS

POPULATION

HOUSEHOLD INCOME

1 Mi.	21,064	3 Mi.	118,866	5 Mi.	274,246	1 Mi.	\$112,902	3 Mi.	\$107,046	5 Mi.	\$95,059
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# COCINA 47



CHIEFS FIT puttery

PRIME SOCIAL  
ROOFTOP

COCINA 47

OCEAN PRIME  
SEAFOOD • STEAKS • COCKTAILS

McCORMICK & SCHMICK'S  
SEAFOOD & STEAKS

47TH STREET

l. Rice, Smith & Buchanan

COCINA 47

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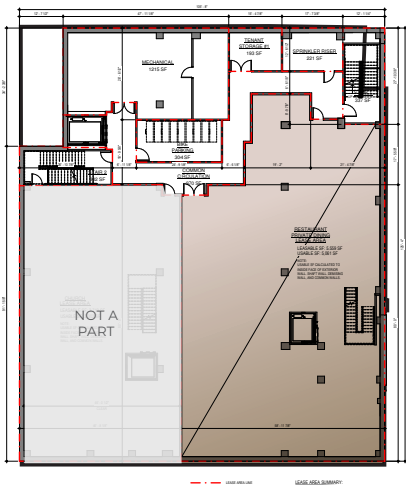


LOWER LEVEL
5,559 SF
FIRST FLOOR
7,156 SF
SECOND FLOOR
11,950 SF (demisable)
823 SF Patio
THIRD FLOOR
9,873 SF
2,185 SF Patio

COCINA 47

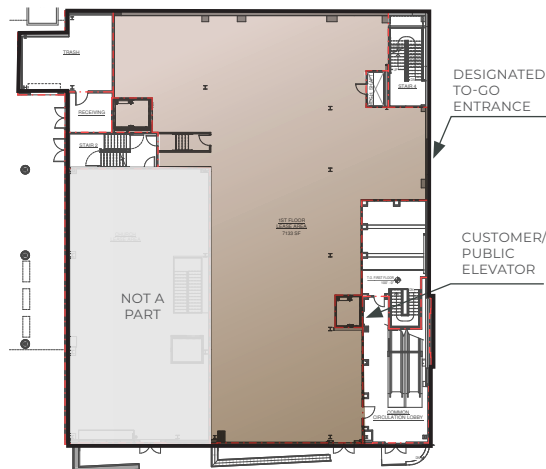
## FLOOR PLANS

14' CEILINGS



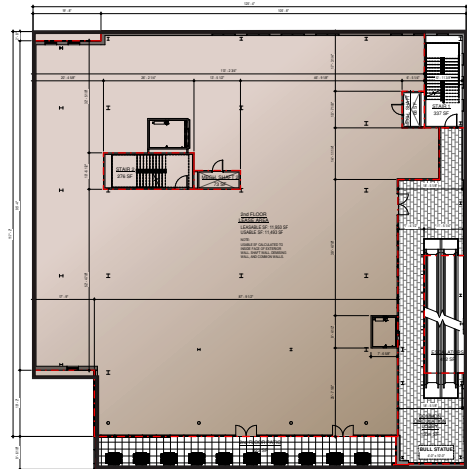
LOWER LEVEL

20'9.5" CEILINGS



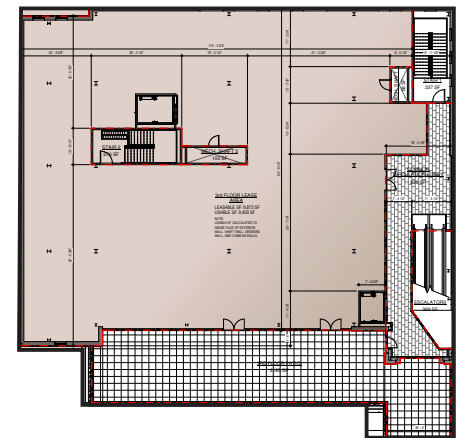
FIRST FLOOR

16'2.5" CEILINGS



2ND FLOOR

16' CEILINGS



3RD FLOOR

# COUNTRY CLUB PLAZA DISTRICT

The Premier Mixed-use  
Area in Kansas City



The Country Club Plaza is a 1.3 million SF mixed-use development surrounding the **COCINA 47** building.

Kansas City's premier shopping district comprised of 15 blocks of high-end retail, exclusive boutiques, gourmet dining and Class A office space

\$100 MILLION total restaurant sales volume

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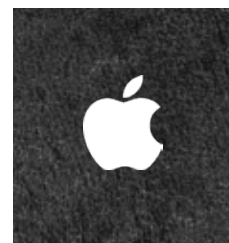
25 MILLION TOURISTS spent over \$5.6 BILLION according to Discover Kansas City in 2018 with the Plaza District being the **#1 TOURIST DESTINATION** in the city

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Drawing 300,000 people per year, the Plaza Art Fair, one of the **TOP 5 ART FAIRS** in the USA, is planned to make it's in-person return in 2021 and the famous Plaza Holiday Lights, commemorating Thanksgiving with a holiday lighting tradition.

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\$200+ MILLION redevelopment of the Plaza underway including 750+ apartments and brand new 300 key hotel



# STATE-OF-THE-ART NEW CONSTRUCTION





# KANSAS CITY



A new state-of-the-art \$1.5 billion single terminal airport completed and opened in early 2023

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The Downtown Streetcar opened in 2016 and has been a resounding success, surpassing 7 million riders in slightly over 3 years. An expansion to the Plaza/UMKC area received voter approval and has an anticipated completion in 2025.

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The overall Kansas City market has sustained steady population growth, growing 8.4% from 2010-2019.

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The Kansas City metro cost of living is well below the national average with a cost of living index score of 94.

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Total net absorption for the Kansas City office market reached nearly 600,000 SF in 2019.

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Home of the 2024 Super Bowl champions and host of the 2026 FIFA world cup.

# COCINA 47

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