

JACKSON STREET LOFTS

735 SW JACKSON STREET
TOPEKA, KS 66603

PEAK
Real Estate Partners

APARTMENT COMPLEX **FOR SALE**



21 units



\$2.5M



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TABLE OF CONTENTS

JACKSON STREET LOFTS
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PROPERTY HIGHLIGHTS 03

EXECUTIVE SUMMARY 04

PROPERTY DETAILS 05

PROPERTY PHOTOS 06

RETAIL MAP 11

DEMOGRAPHICS 13

MARKET OVERVIEW 14

AGENT BIOS 15

DISCLAIMER 16

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PROPERTY HIGHLIGHTS:

- 21-unit apartment complex in the heart of Downtown Topeka
- Great highway access — minutes from I-70
- Large units with modern interior finishes
- Immediate proximity to the Kansas State Capitol and numerous downtown employers
- On-site workout facility
- Two movie rooms
- Gated off-street parking (25 stalls)
- Broad, renovated unit mix
- In-unit washer and dryer in every unit
- Professional management

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EXECUTIVE SUMMARY:

Jackson Street Lofts is a 21-unit, garden-style multifamily asset at 735 SW Jackson Street in the core of Downtown Topeka, Kansas — steps from Everygy Plaza and the city's expanding restaurant and redevelopment corridor. Built in 1953 and fully renovated in 2015, the property offers updated kitchens and baths, in-unit laundry, and centralized HVAC across a broad unit mix. With 100% current occupancy and in-place rents still trailing market, Jackson Street Lofts presents a stabilized opportunity in a revitalizing downtown submarket.

UNIT MIX:

UNIT TYPE	UNIT COUNT	CURRENT AVERAGE RENT	MARKET RENT	UNIT SF
1 BED/1 BATH	10	\$860	\$900	780 SF
2 BED/1 BATH	5	\$954	\$1,250	1,200 SF
2 BED/1.5 BATH	3	\$1,050	\$1,300	1,431 SF
2 BED/2 BATH	3	\$1,025	\$1,350	1,130 SF

PROPERTY AMENITIES:

- On-site fitness facility
- Two on-site movie/media rooms
- Reading nooks
- Gated off-street parking (25 stalls)
- In-unit washer & dryer
- Updated kitchens & baths, modern flooring
- Centralized HVAC
- Professional management

WHERE TO ADD VALUE:

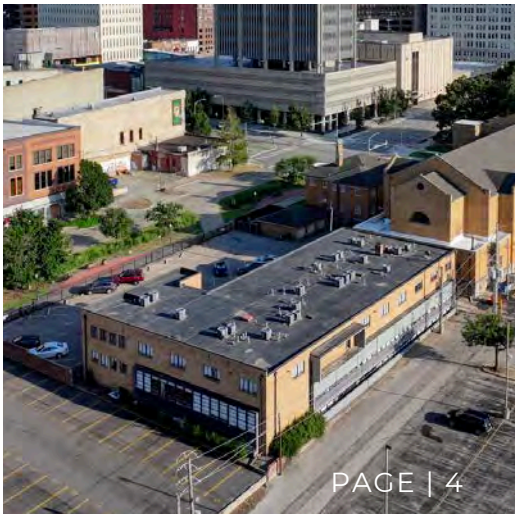
- Increase rents to market levels across the existing unit mix, no unit renovation required. Additional upside exists through continued downtown growth and implementing a RUBS fee for trash and water.

NOTABLE ADVANTAGES:

- Irreplaceable downtown infill location.
- 100% occupancy
- Renovated unit mix
- In-unit washer and dryer

OBSTACLES:

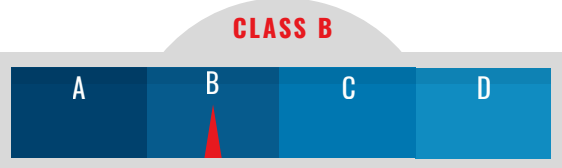
- Adjacent to 'The Hutch,' a \$50M mixed-use luxury development at the corner of SW 6th Ave and SW Van Buren St. that will bring new supply competing directly for renters in the immediate submarket
- Owner paid water and sewer decreases NOI – this can be mitigated with RUBS implementation
- Secondary market with rent growth ceiling – the median household income is lower compared to larger markets (\$46.7K-\$65.3K) caps how far rents can realistically grow.



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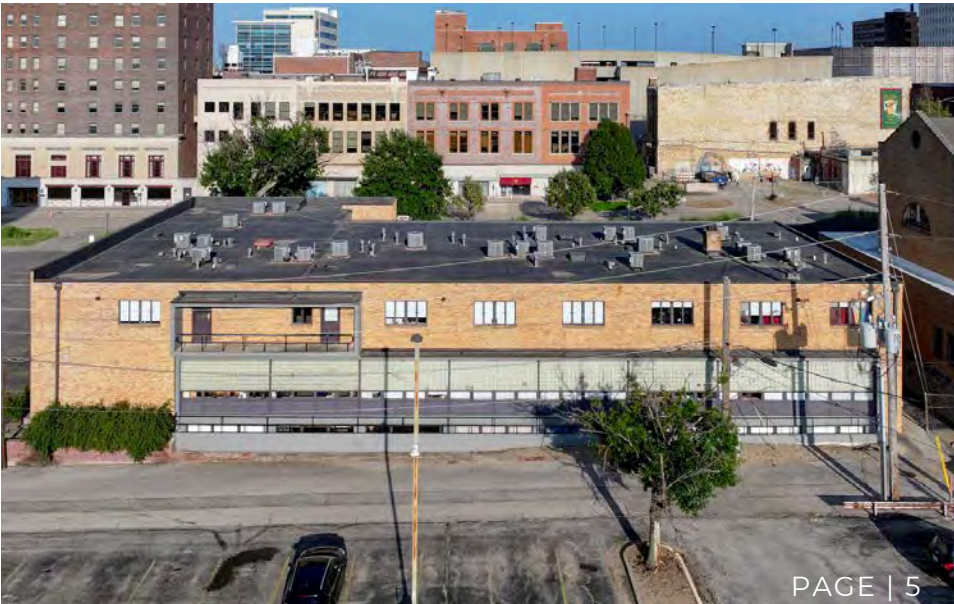
LOCATION



CONDITION



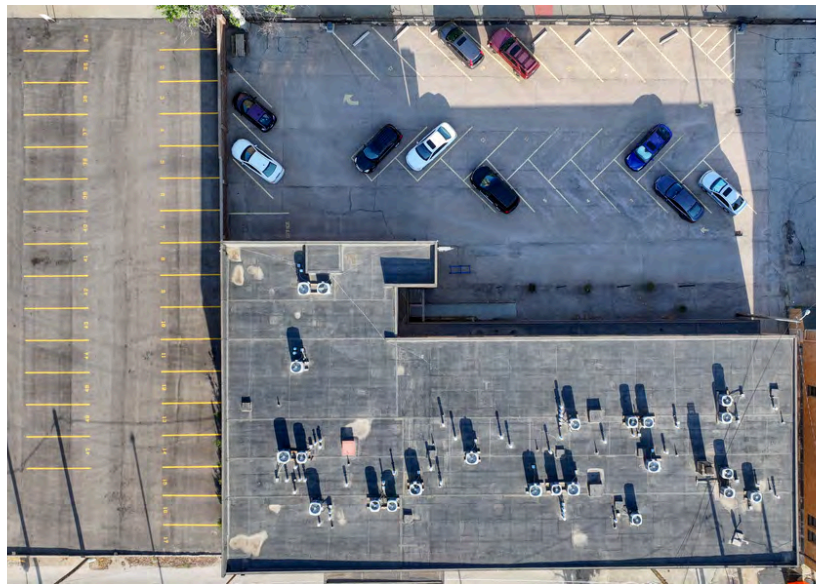
ADDRESS	735 SW JACKSON STREET TOPEKA, KS 66603
BUILDING SQUARE FEET	28,245 SF
TOTAL LOT SIZE (AC)	0.496 ACRES
BUILDINGS	1
YEAR BUILT / RENOVATED	1953/2015
OCCUPANCY (AS OF 7/20/2026)	100%
PARKING	25 GATED OFF-STREET STALLS
WATER / SEWER	SINGLE METER (OWNER-PAID)
ELECTRIC	SEPARATELY METERED (TENANT-PAID)
GAS	SEPARATELY METERED (TENANT-PAID)
HVAC	CENTRAL AIR / FURNACE
LAUNDRY	IN-UNIT
ROOF	EPDM



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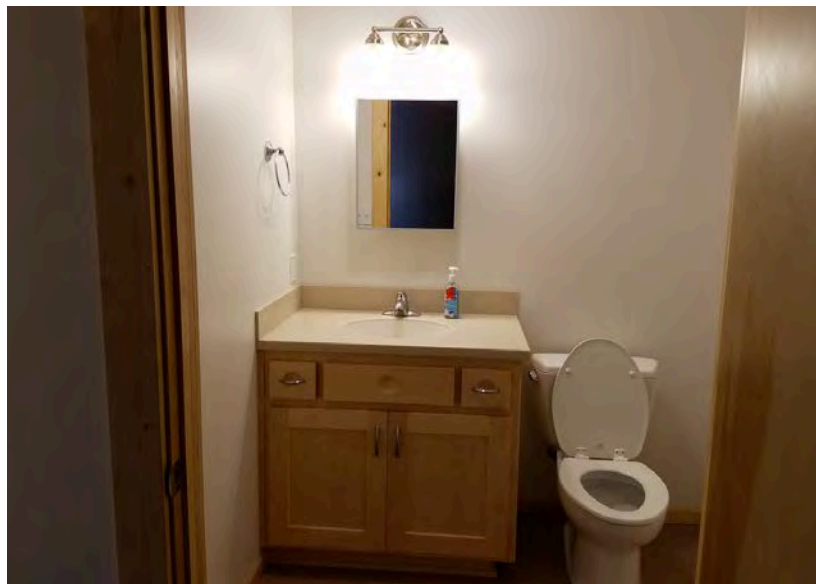
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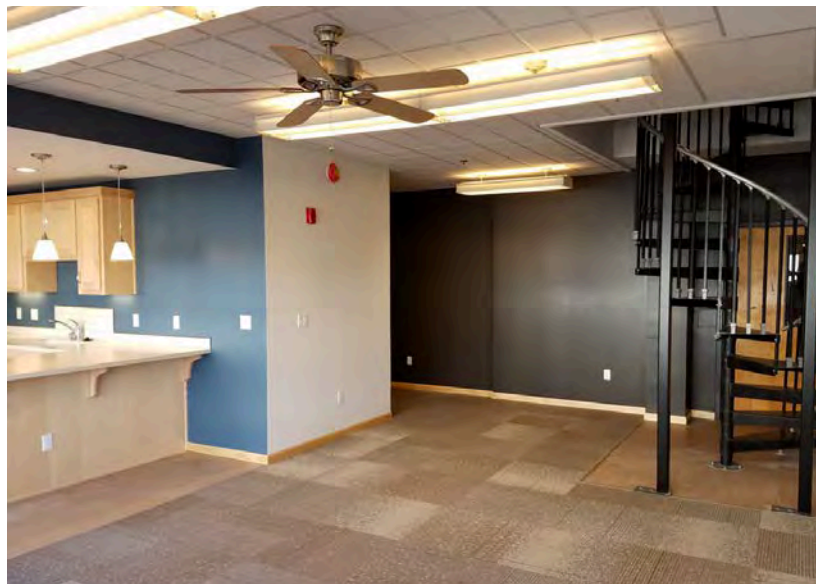
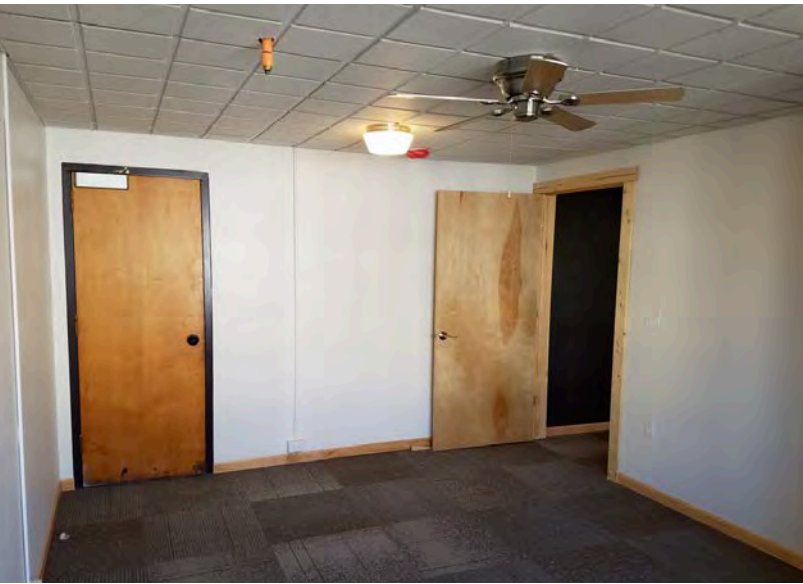
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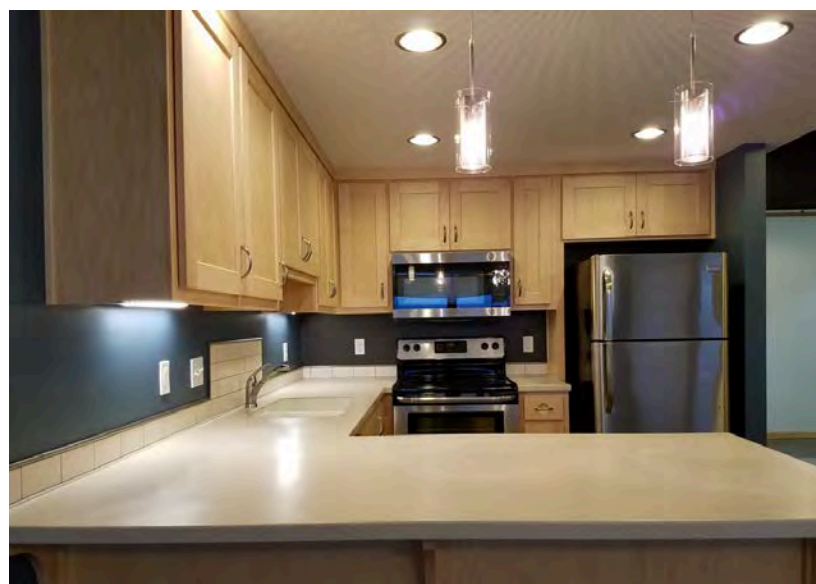
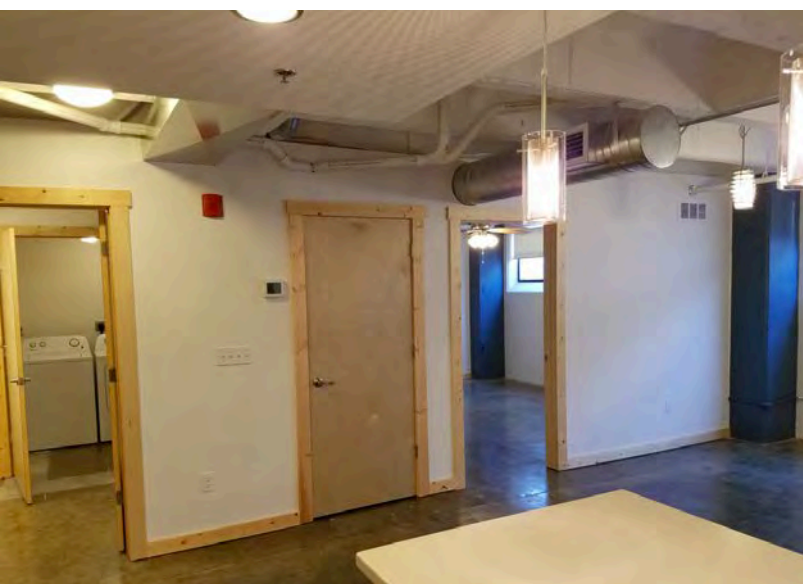
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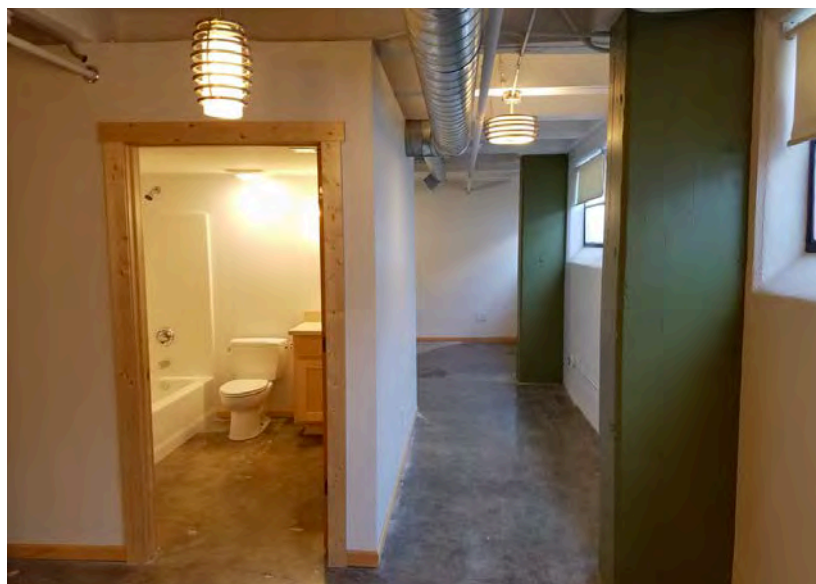
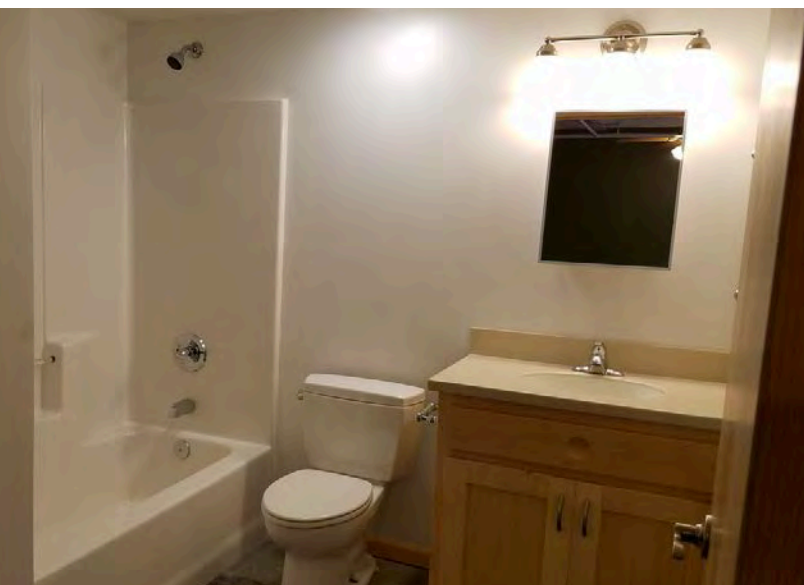
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WALKABILITY MAP

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Civic & Entertainment

- Every Plaza
 - 200+ events/year
 - Splash pad
 - Ice rink
- Kansas State Capitol
- Downtown Redevelopment Corridor

Shops & Retail

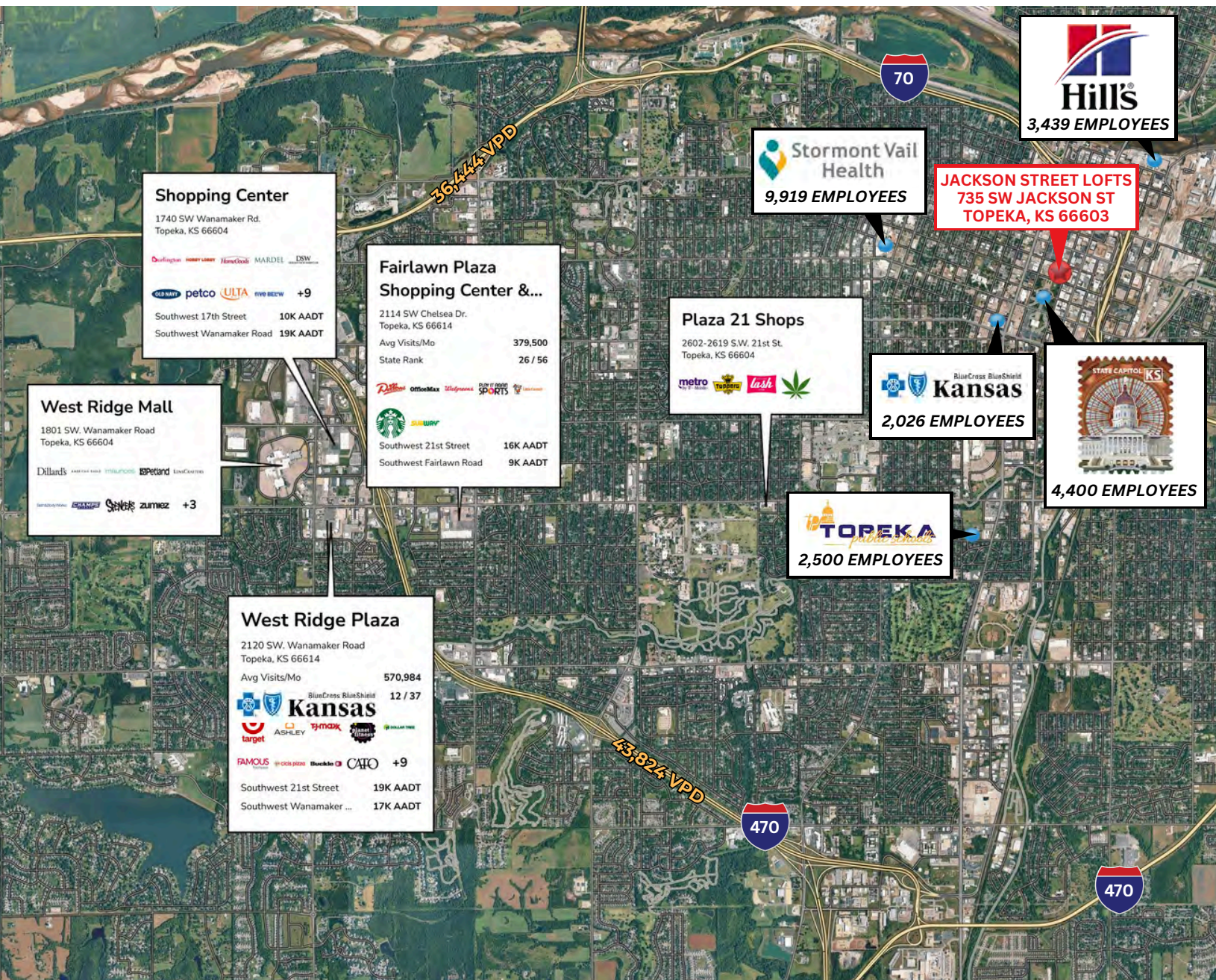
- Hazel Hill
- The Mix
- Prairie Glass Studio
- Porterfield's Flowers
- Soho Interiors
- Salut Wine & Cocktail Lounge

Dining

- The Celtic Fox
- Iron Rail Brewing
- The Pennant
- The Weather Room
- The White Linen
- Knox Cocktail Lounge

RETAILER & EMPLOYER MAP

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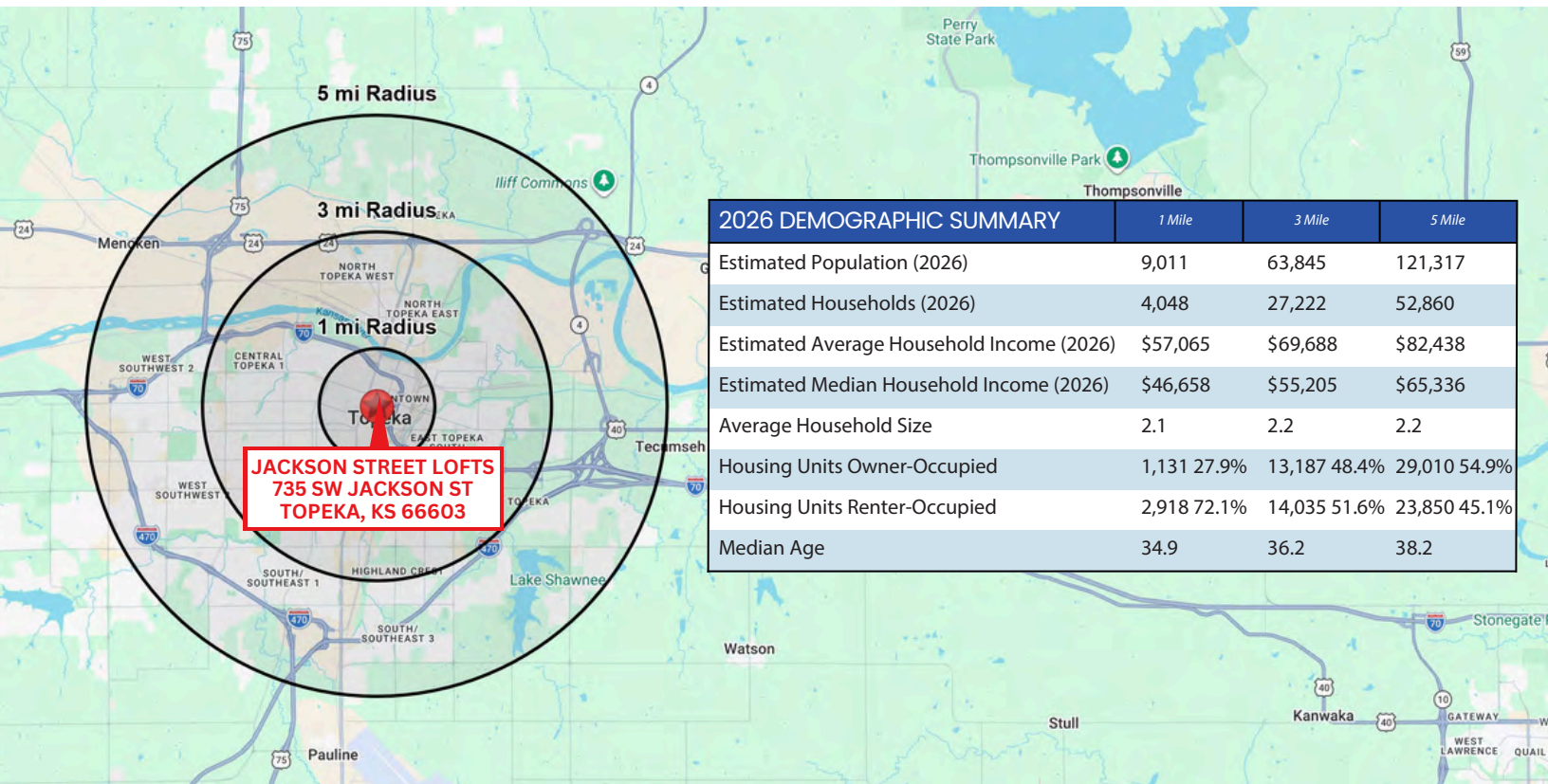


TOP EMPLOYMENT DRIVERS:

- State of Kansas Government – 9,919 employees
- Stormont Vail Health – 4,400 employees
- Hill's Pet Nutrition – 3,439 employees
- Topeka Public Schools – 2,500 employees
- Blue Cross Blue Shield of Kansas – 2,026 employees
- Roughly 20% of the Topeka workforce is government employed, providing exceptional economic stability

DEMOGRAPHICS

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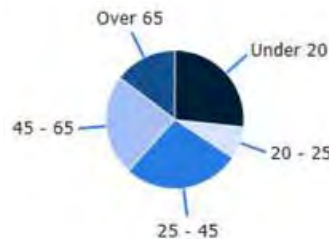
HOUSEHOLD INCOME

\$55.9K **\$61.6K** **10% ↑**
MEDIAN INCOME 2029 ESTIMATE GROWTH RATE



AGE DEMOGRAPHICS

37 **39** **5% ↑**
MEDIAN AGE 2029 ESTIMATE GROWTH RATE



HOUSING OCCUPANCY RATIO

9:1
6:1 PREDICTED BY 2029
Occupied Vacant

RENTER TO HOMEOWNER RATIO

1:1
1:1 PREDICTED BY 2029
Renters Homeowner

EDUCATION ATTAINMENT

7.3%
SOME HIGH SCHOOL

35.1%
HIGHSCHOOL GRADUATE

21.1%
SOME COLLEGE

24.6%
COLLEGE DEGREE +
(BACHELOR OR HIGHER)

DAYTIME DEMOGRAPHICS

2,438
TOTAL BUSINESSES

46,907
TOTAL EMPLOYEES

70,790
ADJ. DAYTIME DEMOGRAPHICS AGE
16 YEARS OR OVER

OCCUPATION

52.2%
WHITE COLLAR

47.7%
BLUE COLLAR

18.7%
SERVICE

MARKET OVERVIEW

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TOPEKA, KS MARKET OVERVIEW

Located in the heart of Downtown Topeka, Jackson Street Lofts sits within Kansas's capital city — a stable, government-anchored market with consistent rental demand. The area combines a resilient employment base with steady population growth and an affordable cost of living, supporting long-term occupancy and reliable cash flow.



EDUCATION

Downtown Topeka is home to Washburn University, enrolling over 6,000 students with programs through the Juris Doctor level, plus Washburn Institute of Technology nearby. Washburn ranks among the top public regional universities in the Midwest, feeding a steady pipeline of educated renters into the downtown core.



LIVABILITY

Topeka offers an affordable, well-established urban core, with housing costs roughly 30% below the national average. Residents enjoy walkable access to Evergy Plaza, downtown dining and retail, and ongoing redevelopment investment that continues to draw new residents into the neighborhood.



EMPLOYMENT

As the state capital, Topeka is anchored by a large, stable government workforce alongside major employers like Stormont Vail Health and Hill's Pet Nutrition. Easy access to I-70 connects residents to job centers across the metro, supporting long-term rental demand and workforce stability.

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JAY RUF JR.

ASSOCIATE

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Jay is a Kansas City native who earned a bachelor's degree in business administration with a minor in professional selling from The University of Kansas. While in college he was actively involved in campus organizations and helped establish the University of Kansas Ducks Unlimited chapter.

After graduation, Jay started an investment group focused on multifamily research and investing. He is passionate about Kansas City's continued growth and is dedicated to helping clients make informed, strategic real estate decisions.

Now an associate at Peak Real Estate Partners, Jay specializes in multifamily investment sales. He leverages persistence, strong communication skills, and attention to detail to expand his network and deliver exceptional results for clients. In his free time, Jay enjoys hunting, fishing and cheering on the Jayhawks, Chiefs, and Royals with family and friends.



NICK AMBROSIO

SENIOR VICE PRESIDENT

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(913) 439-9332

Nick grew up in Kansas City, attended the University of Kansas, and now resides in Brookside. Nick and his wife, Olivia, were recently married in 2024. They enjoy traveling, the outdoors, and golf.

Nick joined Peak in 2024 after five years as a commercial real estate investment sales broker with The Tiehen Group where he specialized in both buyer and seller representation. Most recently Nick's focus is on commercial multi-family investment sales.

Nick is a member of the KCRAR Commercial Board and most recently served as President during the 2025 term. He also was awarded Ingram's 20 in Their Twenties honor, and a three time Business Journal award winner of Heavy Hitters in Commercial Real Estate.



KEVIN JURY

PARTNER

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Kevin grew up in Kansas City, MO, and attended Rockhurst High School and then the University of Kansas where he earned a Bachelor of Science in Accounting, as well as a Master's in Accountancy. Additionally, he earned a certified public accounting license in 2016. He began his career with KPMG in the Dallas, TX office working as an auditor on the financial services team. Kevin worked for KPMG for 2.5 years auditing financial institutions. In 2018, he relocated back to Kansas City to shift his career into brokerage work, joining the Colliers Multifamily Investment Services Group. In 2021 Kevin went to work with Berkadia in the Kansas City office specializing in the representation of sellers of multifamily investment properties.

Kevin joined Peak Real Estate Partners in 2023 where he specializes in providing extensive advisory services and representation to clients in the disposition, management and acquisitions of multifamily investment properties.

Kevin lives in Kansas City with his wife Grace. In his free time Kevin enjoys the great outdoors, hunting and fishing with his two pointing labs Kelsey and Kimber.

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This offering memorandum is subject to prior placement and withdrawal, cancellation or modification without notice. The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of July 24, 2026.

Neither this offering memorandum nor any part thereof, shall be reproduced or distributed without the written authorization of the owner (the "Owner"), and Peak Real Estate Partners | Kansas City (the Broker").

Further:

This offering memorandum was prepared on July 24, 2026 by the Broker solely for the use of prospective purchasers of the real property commonly known as a Jackson Street Lofts (the "Property"). Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in this offering memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this offering memorandum or the financial statements herein were prepared, and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore, may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and will not provide, Broker or any prospective purchaser with any income and expense figures, budgets or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This offering memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing this offering memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and the signature of an authorized representative of Owner is affixed to a real estate purchase agreement.