

**FOR SALE**

# **ONYX EVENT CENTER INVESTMENT**

10001 E. Kellogg Dr., Wichita, KS 67207



*Offered Exclusively By:*

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**ReeceNichols**

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



## INVESTMENT HIGHLIGHTS

<b>LIST PRICE:</b>	\$2,650,000.00
<b>*IN-PLACE NOI:</b>	\$254,679.29
<b>CAP RATE:</b>	10.29%
<b># OF TENANTS:</b>	2
<b>OCCUPANCY:</b>	100%

## PROPERTY OVERVIEW

<b>TOTAL BUILDING SF</b>	34,575 SF
<b>LAND ACRES</b>	6.87 ACRES
<b>YEARS BUILT</b>	1975, 1999, 2001
<b># OF PARCELS</b>	2
<b>ZONING TYPE</b>	GENERAL COMMERCIAL
<b># OF PARKING SPACES</b>	APPROX. 600
<b>LOCATION</b>	US-54/400 FRONTAGE ROAD
<b>CEILING HEIGHT</b>	23' - 26'
<b>HVAC</b>	CENTRAL IN EACH SPACE
<b>TRAFFIC COUNTS</b>	69,046 VPD AT US-54/400 AND WEBB

## TAXES - 2025

<b>GENERAL</b>	\$53,475.99
<b>SPECIALS</b>	\$120.00

## CONSTRUCTION

<b>FOUNDATION</b>	CONCRETE
<b>FRAMING</b>	STEEL
<b>EXTERIOR</b>	METAL
<b>PARKING SURFACE</b>	ASPHALT
<b>ROOF</b>	ORIGINAL METAL DECKING WITH TPO LAYOVER SYSTEM.

\* SELLER WILL LEASEBACK ONYX SPACE UPON CLOSING.  
CONTACT BROKER FOR FINANCIALS.

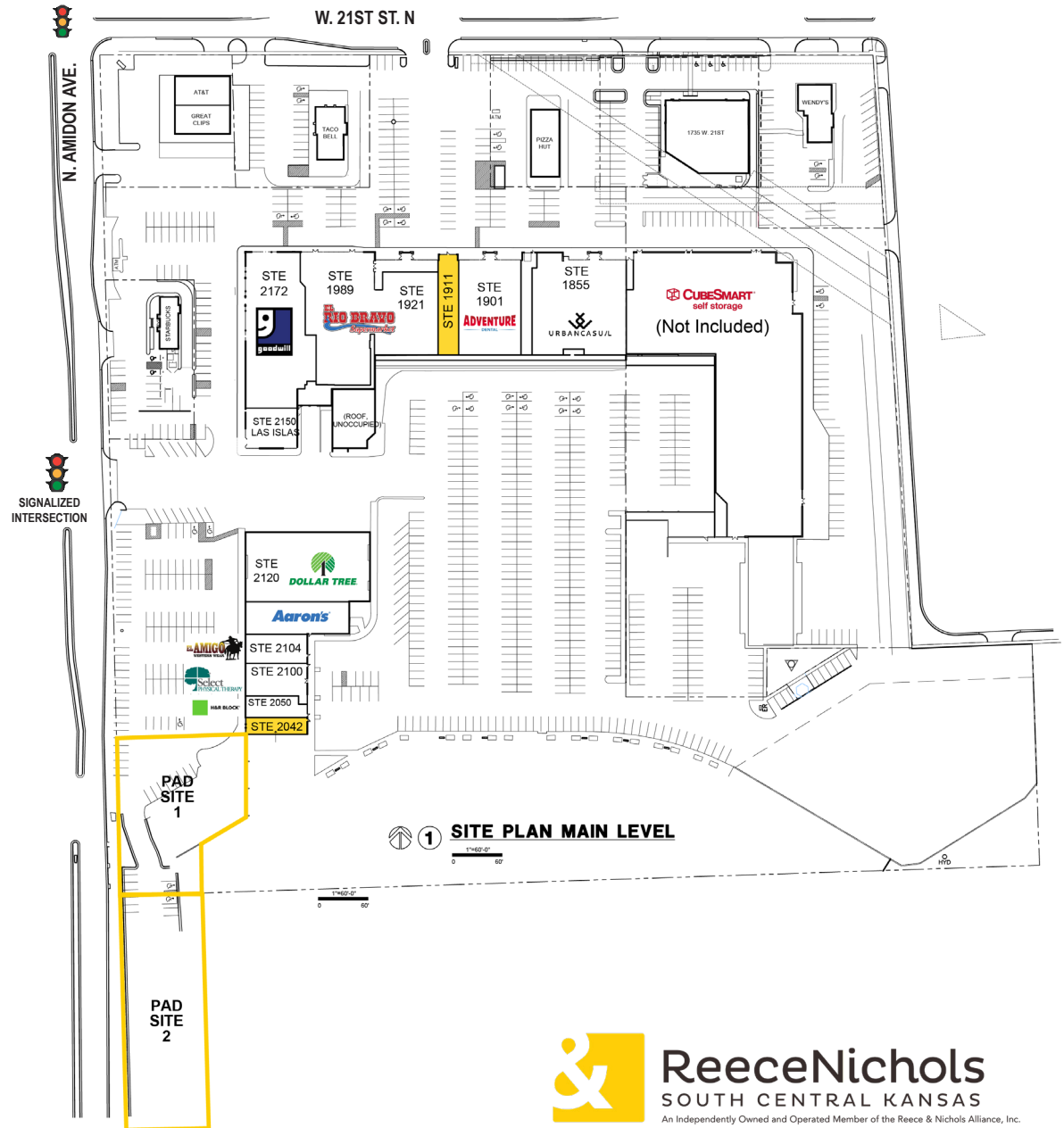
# SITE PLAN - MAIN LEVEL

## NORTH BUILDING

SUITE	TENANT	SF
1855	Urban Casual	14,187
1901	Adventure Dental	8,260
<b>1911</b>	<b>Available</b>	<b>2,934</b>
1921	El Rio Bravo Supermarket	7,210
1989	El Rio Bravo Supermarket	8,573
1989-B	El Rio Bravo Supermarket	3,021
2150	Las Islas Marias	3,029
2172	Goodwill	13,531

## SOUTH BUILDING

SUITE	TENANT	SF
<b>2042</b>	<b>Available</b>	<b>1,500</b>
2050	H&R Block	2,000
2073	Dollar Tree	12,377
2100	Select Physical Therapy	2,450
2104	El Amigo Western Wear	2,994
2106	Aaron's	4,600



# AERIAL VIEW



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## SEDGWICK COUNTY DEMOGRAPHICS

Population	790,138
Median Age	35.9
Education	90%
Average Household Income	\$68,925
Total Businesses	19,503

## MAJOR EMPLOYERS

Spirit AeroSystems, Inc.	13,000
Textron Aviation	10,700
McConnell Air Force Base	5,976
Wichita Public Schools USD 259	5,503
Ascension Via Christi Health Inc	4,413
Koch Industries Inc	3,100
City of Wichita	2,886
U.S. Government	2,830
Sedgwick County	2,521
State of Kansas	2,157
Wichita State University	2,035
Wesley Healthcare	2,030
Johnson Controls	1,529
Bombardier	1,500
Cargill Meat Solutions Corp.	1,120



## WICHITA, KANSAS OVERVIEW

The state's largest city and a key economic hub, particularly recognized as the "Air Capital of the World" due to its pivotal role in the global aviation industry. Major aerospace companies, including Boeing, Cessna, and Spirit AeroSystems, anchor the city's economy, supported by robust sectors in healthcare, manufacturing, and agriculture.

Known for its cost-effective living and strong infrastructure, Wichita is an attractive destination for businesses and professionals seeking growth in a supportive and dynamic environment. The city's emphasis on community, quality of life, and economic development makes it a strategic choice for both companies and individuals.

Wichita is centrally located in South Central Kansas, providing convenient access to several major cities in the region. It is approximately 160 miles north of Oklahoma City, 200 miles southwest of Kansas City, and 350 miles south of Omaha. This strategic location makes Wichita a key transportation and logistics hub, with easy connections via major highways like I-35 and I-135, as well as access to national rail and air networks. Its central position in the Midwest allows businesses and residents to reach major markets and destinations efficiently.



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This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ReeceNichols South Central Kansas has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intention to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, ReeceNichols South Central Kansas has not verified, and will not verify, any of the information contained herein, nor has ReeceNichols South Central Kansas conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measure to verify all of the information set forth herein.

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