

FOR SALE



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



OFFERING SUMMARY

Sale Price:	\$3,400,000
Cap Rate:	8.0%
Occupancy:	100%
Lot Size:	4.4 Acres
Year Built:	1960
Property Size:	40,200
Market:	North of the River
Parking:	90 Spaces
Submarket:	I-35 Corridor
Type:	Retail

PROPERTY OVERVIEW

Holiday Hills Shopping Center is a grocery anchored center in the Northland market in Kansas City. Historically, it has been 95-100% occupied for decades. The property includes a mix of national and local tenants, and sits within a densely populated neighborhood.

HIGHLIGHTS

- 40,200 SF of Commercial Retail Space - Includes 2 multi-tenant buildings, and Texas Toms standalone restaurant. (Note: Property excludes grocery store building)
- Below market rents allow for significant upside
- Well maintained with recent parking lot, HVAC, and maintenance updates.



PARCEL MAP





CURRENT TENANTS



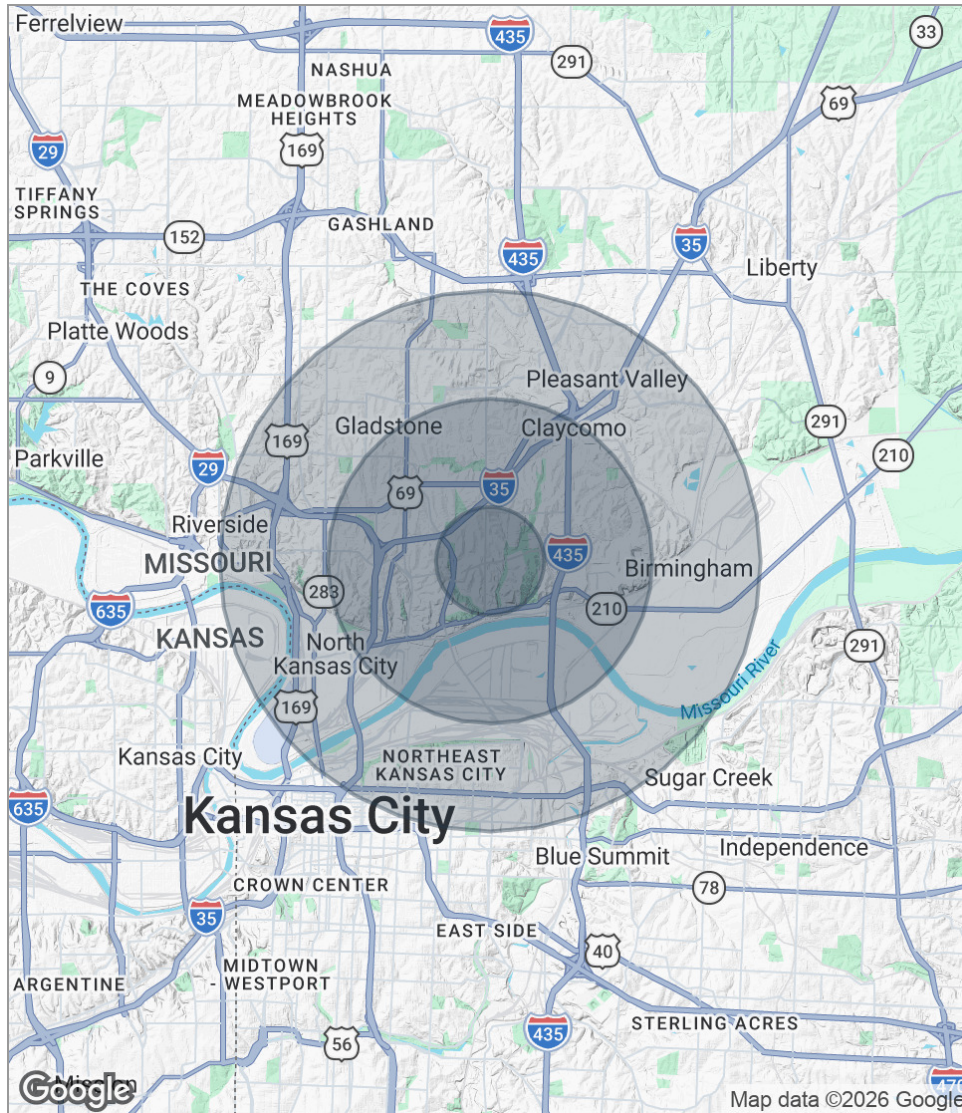
Suite	Tenant	Size
5006	Available	10,000 SF
5008	5008 Dollar General	10,000 SF
5010	Available	4,550 SF
5020	5020 Tobacco and Carton Outlet	1,750 SF
5028	Overgrow KC	2,100 SF
5024	5024 Mr. Le's Sushi	2,100 SF
5032	5032 TV Nails	900 SF
5036 & 5040	5036 & 5040 Divine Tattoo	2,100 SF
5036 & 5040	5036 & 5040 Divine Tattoo	2,100 SF
5044	5044 Outpost Bar & Grill	4,200 SF
5018 Texas Toms	5018 Texas Toms	2,500 SF



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*