

RANKED 48
OUT OF 192
SHOPPING
CENTERS
IN KS!

OVER
600,000
VISITORS A
YEAR!

TOP 70%
OF SHOPPING
CENTERS
NATION
WIDE!

FOR SALE

119TH PLAZA MULTI-TENANT RETAIL CENTER

**Hilton
Garden Inn**

JOE'S
KANSAS CITY
BAR-B-QUE

OLATHE, KS



THE OFFERING



OFFERING SUMMARY

119th Plaza in Olathe, KS, is a premier retail investment. It boasts superior demographics with high discretionary incomes, reflected in a median household income of over \$112,000, and a lower cost of living than the national average. Its exceptional accessibility via I-35 (over 118,000 vehicles/day) and 119th Street (over 31,400 vehicles/day) ensures continuous high traffic volume. This strategic location, coupled with the strong draw of adjacent major retailers like Bass Pro Shops, which contributes to over 200 million visitors annually across its network, solidifies its position. With Olathe's population growing steadily, reaching an estimated 151,377 by 2025, the plaza offers enduring investment security in a robust and expanding market.

Address:	11912 - 11950 & 11996 South Strang Line Road, KS 66062
Size:	47,562 sf on 6.46 acres + .71 acre pad leased to Panda Express
Parking:	326 (6 HC), 6.5 / 1,000 sf
Zoning:	CP-2, CP-3
Year Built:	2002
Remodeled:	2018
Price:	Market
NOI (In-Place):	\$1,006,348
Cap Rate:	Market

119TH PLAZA



HIGHLIGHTS



LONG TERM LEASES

Weighted average lease expiration is 5+ years.



SITE VISITS

119th Plaza is ranked 48 out of 192 shopping centers in KS and 26 out of 93 local shopping centers within 15 miles.



HIGH HOUSEHOLD INCOME

119th Plaza's trade area demographic has a discretionary income nearly 17% higher than the national average.



TENURED TENANTS

More than 50% of occupants have chosen 119 Plaza as their preferred business address for more than 20 years.

119TH PLAZA

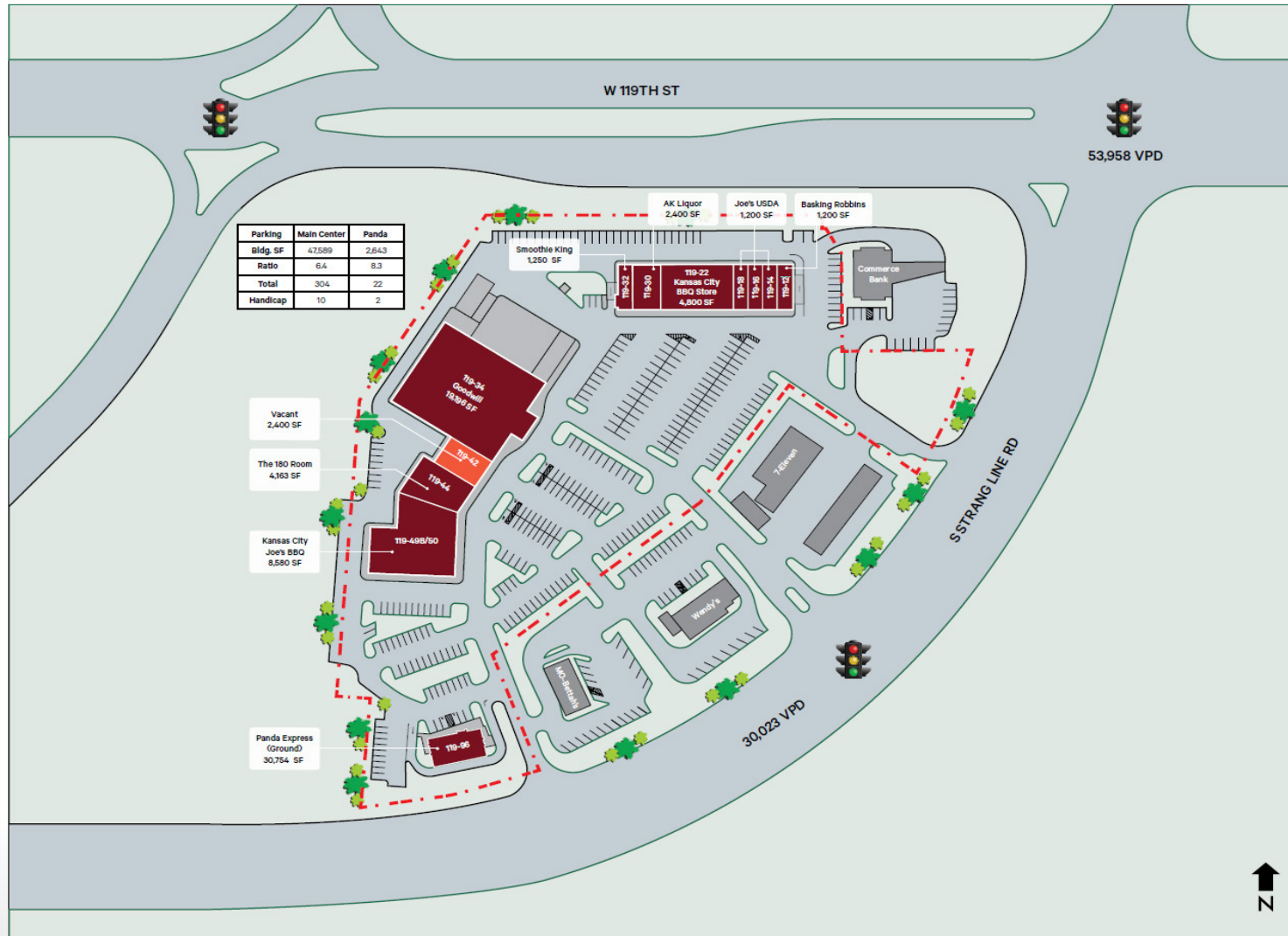


AERIAL



119TH PLAZA

SITE PLAN



119TH PLAZA

FINANCIALS

CLICK TO SIGN CONFIDENTIALITY
AGREEMENT TO ACCESS FINANCIALS



CONFIDENTIALITY AGREEMENT

<u>Tenant Name</u>	<u>Suite</u>	<u>Area</u>
Baskin Robbins	11912	1,200
KC BBQ Store & Joe's USDA	11914-22	8,400
Smoothie King	11932	1,250
Goodwill	11934	19,196
Cowtown BBQ of Olathe	11944-50	12,743
Panda Express (Ground Rent)	11996	30,754
AK Liquor	11928-30	2,400

In-Place

Year 1

Dec-2026 \$/SF

47,562

45,162

2,400

5.05%

0.00%

5.05%

1,001,756 21.06

447,899 9.42

1,449,655 30.48

0 0.00

1,449,655 30.48

24,000 0.50

224,124 4.71

20,400 0.43

53,400 1.12

48,900 1.03

72,483 1.52

443,307 9.32

1,006,348 21.16

119TH PLAZA



WHY KC?

The Kansas City metropolitan area, home to over 2.25 million people, has seen remarkable growth, making it a standout in the Midwest. This expansion is driven by a strategic location and a robust economy. Companies choose KC for its exceptional value: a talented workforce, adaptable operating environments, an attractive cost of living, and a strong work-life balance. These factors create an appealing ecosystem for both established corporations and emerging enterprises.

Kansas City boasts one of the nation's most diverse economies, with no single sector dominating employment. It's a national leader in several durable industries crucial for regional economic growth, including healthcare and professional services. Beyond its traditional strengths, KC has become a dynamic hub for startups and entrepreneurs. This innovative spirit is supported by the metro's abundant talent pool. Competitive commercial real estate costs further foster a vibrant environment for new ventures.

#10

Ranking for
Housing Market

Zillow

TOP

US Metro
for Millenials

Commerical Cafe

TOP

2 Market for Family
Affordability

Zillow

#3

Ranking for
Working Moms

Coworking Cafe

#1

In the US
for "Green
Infrastructure

Smart Asset

27%

Population
growth since
2000

US Census

119TH PLAZA



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	9,976	79,409	236,297
2029 Population - Projection	10,134	81,308	241,799
2024-2029 Annual Population Growth Rate	0.11%	0.81%	0.54%
GENERATIONS			
Generation Alpha	10.7%	11.0%	11.0%
Generation Z	25.4%	23.2%	23.3%
Millennials	30.6%	26.1%	25.6%
Generation X	18.1%	18.5%	19.1%
Baby Boomers	14.0%	17.3%	17.4%
Greatest Generations	1.3%	4.0%	3.6%
HOUSEHOLD INCOME			
Average Household Income	\$95,972	\$123,627	\$134,068
Median Household Income	\$72,286	\$97,266	\$105,478
HOUSING UNITS			
Owner-Occupied Housing	32.4%	51.6%	58.5%
Renter-Occupied Housing	63.4%	44.3%	37.3%



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This Offering Memorandum, prepared by DDM Real Estate, is for informational purposes only. All data is deemed reliable but not guaranteed. Interested parties should conduct independent due diligence. The seller and its agents disclaim liability for any inaccuracies. This memorandum does not constitute an offer or solicitation.

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