

# Downtown Kansas City Residential Demographics

## Population

Downtown Core Neighborhoods	11,088
Greater Downtown Neighborhoods	8,649
Total Residential Populaiton	19,737
Male	51%
Female	49%
Average Age	36.1

## Households

Total Number	11,870
Average Household Size	1.7
Owner Occupied	42%
Average Home Value	\$264,000

## Income

Median Household Income	\$61,491
Median Disposable Income	\$31,146
Potential Purchasing Power	\$369,703,020

## Sources:

Housing information (units, rents, square footage, occupancy, investment) is collected from developers, property managers, and newspaper articles.

Demographic information is obtained from the 2010 Downtown Resident Survey and from ESRI forecasts for 2010-2015.

The Downtown Housing Report is prepared by the Downtown Council of Kansas City, Missouri. Please contact Tommy Wilson ([tommy@downtownkc.org](mailto:tommy@downtownkc.org)) for additional copies of the report or to provide updated data to the report.





# River Market

Market Rate Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
Artspace Lofts	201 Wyandotte	1986	35	500	1,450	525	1,275	1.05	0.88	0.96	
City Market Lofts	20 W. 5th St.	1992	8	1,418	2,151	900	1,500	0.63	0.70	0.67	
Delaware Lofts	218 Delaware	1989	42	725	1,485	675	1,225	0.93	0.82	0.88	
310 Delaware Lofts	310 Delaware	1989	34	600	1,475	650	1,325	1.08	0.90	0.99	
Landmark Lofts	425 Washington	1998	42	725	1,880	700	1,675	0.97	0.89	0.93	
Old Townley Lofts	200 Walnut	2000	68	900	1,700	900	1,650	1.00	0.97	0.99	13,500,000
Richards & Conover Lofts	200 W. 5th St.	2000	83	770	1,370	800	1,550	1.04	1.13	1.09	12,000,000
Col Park East Apartments	1030 Pacific	2004	14								3,500,000
Market Station	100 Wyandotte	2010	322	553	1,264	1,088	1,625	1.97	1.29	1.63	45,600,000
<b>Total / Average</b>			<b>648</b>	<b>774</b>	<b>1,597</b>	<b>780</b>	<b>1,478</b>	<b>1.08</b>	<b>0.95</b>	<b>1.02</b>	<b>74,600,000</b>

  

Income Restricted Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
Pacific House Apartments	401 Delaware	1999	31	500	1,490	443	751	0.89	0.50	0.70	3,500,000
Askew Saddlery Lofts	213 Delaware	1996	60	550	1,200	492	870	0.89	0.73	0.81	
Volker Place Apartments	6 W. 3rd St.	1998	49	500	1,490	445	875	0.89	0.59	0.74	
Chase Bag Apartments	200 Delaware	2000	35	600	1,400	625	775	1.04	0.55	0.80	4,000,000
Old Town Lofts	119 Walnut	2006	44	500	1,490	550	875	1.10	0.59	0.84	8,400,000
Cold Storage Lofts	500 E. 3rd St.	2007	224	700	1,200	600	1,300	0.86	1.08	0.97	35,000,000
<b>Total / Average</b>			<b>443</b>	<b>558</b>	<b>1,378</b>	<b>526</b>	<b>908</b>	<b>0.94</b>	<b>0.67</b>	<b>0.81</b>	<b>50,900,000</b>

  

Market Rate For Sale	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
523 Grand Lofts	523 Grand Blvd.	2001	28	864	1,553	149,000	355,000	172.45	228.59	200.52	5,500,000
Conover Place	210 W. 5th St.	2003	32	1,026	3,094	250,000	605,000	243.66	195.54	219.60	9,000,000
East Market Row	701 E. 5th St.	2004	8	700	1,300	146,000	234,000	208.57	180.00	194.29	3,500,000
5 Delaware	423 Delaware	2005	12	1,900	2,300	275,000	450,000	144.74	195.65	170.19	5,500,000
Bridgeworks Lofts	522 Locust	2005	47	905	1,800	165,000	399,000	182.32	221.67	201.99	11,000,000
Riverbend Lofts	200 Main	2006	85	984	1,719	180,900	269,900	183.84	157.01	170.43	11,500,000
DE Lofts	509 Delaware	2007	80	500	1,300	90,000	325,000	180.00	250.00	215.00	5,500,000
Soda Lofts	918 E. 5th St.	2004	7	883	1,406	172,185	274,170	195.00	195.00	195.00	5,000,000
First & Main Lofts	136 Main St.	2008	24	768	1,325	180,000	319,000	234.38	240.75	237.56	4,500,000
River Market Townhomes	400 Wyandotte	2010	2	1,700	2,300	250,000	350,000	147.06	152.17	149.62	
City Homes at River Market East	500 Oak	2008	27	1,500	1,800	385,000	435,000	256.67	241.67	249.17	9,000,000
<b>Total / Average</b>			<b>352</b>	<b>1,066</b>	<b>1,809</b>	<b>203,917</b>	<b>365,097</b>	<b>195.34</b>	<b>205.28</b>	<b>200.31</b>	<b>70,000,000</b>

# Central Business District

Market Rate Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
909 Walnut	909 Walnut	2005	159	700	1,950	840	2,750	1.20	1.41	1.31	57,000,000
Clubhouse Lofts	1228 Baltimore	2004	74	497	1,900	485	1,650	0.98	0.87	0.92	12,000,000
Library Lofts	127 W. 10th St.	2003	272	510	2,400	650	2,475	1.27	1.03	1.15	42,000,000
Opera House Lofts	930 Broadway	2001	44	800	1,950	800	1,550	1.00	0.79	0.90	6,000,000
Quality Hill Apartments	538 W. 10th St.	2009	100	570	1,253	585	1,375	1.03	1.10	1.06	15,000,000
Soho West Lofts	412 W. 8th St.	2000	55	700	1,200	850	1,350	1.21	1.13	1.17	6,500,000
West 7th Street Lofts	318 W. 7th St	2000	54	700	1,200	775	1,375	1.11	1.15	1.13	6,600,000
<b>Total / Average</b>			<b>758</b>	<b>640</b>	<b>1,693</b>	<b>712</b>	<b>1,789</b>	<b>1.11</b>	<b>1.07</b>	<b>1.09</b>	<b>145,100,000</b>

Income Restricted Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
Cathedral Square Apartments	444 W. 12th St.	1979	156								
Chamber's Lofts	25 E. 12th St.	2003	53	500	1,490	595	850	1.19	0.57	0.88	7,000,000
Grand Boulevard Lofts	1006 Grand	2011	134	745	943	620	775	0.83	0.82	0.83	34,000,000
Graphic Arts Building	934 Wyandotte	2007	58	500	1,490	550	890	1.10	0.60	0.85	11,000,000
Finance Building Lofts	1009 Baltimore	2004	32	500	1,490	580	775	1.16	0.52	0.84	7,000,000
Hanover Lofts	15 W. 10th St.	2003	49	500	1,490	575	945	1.15	0.63	0.89	6,000,000
Jewel Apartments	920 Broadway	2001	15	500	1,490	525	750	1.05	0.50	0.78	2,500,000
Nine Ten Penn	910 Pennsylvania	1986	125			400	600				
Normandy Apartments	501 W. 11th St.	1984	74	440	550	325	450	0.74	0.82	0.78	3,000,000
Professional Building Lofts	1103 Grand Blvd.	2006	132	720	1,600	525	825	0.73	0.52	0.62	21,000,000
Quality Hill Towers	929 Jefferson	1986	295	385	525	425	550	1.10	1.05	1.08	
The Lofts at 917	917 Wyandotte	2005	39	500	1,490	545	775	1.09	0.52	0.81	4,500,000
Courthouse Lofts	811 Grand Blvd.	2011	176			610	900				38,000,000
Walnut Tower Apartments	722 Walnut	2012	179	400	755	475	700	1.19	0.93	1.06	
Waltower Apartments	823 Walnut	2005	53	500	1,490	450	800	0.90	0.54	0.72	7,000,000
Wiltshire Apartments	703 E. 10th St.		12	380	515	400	550	1.05	1.07	1.06	
<b>Total / Average</b>			<b>1,582</b>	<b>505</b>	<b>1,178</b>	<b>507</b>	<b>742</b>	<b>1.02</b>	<b>0.70</b>	<b>0.86</b>	<b>141,000,000</b>

Market Rate For Sale	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
21 Ten	21 W. 10th St.	2004	52	730	1,506	119,000	299,000	163.01	198.54	180.78	6,900,000
700 Broadway	700 Broadway	2006	47	650	770	125,000	165,000	192.31	214.29	203.30	3,000,000
Admiral Lofts	408 E. Admiral Blvd.	1989	4	754	1,628						2,800,000
Atriums at Soho East	609 Central	2005	48	510	1,769	87,000	399,000	170.59	225.55	198.07	5,500,000
Atriums at Soho West	612 Central	2005	41	510	1,769	139,900	399,000	274.31	225.55	249.93	5,000,000
Board of Trade Condominiums	127 W. 10th St.	2008	161	512	2,800	121,000	600,000	236.33	214.29	225.31	
Coffee Lofts at Soho	721 May	2006	49	982	1,408	199,000	299,000	202.65	212.36	207.50	5,000,000
Fountains on Broadway	712 Broadway	2007	46	635	1,456	175,000	475,000	275.59	326.24	300.91	7,500,000
Metropolitan Condominiums	600 E. 8th St.	2004	218	455	755	89,900	176,900	197.58	234.30	215.94	15,000,000
Quality Hill Condominiums	538 W. 10th St.	2009	282	632	1,150	140,000	294,500	221.52	256.09	238.80	15,000,000
Quality Hill Townhomes	411-451 W. 10th St.	1984	30	542	1,101						
Soho Lofts	312 W. 8th St.	1986	108	550	1,400	89,000	245,000	161.82	175.00	168.41	5,000,000
The Manhattan Condominiums	700 E. 8th St.	2007	220	480	1,050	90,000	260,000	187.50	247.62	217.56	20,000,000
The View Condominiums	600 E. Admiral Blvd.	2005	172	1,250	2,690	195,000	695,000	156.00	258.36	207.18	27,000,000
Union Carbide Condominiums	912 Baltimore	2009	27	540	2,833	175,000	475,000	324.07	167.67	245.87	17,000,000
Wallstreet Tower	1100 Walnut	2006	144	950	1,900	161,000	640,000	169.47	336.84	253.16	7,000,000
<b>Total / Average</b>			<b>1,649</b>	<b>668</b>	<b>1,624</b>	<b>136,129</b>	<b>387,314</b>	<b>209.48</b>	<b>235.19</b>	<b>222.34</b>	<b>141,700,000</b>

Income Restricted For Sale	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
Quality Hill Square	425 W. 9th St.	2009	84	625	790	79,500	100,900	127.20	127.72	127.46	

## Crossroads Arts District

Market Rate Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
1518 Walnut	1518 Walnut	2004	11	695	1,174	750	1,150	1.08	0.98	1.03	2,500,000
Crossroads Lofts	1600 Grand	2004	12	640	1,740	715	1,275	1.12	0.73	0.92	2,000,000
EBT Lofts	1601 Walnut	2001	102	640	1,740	625	1,300	0.98	0.75	0.86	16,500,000
Haden Lofts	2109 Broadway	2008	23	833	2,450	915	2,500	1.10	1.02	1.06	12,500,000
Piper Lofts	117 W. 20th St.	2009	118	787	1,921	875	2,151	1.11	1.12	1.12	50,000,000
Freighthouse Lofts at Stuart Hall	2121 Central	2004	115	900	2,600	875	2,950	0.97	1.13	1.05	24,000,000
Walnut Lofts	1522 Walnut	2004	8	556	1,283	650	1,300	1.17	1.01	1.09	2,500,000
Windows Lofts	2117 Broadway	2009	105	916	1,501	990	1,921	1.08	1.28	1.18	32,000,000
<b>Total / Average</b>			<b>494</b>	<b>746</b>	<b>1,801</b>	<b>799</b>	<b>1,818</b>	<b>1.08</b>	<b>1.00</b>	<b>1.04</b>	<b>142,000,000</b>

Income Restricted Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
The Star Lofts	1700 Oak	2009	47	445	610	445	875	1.00	1.43	1.22	10,000,000
Carriage Lofts	1732 Oak	2010	23	450	625	475	900	1.06	1.44	1.25	5,000,000
2006 Wyandotte	2006 Wyandotte	2012	35	445	610	530	725	1.19	1.19	1.19	5,000,000
<b>Total / Average</b>			<b>105</b>	<b>447</b>	<b>615</b>	<b>483</b>	<b>833</b>	<b>1.08</b>	<b>1.35</b>	<b>1.22</b>	<b>20,000,000</b>

Market Rate For Sale	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
1819 Lofts	1819 Baltimore	2004	26	975	1,376	160,000	369,000	164.10	268.17	216.14	8,500,000
2004 Grand Lofts	2004 Grand Blvd.	2005	5	5,000	5,000						
Campbell Lofts	1535 Walnut	2008	57	710	1,320	172,000	399,000	242.25	302.27	272.26	9,000,000
Freighthouse Flats	2120 Wyandotte	2006	22	900	2,500	180,000	600,000	200.00	240.00	220.00	6,000,000
Freighthouse Lofts	2029 Wyandotte	2001	33	865	1,445	170,000	350,000	196.53	242.21	219.37	5,000,000
Lofts at Fleming Place	2030 Grand	2000	6			215,000	600,000				
Monroe Hotel	1904 Main	2006	6	1,930	2,500	400,000	670,000	207.25	268.00	237.63	3,500,000
Popcorn Lofts	1920 Wyandotte	1998	6								
Reiger Hotel Lofts	1924 Main	2006	2								
W Lofts	1803 Wyandotte	2005	17	900	1,500	150,000	400,000	166.67	266.67	216.67	17,000,000
Washington Lofts	1830 Washington	2005	4	2,000	2,350	344,000	525,000	172.00	223.40	197.70	
Western Auto Lofts	2107 Grand Blvd.	2004	99	635	1,470	109,900	311,900	173.07	212.18	192.62	25,000,000
Western Auto Lofts Phase II	2029 Grand Blvd.	2005	26			233,000	346,000				7,000,000
Western Auto Lofts Phase III	2015 Grand Blvd.	2006	32			230,000	346,000				7,500,000
<b>Total / Average</b>			<b>341</b>	<b>1,546</b>	<b>2,162</b>	<b>214,900</b>	<b>446,991</b>	<b>190.23</b>	<b>252.86</b>	<b>221.55</b>	<b>88,500,000</b>

## Greater Downtown - Crown Center - Hospital Hill - Jazz District - Longfellow - Union Hill - West Bottoms - Westside

Market Rate Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
Anne's Lofts	501 W. 26th St.	1997	12								2,500,000
Payne Rowhomes	2929 McGee Tfwy.	2007	8	1,000	1,200	1,575	1,775	1.58	1.48	1.53	
The Founders at Union Hill	29th & Gillham	2006	275	607	1,179	675	1,495	1.11	1.27	1.19	50,000,000
Union Hill Place	29th & Grand Blvd.	2002	114	800	1,400	825	1,350	1.03	0.96	1.00	8,000,000
The Star Lofts	1700 Oak	2009	47	445	610	445	875	1.00	1.43	1.22	10,000,000
Carriage Lofts	1732 Oak	2010	23	450	625	475	900	1.06	1.44	1.25	5,000,000
2006 Wyandotte	2006 Wyandotte	2012	35	445	610	530	725	1.19	1.19	1.19	5,000,000
<b>Total / Average</b>			<b>514</b>	<b>625</b>	<b>937</b>	<b>754</b>	<b>1,187</b>	<b>1.16</b>	<b>1.30</b>	<b>1.23</b>	<b>80,500,000</b>

Income Restricted Rental	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
Longfellow Heights	2526 Harrison	2001	306	578	1,301	465	928	0.80	0.71	0.76	27,285,000
Dutch Hill Apartments	29th & Campbell	2001	36								
Jazz Hill Homes	1304 Paseo	2007	198	498	1,070	400	875	0.80	0.82	0.81	
Centennial Villa	1820 Woodland	2006	46	505	614	500	600	0.99	0.98	0.98	4,380,000
Jazz District Apartments	1851 Paseo	2005	151	614	1,322	575	1,050	0.94	0.79	0.87	26,568,000
Westside Apartments	1748 Washington	2000	10			400	675				
Vine Street Lofts	2101 Vine	2005	62	770	1,641	515	1,300	0.67	0.79	0.73	7,500,000
<b>Total / Average</b>			<b>809</b>	<b>593</b>	<b>1,190</b>	<b>476</b>	<b>905</b>	<b>0.84</b>	<b>0.82</b>	<b>0.83</b>	<b>65,733,000</b>

Market Rate For Sale	Address	Year	Units	SF Range		Rent Range		Price per SF Range		Avg Price per SF	Investment
30 Gillham Row	2939 Gillham	2006	11	988	2,383	197,000	398,000	199.39	167.02	183.20	3,500,000
Greenlease Cadillac Building	2929 McGee	2005	29	1,070	2,472	211,000	725,000	197.20	293.28	245.24	12,000,000
Triangle Townhomes	2938 Cherry	2004	6	787	2,029	168,000	398,000	213.47	196.16	204.81	9,000,000
Battery Lofts	3001 Gillham	2004	12	830	1,095	189,000	227,000	227.71	207.31	217.51	6,000,000
Cherry Hill Row	29th & Cherry	2008	15	750	1,760	155,000	325,000	206.67	184.66	195.66	5,500,000
Park Reserve	2933 Baltimore	2009	169	735	926	136,900	169,000	186.26	182.51	184.38	30,000,000
One Park Place	700 W. 31st St.	2006	106	1,470	4,037	399,000	1,700,000	271.43	421.10	346.27	29,000,000
The Liberty Lofts	360 Pershing Rd.	2010	44	860	1,627	121,000	355,000	140.70	218.19	179.45	8,900,000
Cherry Heights Condominiums	25th & Cherry	2008	16			168,000	303,000				
Santa Fe Place	2525 Main	1980	110			80,000	375,000				
San Francisco Tower	2510 Grand	1980	135			85,000	385,000				
Longfellow Court	30th & Campbell	2002	18			170,000	275,000				3,500,000
Summit at Sixteenth	1601 Summit	2004	24	1,377	2,458	199,000	560,000	144.52	227.83	186.17	7,500,000
The Summit	1715 Summit	2008	7			230,000	346,000				5,000,000
<b>Total / Average</b>			<b>702</b>	<b>985</b>	<b>2,087</b>	<b>179,207</b>	<b>467,214</b>	<b>198.59</b>	<b>233.12</b>	<b>215.85</b>	<b>119,900,000</b>

## Downtown Kansas City Housing - Planned Projects - Development Opportunities

Planned - Starting Construction in 6-9 months	Address	Year	Units	Description
Power & Light Residential Tower	13th & Walnut	2012	249	24-story glass residential tower next to Cosentino's grocery store in the Power & Light District
Midland Theater	1221 Baltimore	2012	40	Renovation of the historic Midland Theater office tower

**Total / Average** **289**

Planned - Awaiting Financing	Address	Year	Units	Description
Lucas Place	323 W. 8th St.		140	Renovation of the historic Lucas Place building in the Garment District
Pickwick Building	933 McGee		289	Renovation of the former bus terminal into market rate apartments

**Total / Average** **429**

Development Opportunities - Building Renovations	Address	Potential Units	Description
Argyle Building	306 E. 12th St.	90	Historic building ideally located between the Power & Light District & the Government District
Abdiana Building	318 E. 10th St.	15	Located adjacent to Ilus Davis Park between City Hall & the Federal Courthouse
Brookfield Building	101 W. 11th St.	53	Historic building located at 11th & Baltimore with several potential retail spaces on the ground floor
Jenkins Building	1223 Walnut	16	Historic building located across the street from Cosentino's grocery store
Mark Twain Building	106 W. 11th St.	155	21-story historic building at 11th & Baltimore, formerly the Kansas City Athletic Club
The Gumbel	801 Walnut	32	Located on Walnut between the Power & Light District and the City Market

**Total / Average** **361**