

College Village Shopping Center

SE Corner of College Blvd. & Quivira Rd.

11701-11837 College Blvd.

Overland Park, Kansas



1,750 sq.ft.

AVAILABLE:
1,750 sf—white box

USES:
Retail/Office

LEASE RATE:
\$17/SF, Triple Net

TRIPLE NET CHARGES:
2024: \$9.24/SF

JOIN TENANTS:
Starbucks, Tequila Harry's, Ricco's Italian Restaurant, Twisted Fresh Restaurant, Par Exsalonce/Aveda Spa and many more

LOCATION:

- ⇒ Conveniently Located Just South of I-435 and Quivira Road Interchange
- ⇒ Across the Street from JCCC Campus
- ⇒ Heavy Residential Area to the South
- ⇒ 5-mile radius:
 - Population—257,452
 - Average HH Income: \$104,923

SUMMARY:
1,750 sf White Box Space-Wide Open Shell

VARNUM

ARMSTRONG

DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

S
P
A
C
E

F
O
R

L
E
A
S
E

1,750 SF White Box Space—Former Simply Shine Boutique



YEAR BUILT/REMODEL:

LATE 1980'S/2015

PROPERTY SIZE:

+/-53,580

OCCUPANCY:

97% Leased

DAILY TRAFFIC COUNT:

N/S: 37,700 CPD

E/W: 24,100 CPD

PROPERTY INFO:

- Great Visibility and Access from College Blvd OR Quivira Road
- Building Signage Available
- Landlord/Management Company On-Site



VARNUM

ARMSTRONG

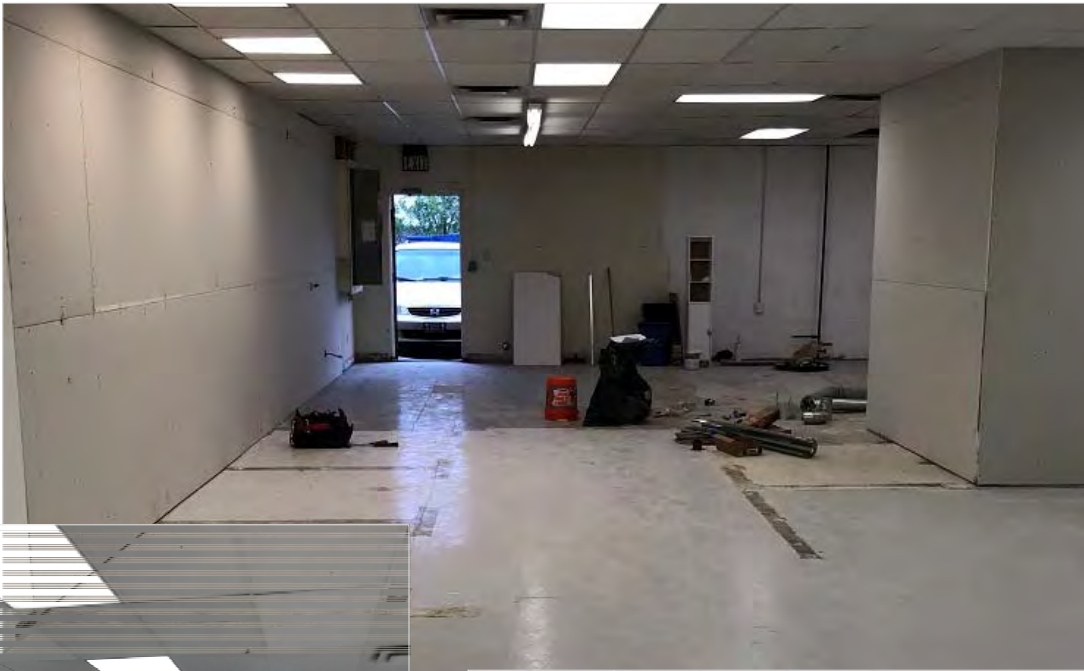
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

1,750 SF White Box Space

Office or Retail



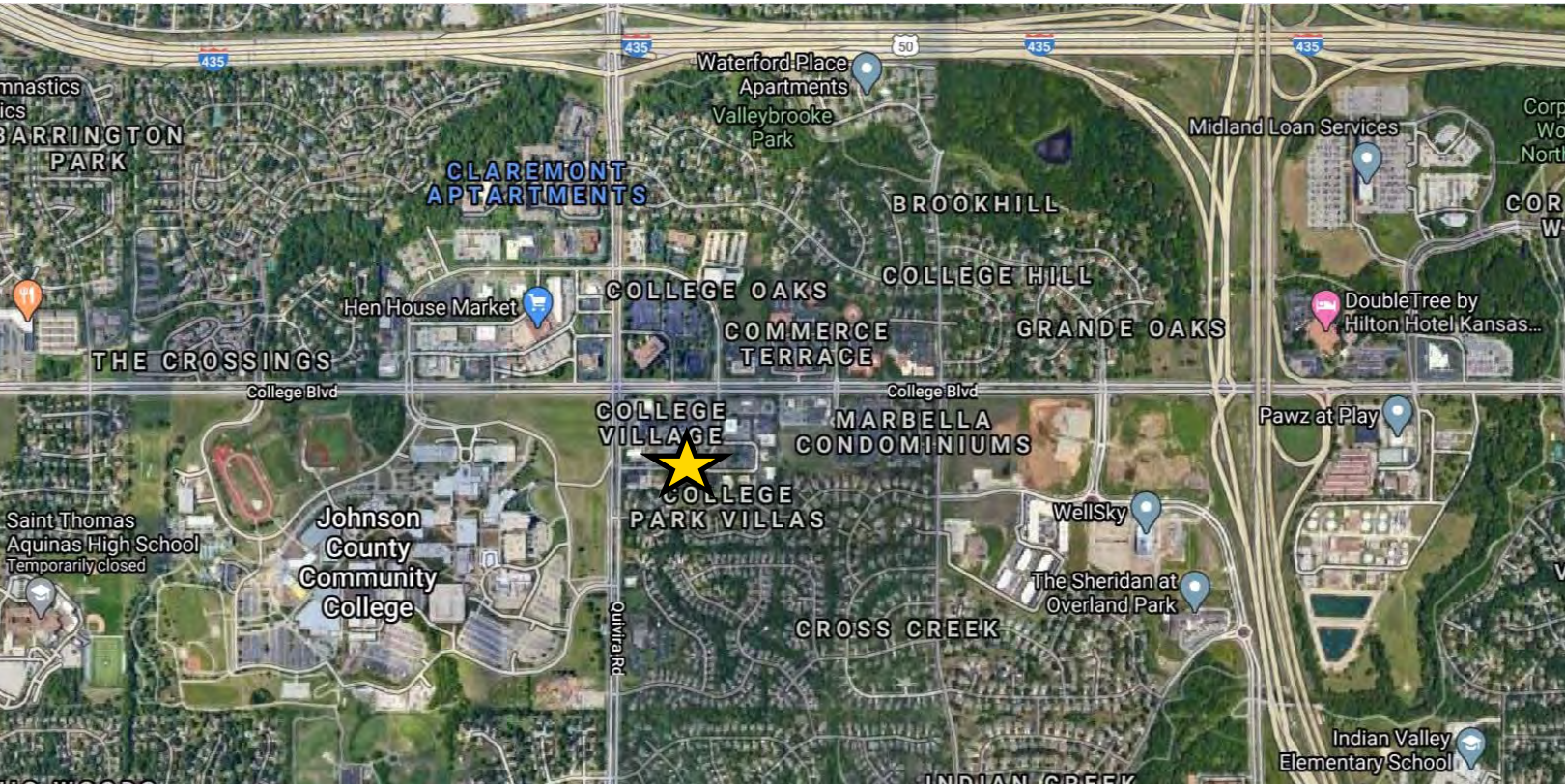
**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

Choice Site at Major Johnson County Intersection

AERIAL PHOTOS



VARNUM

ARMSTRONG

DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

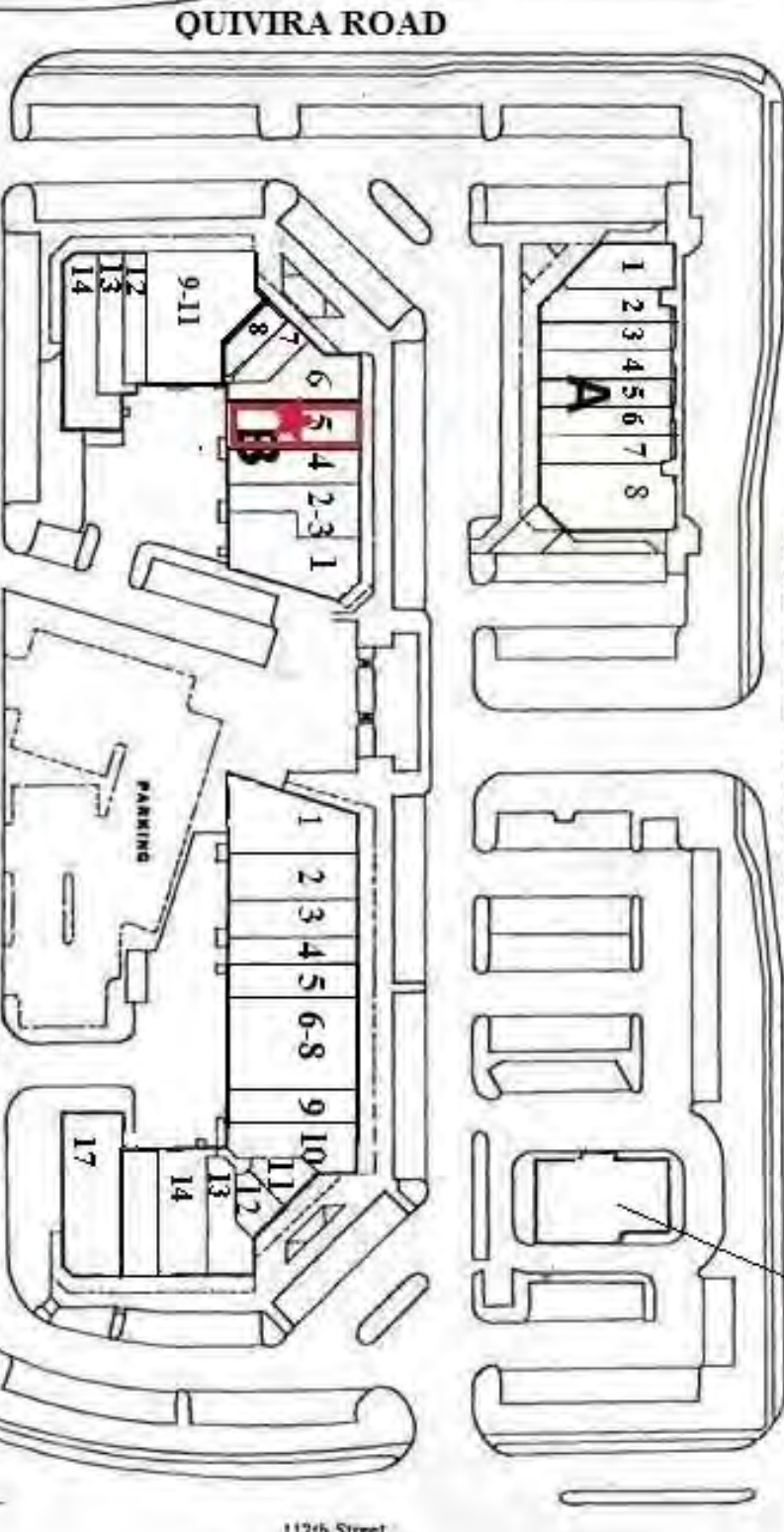
Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

COLLEGE VILLAGE SHOPPING CENTER

COLLEGE BOULEVARD



STARBUCKS



Building A

- 1-6 Par Exsalonce/Aveda Day Spa 1985
- 7 Vibrant Beauty Lash 2022
- 8 Varnum/Armstrong/Deeter (Owner/Property Manager)

Building B

- 1 Ricco's Italian Bistrot 2003
- 2-3 House of Diamonds 1995
- 4 Van Hercke Insurance 1996
- 5 Available (1,750 sf) ★
- 6 Greek Cuisine 1993
- 7 Anna's Tailor Shop 1994
- 8 College Shoe Repair 2000
- 9-11 Tegula Harry's 1988
- 12 The Wooden Spoon 2011
- 13-14 College Optical Shop 2000

Building C

- 1 twisted fresh wraps 2012
- 2-3 College Blvd. Animal Hospital 1985
- 4-5 Asian House Restaurant 1987
- 6-8 Kansys Staffing Group 2023
- 9 Raj Mahal Indian Restaurant 2021
- 10-11 Pizza Hut/Wing Street 1990
- 12-14 Darling Yoga 2008
- 15-16 Chiropractic House 2022
- 17 Excel Wellness Studio 2007

112TH STREET

112th Street

**VARNUM
ARMSTRONG
DEETER**

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

Strong Demographic Market Area



Executive Summary

College Village
11701-11837 College Blvd. Overland Park KS 66210
Rings: 1, 3, 5 mile radii

Latitude: 38.9273
Longitude: -94.7212

	1 mile	3 mile	5 mile
Population			
2000 Population	10,372	86,098	211,130
2010 Population	10,114	87,318	233,275
2019 Population	10,705	95,402	257,452
2024 Population	11,019	99,814	271,611
2000-2010 Annual Rate	-0.25%	0.14%	1.00%
2010-2019 Annual Rate	0.62%	0.96%	1.07%
2019-2024 Annual Rate	0.58%	0.91%	1.08%
2019 Male Population	47.6%	48.8%	48.7%
2019 Female Population	52.4%	51.2%	51.3%
2019 Median Age	40.7	38.8	38.0

In the identified area, the current year population is 257,452. In 2010, the Census count in the area was 233,275. The rate of change since 2010 was 1.07% annually. The five-year projection for the population in the area is 271,611 representing a change of 1.08% annually from 2019 to 2024. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	82.2%	81.3%	80.0%
2019 Black Alone	6.7%	5.7%	6.3%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2019 Asian Alone	6.3%	6.9%	6.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	1.4%	2.7%	3.2%
2019 Two or More Races	3.1%	3.0%	3.2%
2019 Hispanic Origin (Any Race)	5.9%	7.3%	8.5%

Persons of Hispanic origin represent 8.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	93	122	124
2000 Households	4,656	34,075	82,982
2010 Households	4,795	36,766	96,220
2019 Total Households	5,135	39,987	106,526
2024 Total Households	5,308	41,746	112,560
2000-2010 Annual Rate	0.29%	0.76%	1.49%
2010-2019 Annual Rate	0.74%	0.91%	1.11%
2019-2024 Annual Rate	0.66%	0.86%	1.11%
2019 Average Household Size	2.06	2.37	2.40

The household count in this area has changed from 96,220 in 2010 to 106,526 in the current year, a change of 1.11% annually. The five-year projection of households is 112,560, a change of 1.11% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 66,933 in the specified area.

VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
(913) 491-8900 Office
(816) 518-8122 Mobile

Strong Demographic Market Area



Executive Summary

College Village
 11701-11837 College Blvd. Overland Park KS 66210
 Rings: 1, 3, 5 mile radii

Latitude: 38.9273
 Longitude: -94.7212

	1 mile	3 mile	5 mile
Mortgage Income			
2019 Percent of Income for Mortgage	15.2%	15.3%	15.9%
Median Household Income			
2019 Median Household Income	\$72,310	\$77,868	\$77,101
2024 Median Household Income	\$81,856	\$88,948	\$87,382
2019-2024 Annual Rate	2.51%	2.70%	2.54%
Average Household Income			
2019 Average Household Income	\$91,324	\$104,165	\$104,923
2024 Average Household Income	\$103,372	\$117,884	\$117,701
2019-2024 Annual Rate	2.51%	2.51%	2.33%
Per Capita Income			
2019 Per Capita Income	\$43,649	\$43,884	\$43,127
2024 Per Capita Income	\$49,626	\$49,557	\$48,436
2019-2024 Annual Rate	2.60%	2.46%	2.35%

Households by Income

Current median household income is \$77,101 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$87,382 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$104,923 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$117,701 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$43,127 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$48,436 in five years, compared to \$36,530 for all U.S. households

Housing

	1 mile	3 mile	5 mile
2019 Housing Affordability Index	149	147	141
2000 Total Housing Units	4,930	35,708	86,962
2000 Owner Occupied Housing Units	2,995	22,289	54,135
2000 Renter Occupied Housing Units	1,661	11,786	28,847
2000 Vacant Housing Units	274	1,633	3,980
2010 Total Housing Units	5,013	38,896	102,851
2010 Owner Occupied Housing Units	3,022	22,846	58,779
2010 Renter Occupied Housing Units	1,773	13,920	37,441
2010 Vacant Housing Units	218	2,130	6,631
2019 Total Housing Units	5,367	41,980	113,010
2019 Owner Occupied Housing Units	2,994	23,141	60,353
2019 Renter Occupied Housing Units	2,141	16,846	46,173
2019 Vacant Housing Units	232	1,993	6,484
2024 Total Housing Units	5,546	43,787	119,257
2024 Owner Occupied Housing Units	3,145	24,635	64,342
2024 Renter Occupied Housing Units	2,163	17,111	48,218
2024 Vacant Housing Units	238	2,041	6,697

Currently, 53.4% of the 113,010 housing units in the area are owner occupied; 40.9%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 102,851 housing units in the area - 57.1% owner occupied, 36.4% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 4.28%. Median home value in the area is \$250,953, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.00% annually to \$277,137.

VARNUM
ARMSTRONG
DEETER

11837 College Blvd.
 Overland Park, KS 66210
www.vadllc.com

Karen S. Miller
karen@vadllc.com
 (913) 491-8900 Office
 (816) 518-8122 Mobile