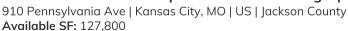
## Partially Renovated Downtown Asset with Strong **Fundamentals and Exceptional Renter Demographics**







Available SF: 127.800 Last Updated: Jul 3, 2025

### **Economic Development Contact**

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## **Property and Area Description**

Colliers is pleased to present 910 Penn Apartments, a 128-unit, 11-story, mid-century, 100% market-rate multifamily community located in the heart of Downtown Kansas City, Missouri, at 910 Pennsylvania Avenue. Built in 1958 and renovated since 2019, the 11-story building combines timeless architecture with enhanced common areas and 28 tastefully-upgraded unit interiors. The property offers a full range of studio, one-, two and threebedroom floor plans, with select residences featuring modern finishes and sweeping views of the Downtown Kansas City skyline. Ownership has completed a broad program of capital improvements to enhance both infrastructure and key common area amenities. Recent capital upgrades include riser stack replacements, and a new high-efficiency boiler system. Additional improvements include structural updates and refreshed amenity and clubhouse spaces, all designed to elevate the resident experience and long-term asset performance, while leaving a new owner to focus on renovating the balance of the unit interiors. Renovated units achieve a 55% rent premium, underscoring strong demand and future value-add potential. 910 Penn Apartments is well-positioned to benefit from Kansas City's continued momentum as one of the Midwest's top-performing multifamily markets. Within a one-mile radius, the population has increased by 152% since 2000, with households up 199% and 88% of residents r enting. Additionally, 63% hold a bachelor's or graduate degree, and average household income reaches \$100,554. These compelling demographics, combined with a walkable urban location, create a strong foundation for long-term stability and growth. Residents enjoy seamless access to top Downtown employers, cultural landmarks, dining, and entertainment hubs, making 910 Penn Apartments a value-add opportunity within the thriving Downtown Kansas City corridor.

## **Population**



1,725,017 20 Mile Radius

2.093.764 30 Mile Radius

2.676.719

60 Mile Radius

Source: ESRI<sup>®</sup>, 2024

#### Households



707.660 20 Mile Radius

842.651 30 Mile Radius

1.076.179 60 Mile Radius

Source: ESRI<sup>®</sup>, 2024

## **Transportation**

# **Property Images**

