



PIONEER PLAZA

5615 E. BANNISTER KANSAS CITY, MO





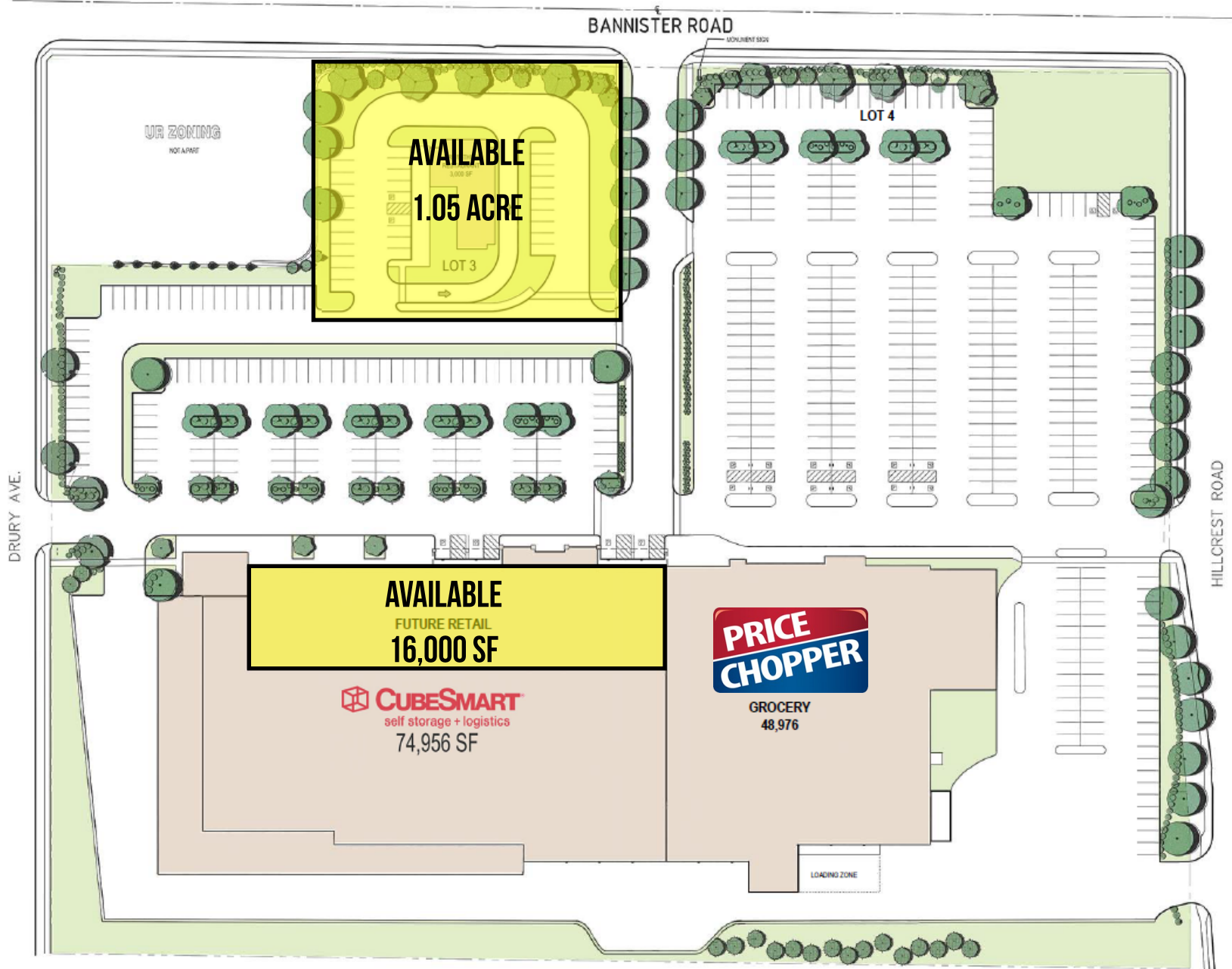
CONSTRUCTION NOW UNDERWAY!

PIONEER PLAZA HIGHLIGHTS

- NEW STOREFRONTS, PARKING, LIGHTING, LANDSCAPING
- 16,000 SF RETAIL SHOP SPACE
- TWO RETAIL PADS AVAILABLE (DRIVE-THRU APPROVED)
- NEW CONSTRUCTION 48,500 SF PRICE CHOPPER + PHARMACY
- DIRECTLY ACROSS FROM CERNER'S NEW STATE-OF-THE-ART INNOVATION CAMPUS (\$4.5 BILLION & 16,000 EMPLOYEES)
- LOCATED AT GRANDVIEW TRIANGLE (I-435, I-470, & I-49) CARRIES OVER 280,000 VPD



PIONEER PLAZA - SITE PLAN



PIONEER PLAZA FAST FACTS

ADDRESS: 5615 E. BANNISTER
KANSAS CITY, MO 64137

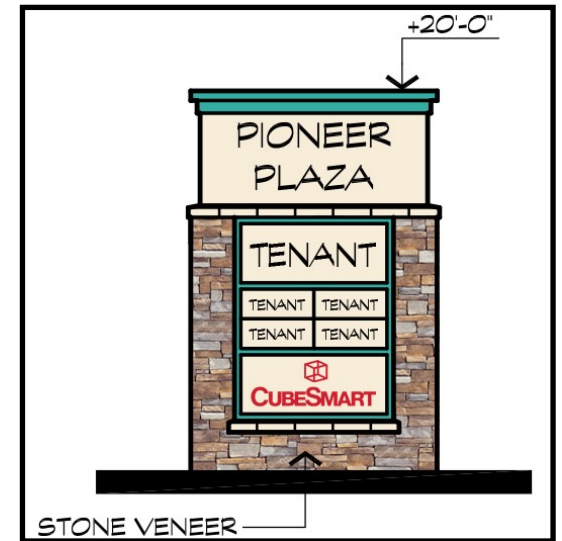
GLA: 161,388 SF

LAND AREA: 12.05 ACRES

TENANTS: PRICE CHOPPER
LIFE STORAGE

PROPERTY IMPROVEMENTS: NEW STOREFRONTS, LANDSCAPING, LIGHTING, PYLON SIGNAGE

TRAFFIC COUNTS: INTERSTATE 435 (101,000 VPD)
BANNISTER RD (23,000 VPD)
INTERSTATE 49 (83,000 VPD)



North Elevation



TRADE AREA/LOCATION

EXCELLENT FUNDAMENTALS, ACCESS, VISIBILITY

LOCATED AT THE GRANDVIEW TRIANGLE (INTERSECTION OF I-435, I-470, I-49)

REGIONAL POSITION

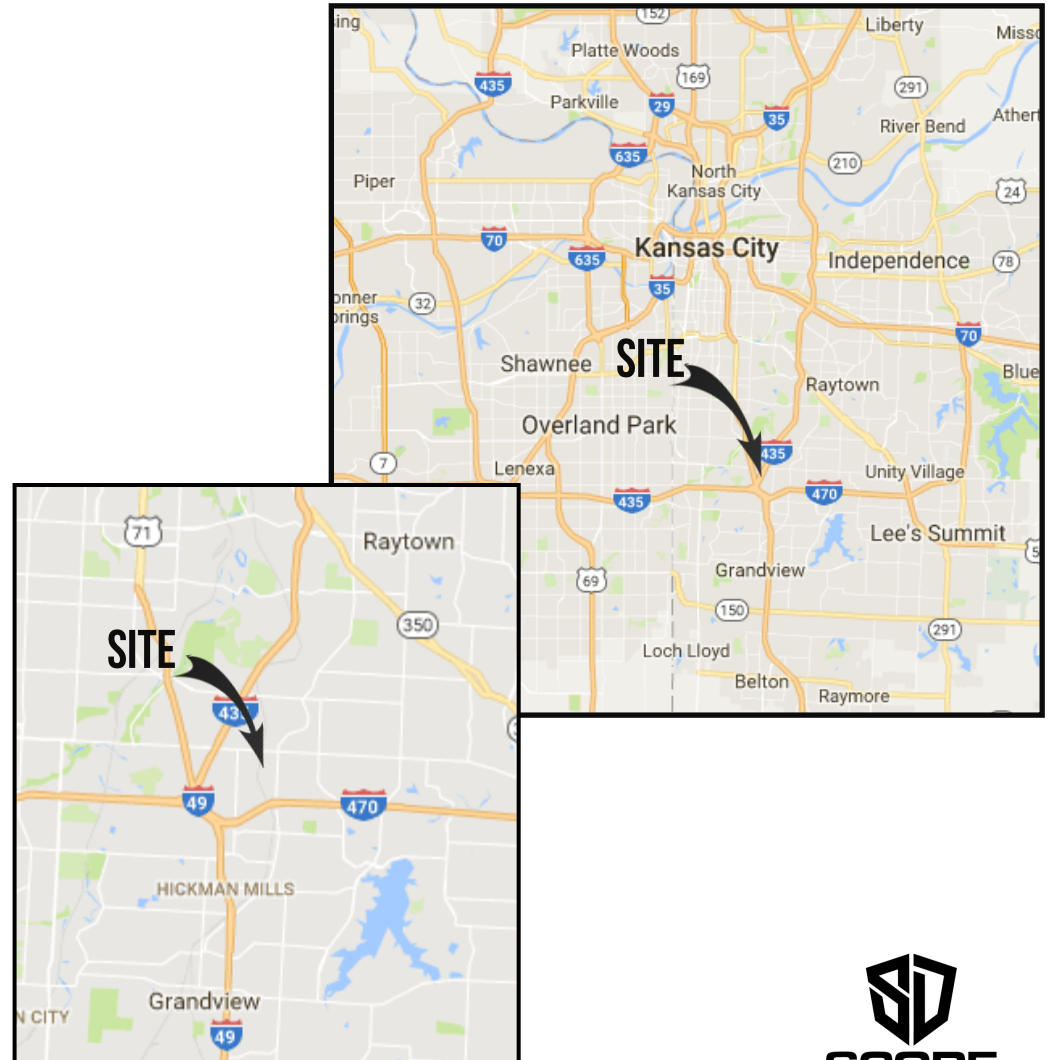
FAST-GROWING TRADE AREA

TRADE AREA BOUNDARIES

Serving the South Kansas City, Raytown, Grandview, Belton, Raymore, Raytown, and Lee's Summit, as well as the high-density daytime population from Cerner.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,746	53,341	148,975
HOUSEHOLDS	2,033	22,224	66,015
AVG HOUSEHOLD INCOME	\$63,094	\$57,944	\$70,066
MEDIAN AGE	32	34	37
# OF BUSINESSES	118	1,003	5,269
DAYTIME POPULATION	3,742	27,632	110,093



NORTH VIEW FROM PIONEER PLAZA (CERNER INNOVATION CAMPUS)



PHASES 1&2 COMPLETE, PHASES 3&4 COMING SOON

BANNISTER RD

PIONEER PLAZA



| SOUTHWEST VIEW FROM PIONEER PLAZA (GRANDVIEW TRIANGLE)



INTERSTATE
470
104,000

71
83,000

INTERSTATE
435
101,000

PIONEER PLAZA



| CERNER'S TRADE AREA IMPACT



- INNOVATION CAMPUS IS EXPECTED TO CREATE **\$4 BILLION ECONOMIC IMPACT** TO THE AREA (MEDC)
- CERNER CAMPUS IS **"BIGGEST ECONOMIC DEVELOPMENT PROJECT IN STATE HISTORY"** (GOV. JAY NIXON 2015)
- **CERNER'S ANNUAL HEALTH CONFERENCE HOSTS: 10,000 GLOBAL GUESTS** IN KC ANNUALLY, PROVIDING AN ESTIMATED **\$7.2M IN ECONOMIC IMPACT** WITH MORE THAN **3,400 HOTEL RESERVATIONS**, 107 RESTAURANT RESERVATIONS (SHOWME.ORG)
- **"OUR ASSOCIATES WILL NEED AMENITIES, PLACES TO LIVE, PLACE TO EAT. I CAN ALREADY SEE ACTIVITY OCCURING ON THE SURROUNDING BORDER HERE."** - CERNER CHIEF OPERATING OFFICER



CERNER INNOVATION CAMPUS

INNOVATION CAMPUS OVERVIEW

The Cerner Innovation Campus will be the largest office park in Missouri history and transform the Bannister Mall area into a regional economic engine. The new campus will accommodate more than 16,000 associates and is expected to create a \$4 billion impact to the area. (Missouri Economic Development Council).

HIGHLIGHTS

- 16-Building Development
- 4.7 Million Square Feet on 290 Acres
- Ten Office Buildings, Two Data Centers, One Service Center
- Onsite Daycare and Healthcare Clinic

RENDERING OF CERNER'S INNOVATION CAMPUS



6,000 EMPLOYEES ONSITE AND 16,000 BY CAMPUS COMPLETION

CERNER COMPANY PROFILE

Cerner (NASDAQ: CERN) is the leading U.S. supplier of health care information technology solutions that optimize clinical and financial outcomes. Around the world, health organizations ranging from single-doctor practices to entire countries turn to Cerner for their powerful yet intuitive solutions. Cerner offers clients a dedicated focus on health care, an end-to-end solution and service portfolio, and proven market leadership.

FOUNDED: 1979

REVENUE: \$5.4 Billion (2019)

EMPLOYEES: 24,400

RANKED #37 WORLD'S MOST INNOVATIVE COMPANIES BY FORBES



LOS ROBLES CAPITAL MANAGEMENT LLC



FOR LEASING INFORMATION:

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