

*Endcap Space Available*

# 2nd Gen Restaurant

**4,495 SF**

3918 RAINBOW BLVD | KANSAS CITY, KS

**CONFIDENTIAL - DO NOT DISTURB TENANT**



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**39 rainbow** | **LANE4**

# 39 Rainbow

- Located directly across from the KU Medical Center
- Construction has begun on KU Med's new 670,000 SF cancer research facility at its main campus with construction expected to be completed by Q4 2027
- State-of-the-art architecture and design
- Convenient Interstate access: 1 mile south of I-35
- Mixed-use property featuring medical office, restaurants and service providers

Demographics	1 MI.	3 MI.	5 MI.
Population	14,740	103,176	280,574
Daytime Population	21,023	167,154	405,611
Avg. HH Income	\$84,931	\$101,920	\$93,490
# of Businesses	800	6,355	14,181
# of Employees	15,555	126,924	85,872



### KU Medical Center

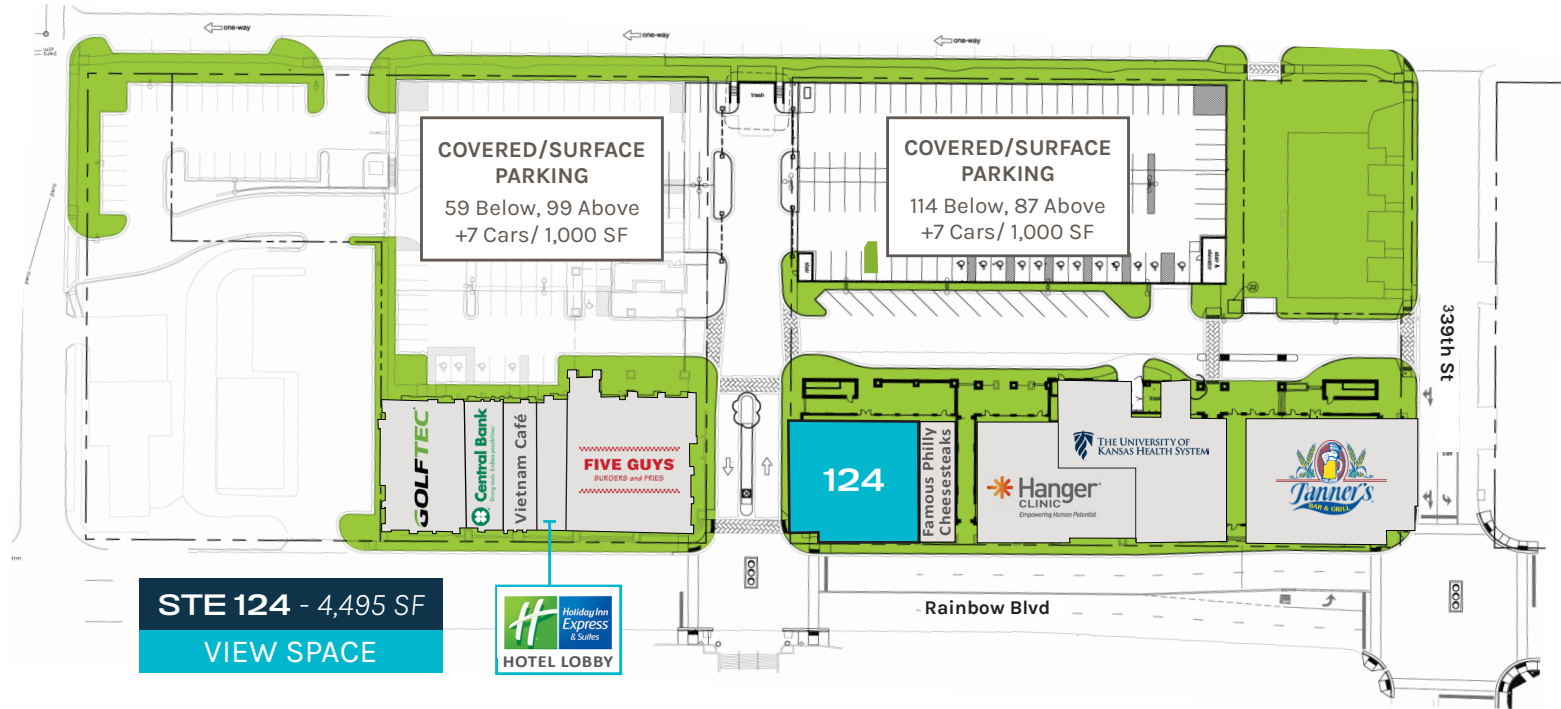
- 540,000 unique visits & 3M visits per year
- +38.3% YoY annual visitor growth since 2021



# KU Med Campus Overview



# Site Plan





## About KU Medical Center

The KU Medical Center is home to the University of Kansas Schools of Medicine, Nursing and Allied Health, with **3,866 students and 1,584 faculty**.

According to the U.S. News and World Report 2023/2024, KU Medical Center is ranked in the **top 50 hospitals in the county in 8 adult specialties**. KU Med is planning to expand their current facilities in the coming years.

### UNIVERSITY OF KANSAS RESEARCH CENTER | \$450+ M

Construction has begun on KU Med's new **670,000 SF cancer research facility** at its main campus. Construction is expected to be completed by Q4 2027. The facility will allow KU Med to bring nearly all cancer research activities in one building, and house a dry and wet lab space, imaging center, and administrative/conference spaces.

### BRAIN HEALTH BUILDING | \$59+ M

KU Med is looking to expand operations into an additional **110,000 SF building**. The expansion would include clinical space, patient exercise areas, administrative offices, dry and wet lab space, memory cafe, demonstration kitchen, and research observation areas.

### DENTAL SCHOOL | \$37+ M

The proposed dental school will leverage existing assets at KU Med to further address the shortage of oral health professionals in Kansas. The building would replace the existing Dyles Library and would be approximately **80,000 SF**.

### ADDITIONAL PARKING GARAGE | \$31+ M

The **1,500-space multi-level, structured parking garage** will account for additional traffic resulting from expanded medical and academic offerings.

### ROUND-THE-CLOCK COMMERCIAL POTENTIAL

Operated 24/7, the Center provides a strong customer base during normal business hours and evening hours. **Approximately 38% of the Medical Center's employees are on-site outside the 8-5 daytime hours.**