

FOR LEASE

Northwest Centre



Major exterior facade renovation has been completed and represents a progressive image. Parking lot and landscape improvements have also been recently completed and coincide nicely with Wesley Medical Emergency Center, located adjacent to Northwest Centre.



- Location:** 13th & Tyler Rd, Wichita, KS
- Space Available:** 820 - 2,800 sq. ft.
- Lease Rate:** \$10.00 per sq. ft. NNN
- Demographics:** Average Household Income
1 Mile = \$68,726 3 Miles = \$74,938 5 Miles = \$67,521
- Signage:** Pylon Signage is available
- Tenants:** Dollar Tree, Sylvan Learning Center, Egg Crate Cafe, Talliano's Pizzeria and various medical offices.
- Area Neighbors:** Wesley Medical Center, Dillons

For More Information Contact:

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 SITE PLAN 

R111505



NORTHWEST CENTRE - WICHITA, KS

D	D	D	D	D	D	D	D	D	D	D	D	D	D
2	2	2	2	1	1	1	1	1	1	1	1	1	1
3	2	1	0	9	8	7	6	5	4	3	2	1	0
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C-100
C-110
C-120
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C-140

C-150
C-160
C-170
C-180
C-190
C-200
C-210

E-100
E-110
E-120
E-130

F 100
F 110
F 120
F 130

B-100
B-110
B-120
B-130
B-140
B-150
B-160
B-170

8414 W. 13th
Building C

100 LEASED	9,300 sf
110 LEASED	
120 LEASED	
130 LEASED	
140 LEASED	
150 LEASED	
160 LEASED	
170 LEASED	
180 LEASED	
190 LEASED	1,680 sf
200 VACANT	2,800 sf
210 VACANT	

8404 W. 13th
Building D

100 LEASED	3,000 sf
110 LEASED	
120 LEASED	900 sf
130 LEASED	
140 VACANT	1,300 sf
150 LEASED	1,300 sf
160 LEASED	2,600 sf
170 LEASED	
180 VACANT	1,300 sf
190 VACANT	1,300sf
200 LEASED	1,300 sf
210 LEASED	3,900 sf
220 LEASED	
230 LEASED	

8428 W. 13th
Building E

100 LEASED	2,388 sf
110 LEASED	3,612 sf
120 LEASED	3,000 sf
130 LEASED	3,000 sf

NORTHWEST CENTRE
8404 - 8606 W. 13th
Wichita, Kansas 67212
Sedgwick, County

8510 W. 13th
Building F

100 LEASED	6,000 sf
110 LEASED	
120 VACANT	6,000 sf
130 VACANT	

EXHIBIT "A"/W SQ.FT.

8526 W. 13th
Building B

100 LEASED	944 sf
110 LEASED	1,656 sf
120 LEASED	1,300 sf
130 LEASED	1,780 sf
140 LEASED	820 sf
150 LEASED	1,300 sf
160 LEASED	1,300 sf
170 VACANT	1,225 sf

8606 W. 13th
Building A

100 LEASED	1,200 sf
110 LEASED	700 sf
120 LEASED	800 sf
130 LEASED	3,420 sf
140 LEASED	
150 LEASED	
160 LEASED	2,400 sf
170 LEASED	
180 LEASED	1,200 sf
190 LEASED	975 sf

A	A	A	A	A	A	A	A-120
1	1	1	1	1	1	1	A-110
9	8	7	6	5	4	3	A-100
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8714 W. 13th

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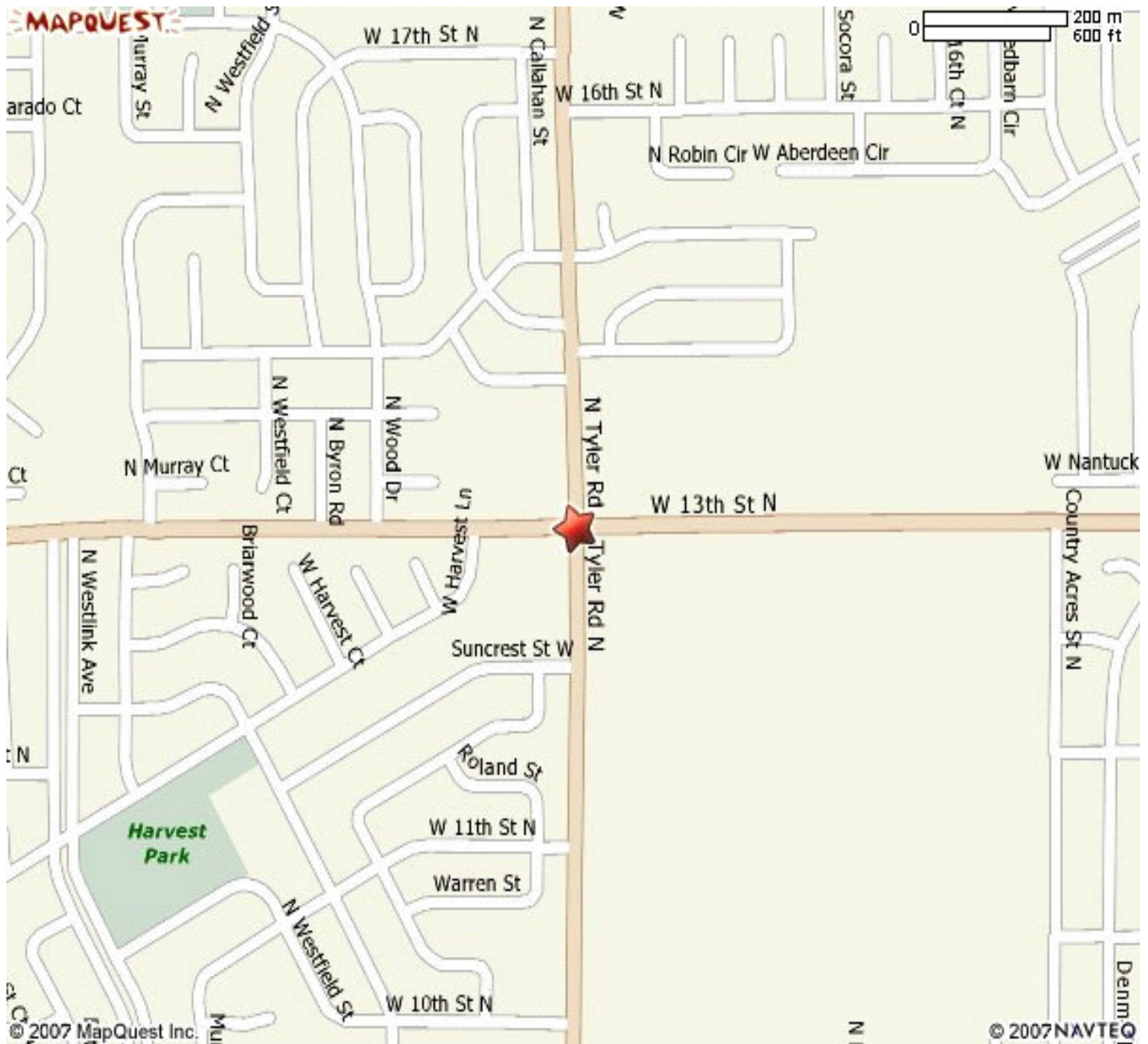
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NORTHWEST CENTRE



Traffic counts for 13th and Tyler as provided by the City of Wichita, 2007.

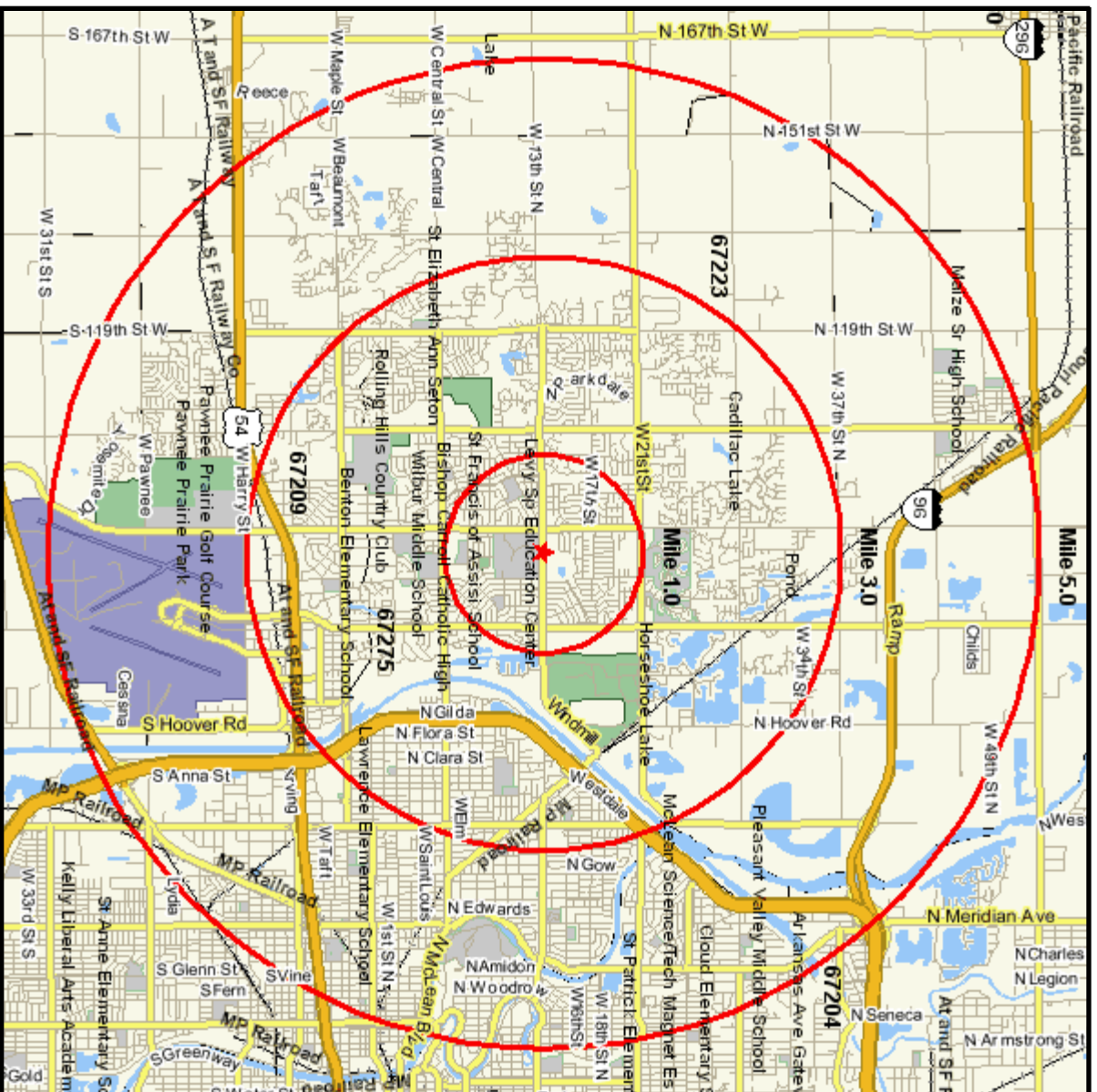
13 th Street	West Bound: 17,085
	East Bound: 16,950
Tyler	North Bound: 25,413
	South Bound: 16,634

Area Map

Prepared For:

Order #: 968867230
Site: 01

8404 W 13TH ST N
WICHITA, KS 67212-2997
Coord: 37.708908, -97.439678
Radius - See Appendix for Details



	Point
	Interstate Highways
	US Highways
	State Highways
	Major Highways
	Roads
	Major Roads
	Roads
	Railroads
	Landmarks
	Parks
	Hydrography
	Airports
	Zip Code



Pop-Facts: Household Quick Facts Report

Radius 1: 8404 W 13TH ST N, WICHITA, KS 67212-2997, aggregate

Radius 2: 8404 W 13TH ST N, WICHITA, KS 67212-2997, aggregate

Radius 3: 8404 W 13TH ST N, WICHITA, KS 67212-2997, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Households						
2015 Projection	5,526		30,992		53,425	
2010 Estimate	5,261		29,200		50,928	
2000 Census	4,734		25,085		45,117	
1990 Census	3,648		18,406		36,936	
Growth 2010 - 2015	5.04%		6.14%		4.90%	
Growth 2000 - 2010	11.13%		16.40%		12.88%	
Growth 1990 - 2000	29.77%		36.29%		22.15%	
2010 Est. Households by Household Income						
	5,261		29,200		50,928	
Income Less than \$15,000	269	5.11	1,884	6.45	4,247	8.34
Income \$15,000 - \$24,999	357	6.79	2,062	7.06	4,620	9.07
Income \$25,000 - \$34,999	460	8.74	2,614	8.95	5,387	10.58
Income \$35,000 - \$49,999	884	16.80	4,547	15.57	8,470	16.63
Income \$50,000 - \$74,999	1,376	26.15	6,823	23.37	11,677	22.93
Income \$75,000 - \$99,999	1,034	19.65	5,054	17.31	7,618	14.96
Income \$100,000 - \$124,999	552	10.49	3,009	10.30	4,398	8.64
Income \$125,000 - \$149,999	186	3.54	1,418	4.86	2,045	4.02
Income \$150,000 - \$199,999	71	1.35	912	3.12	1,304	2.56
Income \$200,000 - \$499,999	64	1.22	720	2.47	965	1.89
Income \$500,000 or more	9	0.17	157	0.54	196	0.38
2010 Est. Average Household Income						
	68,726		74,938		67,521	
2010 Est. Median Household Income						
	62,010		62,799		55,866	
2010 Est. Per Capita Income						
	25,707		28,738		26,819	
2010 Median HH Inc. by Single Race Class						
White Alone	63,095		64,223		57,420	
Black or African American Alone	59,091		48,581		43,085	
American Indian and Alaska Native Alone	32,500		38,879		42,500	
Asian Alone	46,538		58,411		54,970	
Native Hawaiian and Other Pacific Islander Alone	25,000		30,000		43,750	
Some Other Race Alone	47,097		42,222		40,941	
Two or More Races	37,647		52,671		45,508	
Hispanic or Latino	54,281		51,906		46,159	
Not Hispanic or Latino	62,442		63,373		56,663	

Pop-Facts: Household Quick Facts Report

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Radius 2: 8404 W 13TH ST N, WICHITA, KS 67212-2997, aggregate

Radius 3: 8404 W 13TH ST N, WICHITA, KS 67212-2997, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2010 Est. Households by Household Type	5,261		29,200		50,928	
Family Households	4,079	77.53	21,084	72.21	34,903	68.53
Non Family Households	1,181	22.45	8,116	27.79	16,025	31.47
2010 Est. Group Quarters Population	4		466		1,030	
2010 Est. Households by Household Size	5,261		29,200		50,928	
1-person household	1,049	19.94	7,121	24.39	14,101	27.69
2-person household	1,846	35.09	9,570	32.77	16,507	32.41
3-person household	927	17.62	4,815	16.49	8,092	15.89
4-person household	895	17.01	4,655	15.94	7,320	14.37
5-person household	364	6.92	2,029	6.95	3,218	6.32
6-person household	123	2.34	707	2.42	1,177	2.31
7 or more person household	57	1.08	303	1.04	514	1.01
2010 Est. Average Household Size	2.68		2.60		2.51	
2010 Est. Household Type, Presence Own Children	5,261		29,200		50,928	
Married-Couple Family, own children	1,454	27.64	7,966	27.28	12,353	24.26
Married-Couple Family, no own children	1,796	34.14	9,198	31.50	15,080	29.61
Male Householder, own children	132	2.51	673	2.30	1,300	2.55
Male Householder, no own children	69	1.31	375	1.28	756	1.48
Female Householder, own children	460	8.74	2,030	6.95	3,711	7.29
Female Householder, no own children	169	3.21	841	2.88	1,703	3.34

Pop-Facts: Population Quick Facts Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
Population						
2015 Projection	14,681		80,885		134,892	
2010 Estimate	14,085		76,460		128,758	
2000 Census	12,893		66,038		113,909	
1990 Census	10,787		49,607		94,226	
Growth 2010 - 2015	4.23%		5.79%		4.76%	
Growth 2000 - 2010	9.25%		15.78%		13.04%	
Growth 1990 - 2000	19.52%		33.12%		20.89%	
2010 Est. Population by Age						
	14,085		76,460		128,758	
Age 0 - 4	1,127	8.00	6,062	7.93	10,340	8.03
Age 5 - 9	1,074	7.63	5,860	7.66	9,816	7.62
Age 10 - 14	1,023	7.26	5,656	7.40	9,421	7.32
Age 15 - 17	705	5.01	3,530	4.62	5,678	4.41
Age 18 - 20	496	3.52	2,904	3.80	4,819	3.74
Age 21 - 24	759	5.39	4,032	5.27	6,457	5.01
Age 25 - 34	1,661	11.79	9,329	12.20	16,219	12.60
Age 35 - 44	1,695	12.03	9,855	12.89	17,135	13.31
Age 45 - 54	2,079	14.76	11,602	15.17	18,774	14.58
Age 55 - 64	1,737	12.33	8,858	11.59	14,411	11.19
Age 65 - 74	1,015	7.21	4,853	6.35	8,230	6.39
Age 75 - 84	556	3.95	2,788	3.65	5,298	4.11
Age 85 and over	159	1.13	1,131	1.48	2,161	1.68
Age 16 and over	10,620	75.40	57,670	75.43	97,232	75.52
Age 18 and over	10,157	72.11	55,352	72.39	93,504	72.62
Age 21 and over	9,661	68.59	52,448	68.60	88,685	68.88
Age 65 and over	1,730	12.28	8,772	11.47	15,689	12.18
2010 Est. Median Age						
	36.17		35.87		35.95	
2010 Est. Average Age						
	36.70		36.40		36.60	

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	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2010 Est. Population by Single Race Classification	14,085		76,460		128,758	
White Alone	12,594	89.41	67,350	88.09	110,921	86.15
Black or African American Alone	372	2.64	1,823	2.38	3,624	2.81
American Indian and Alaska Native Alone	102	0.72	697	0.91	1,347	1.05
Asian Alone	302	2.14	2,181	2.85	3,119	2.42
Native Hawaiian and Other Pacific Islander Alone	45	0.32	94	0.12	124	0.10
Some Other Race Alone	367	2.61	2,399	3.14	5,875	4.56
Two or More Races	304	2.16	1,917	2.51	3,749	2.91
2010 Est. Population Hispanic or Latino	14,085		76,460		128,758	
Hispanic or Latino	856	6.08	5,231	6.84	11,834	9.19
Not Hispanic or Latino	13,229	93.92	71,230	93.16	116,924	90.81
2010 Est. Population by Sex	14,085		76,460		128,758	
Male	6,879	48.84	37,765	49.39	63,499	49.32
Female	7,206	51.16	38,695	50.61	65,260	50.68

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	%	%	%	%	%	%
Population						
2015 Projection	14,681		80,885		134,892	
2010 Estimate	14,085		76,460		128,758	
2000 Census	12,893		66,038		113,909	
1990 Census	10,787		49,607		94,226	
Growth 1990 - 2000	19.52%		33.12%		20.89%	
Households						
2015 Projection	5,526		30,992		53,425	
2010 Estimate	5,261		29,200		50,928	
2000 Census	4,734		25,085		45,117	
1990 Census	3,648		18,406		36,936	
Growth 1990 - 2000	29.77%		36.29%		22.15%	
2010 Est. Population by Single Classification Race						
White Alone	12,594	89.41	67,350	88.09	110,921	86.15
Black or African American Alone	372	2.64	1,823	2.38	3,624	2.81
American Indian and Alaska Native Alone	102	0.72	697	0.91	1,347	1.05
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Two or More Races	304	2.16	1,917	2.51	3,749	2.91
2010 Est. Population Hispanic or Latino						
Hispanic or Latino	856	6.08	5,231	6.84	11,834	9.19
Not Hispanic or Latino	13,229	93.92	71,230	93.16	116,924	90.81
2010 Tenure of Occupied Housing Units						
Owner Occupied	4,204	79.91	21,505	73.65	36,491	71.65
Renter Occupied	1,056	20.07	7,695	26.35	14,436	28.35
2010 Average Household Size						
	2.68		2.60		2.51	

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2010 Est. Average Household Income	68,726		74,938		67,521	
2010 Est. Median Household Income	62,010		62,799		55,866	
2010 Est. Per Capita Income	25,707		28,738		26,819	
2010 Median HH Inc by Single Race Class or Ethn						
White Alone	63,095		64,223		57,420	
Black or African American Alone	59,091		48,581		43,085	
American Indian and Alaska Native Alone	32,500		38,879		42,500	
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