



## Call for Pricing | 687 - 23,700 SF Spaces Available

- **West Ridge is in the beginning stages of a multi-million dollar re-imagining in an effort to revitalize the mall to its status as the premier shopping center in Topeka and throughout Northeast, Kansas**
- Work is in progress to Advisors Excel's headquarters to West Ridge, bringing in 1,000 employees to the property and delivering consistent daily traffic to the mall tenant partners every workday
- Located on the main commerce artery of Topeka, and centrally located between

Manhattan and Lawrence, West Ridge has over 400,000 customers within 45 min drive of Topeka

- West Ridge serves as a central shopping destination for over 65,000 students from five nearby universities which include Kansas University, Kansas State University, Washburn University, Baker University, and Emporia State
- Join tenants such as Dillard's, Furniture Mall of Kansas, Sky Zone Trampoline Park, Petland, Topsy's Torrid, Bath & Body Works, Long Horn Steak House, Olive Garden, and many more

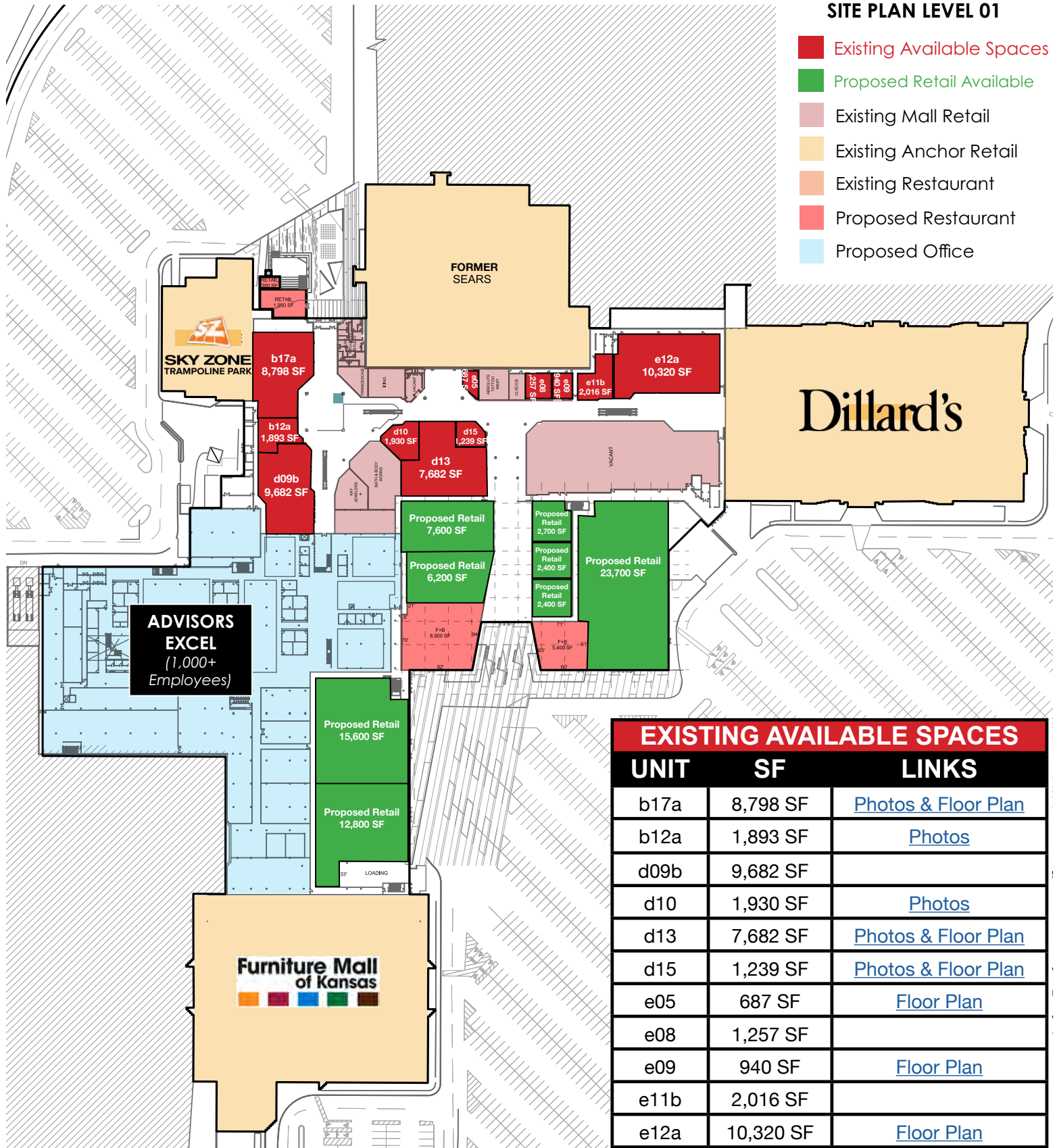


**CLICK HERE TO VIEW MORE  
LISTING INFORMATION**

For More Information Contact:

**DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)**

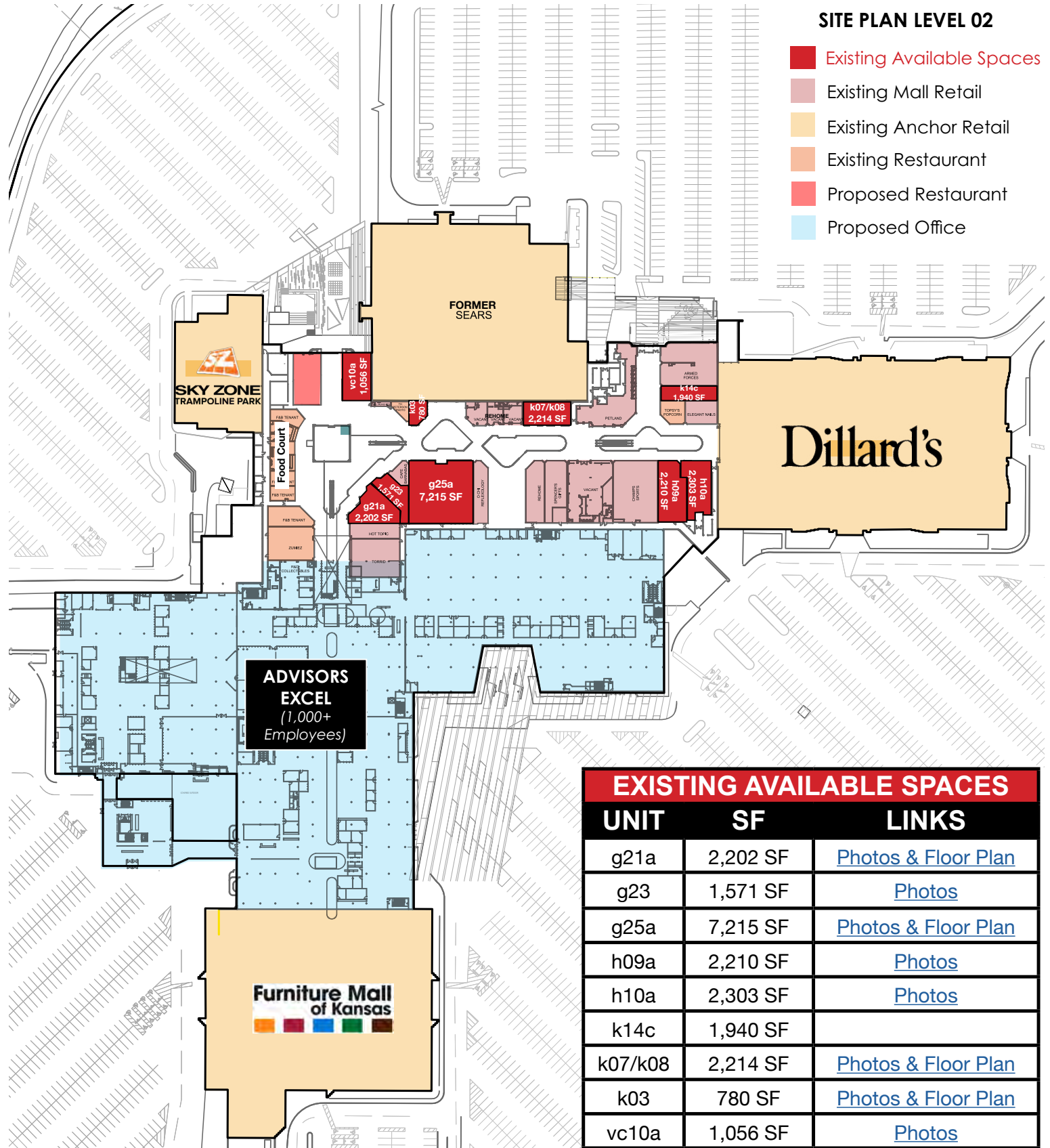
## SITE PLAN LEVEL 01



EXISTING AVAILABLE SPACES		
UNIT	SF	LINKS
b17a	8,798 SF	<a href="#">Photos &amp; Floor Plan</a>
b12a	1,893 SF	<a href="#">Photos</a>
d09b	9,682 SF	
d10	1,930 SF	<a href="#">Photos</a>
d13	7,682 SF	<a href="#">Photos &amp; Floor Plan</a>
d15	1,239 SF	<a href="#">Photos &amp; Floor Plan</a>
e05	687 SF	<a href="#">Floor Plan</a>
e08	1,257 SF	
e09	940 SF	<a href="#">Floor Plan</a>
e11b	2,016 SF	
e12a	10,320 SF	<a href="#">Floor Plan</a>



## LEVEL 2 SITE PLAN





## AERIAL

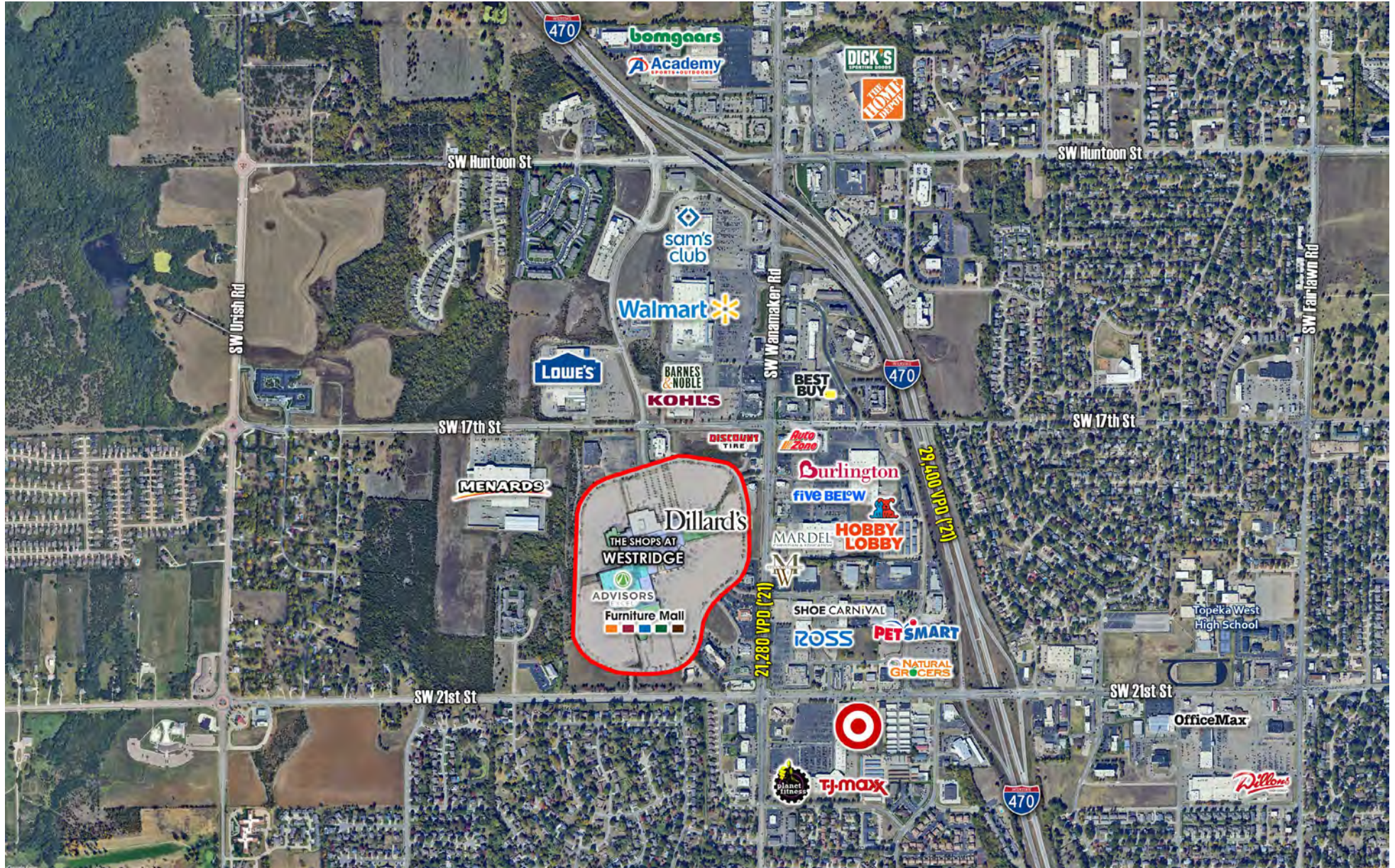




# PRIME MALL RETAIL SPACE FOR LEASE

1801 Wanamaker Road, Topeka, Kansas

AERIAL



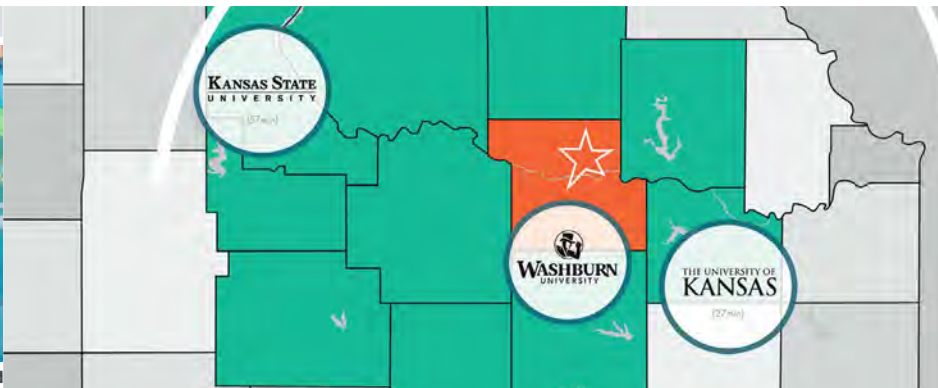


## CO-TENANTS





## AREA INFORMATION

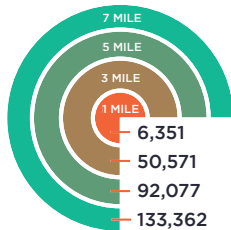


Located on the main commerce artery of Topeka, and centrally located between Manhattan and Lawrence, West Ridge has over 400,000 customers within a 45-minute drive of Topeka!

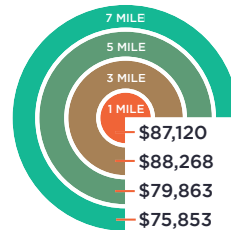
### West Ridge serves the Topeka, Kansas DMA of 406,632 people.

Major employers include the State of Kansas, Advisors Excel, Capitol Federal Bank, Security Benefit, Mars Chocolate, Target Distribution Center, Goodyear, Frito-Lay, Blue Cross and Blue Shield of Kansas and Reser's.

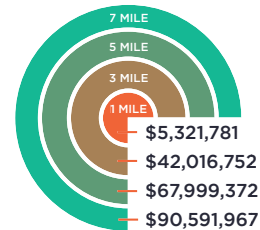
Three of the most prosperous neighborhoods in the city are within three miles of West Ridge Mall: Clarion Lakes, Lake Sherwood and McFarland Farms, all comprising of homes valued at over \$500,000.



RESIDENTIAL  
POPULATION



AVERAGE  
HOUSEHOLD INCOME



TOTAL APPAREL &  
SERVICES SPEND

**"Topeka ranked No. 5 for economic strength in Area Development's 2024 Leading Metro Locations report. Additionally, the Topeka Metropolitan Statistical Area ranked No. 11 overall in the nation, solidifying its reputation as a thriving hub for business and innovation."**

## ADVISORS EXCEL



**Honors and Awards**  
Great Place to Work Certified Seven Years Running  
Topeka Capital-Journal: Best Employer Over 500 Employees Six Years Running





**KEY FACTS**

- 1,000+ teammates
- Average age: 36
- Average salary: \$72,941
- 59% female employees | 41% male employees
- \$7.4 million donated to charity
- 35,000 volunteer hours at local charities



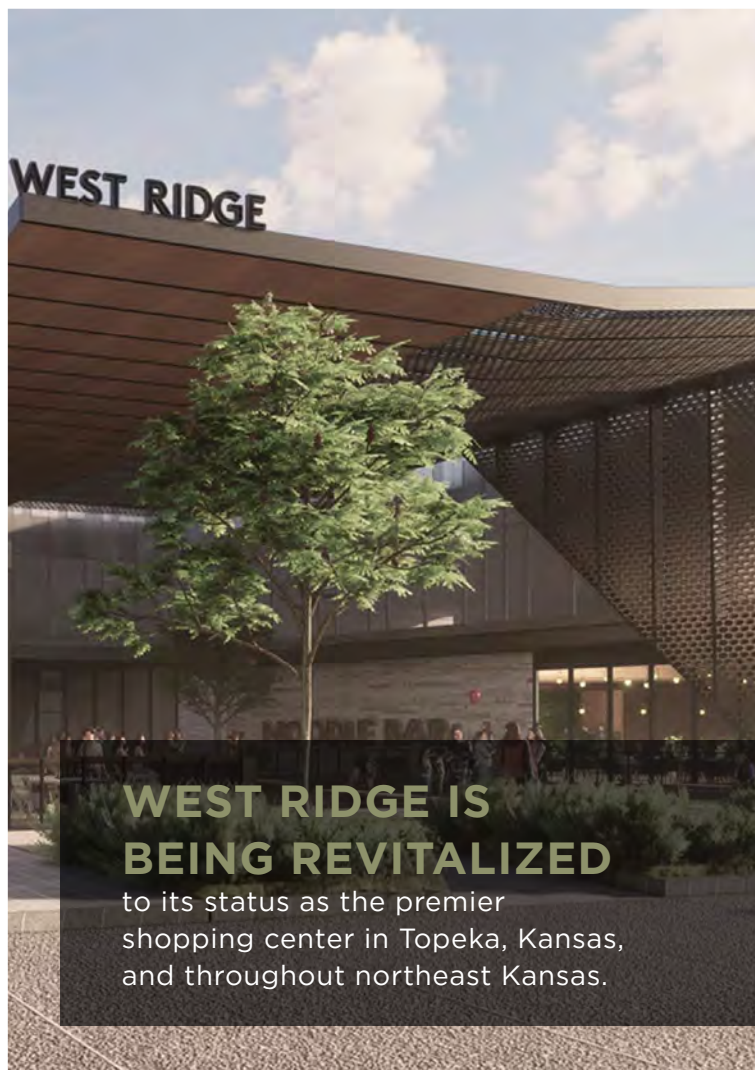
## WEST RIDGE

In 2023, Advisors Excel announced they had purchased West Ridge, returning northeast Kansas' premier shopping destination to local ownership after years of neglect at the hand of out of state private equity groups. The new vision for West Ridge, brought by Advisors Excel, will transform the property into a mixed-use center, staying true to its retail and restaurant roots, while also adding space to serve as Advisors Excel's corporate headquarters.

Advisors Excel will bring over 1,000 teammates to West Ridge, delivering consistent, daily traffic to the mall tenant partners. We invite you to learn more about the reimagining of West Ridge.



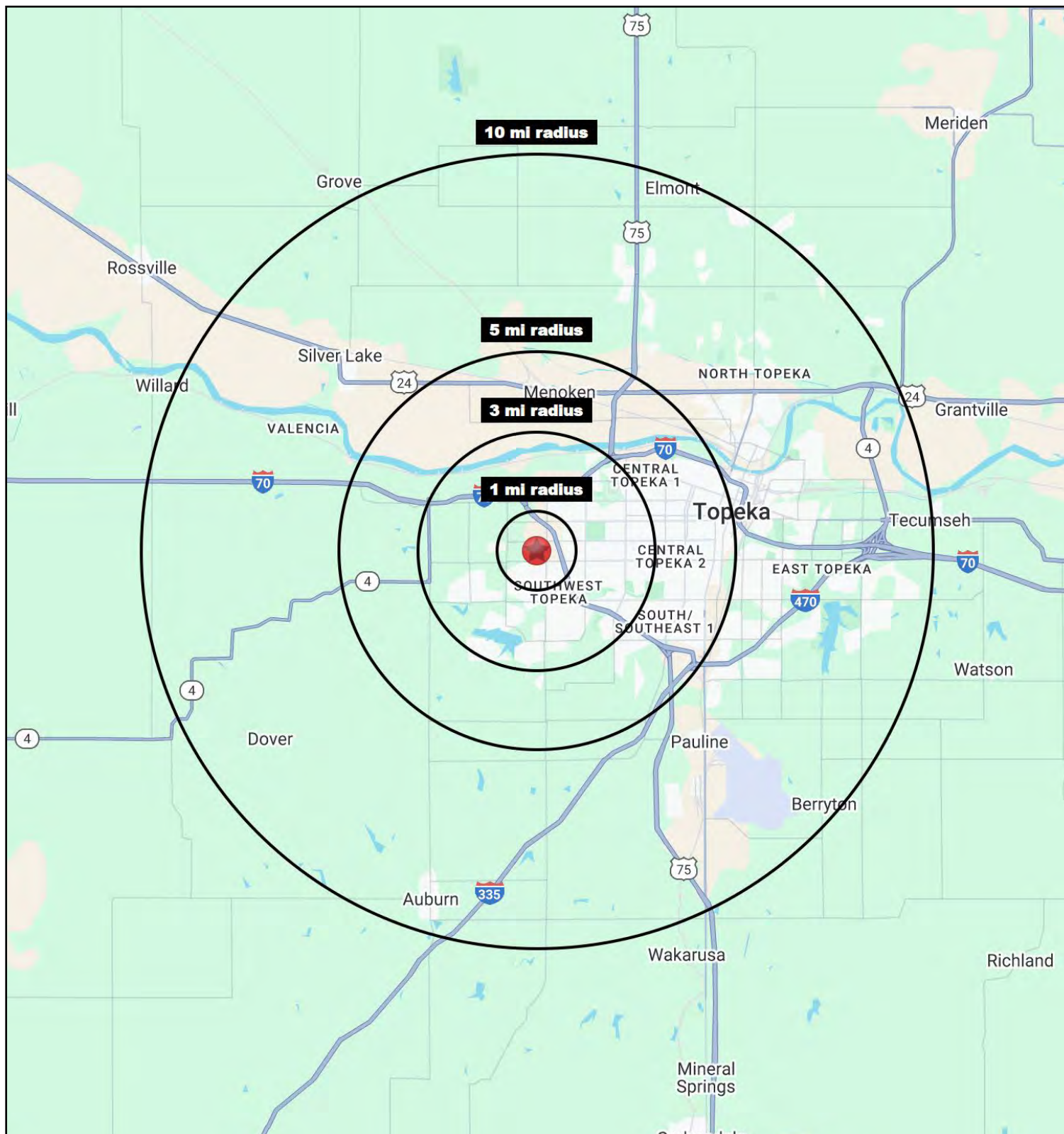
## MALL REVITALIZATION PLAN



- West Ridge is in the beginning stages of a multi-million-dollar reimagining.
- Anchors include Dillard's, and Furniture Mall of Kansas.
- A strong lineup of eateries on the outlots include Longhorn Steakhouse, Olive Garden, Red Lobster, IHOP and Chili's Grill & Bar.
- Work is in progress to move Advisors Excel's headquarters to West Ridge, bringing in **1,000 employees to the property each workday.**
- A typical Saturday sees **5,030 trips to West Ridge**, with 13% of the visitors from outside the Topeka market.









# PRIME MALL RETAIL SPACE FOR LEASE

## 1801 Wanamaker Road, Topeka, Kansas

1801 SW Wanamaker Rd Topeka, KS 66604	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	6,277	50,158	92,313	166,840
2029 Projected Population	6,383	50,152	91,797	166,143
2020 Census Population	6,134	49,939	91,573	166,684
2010 Census Population	6,057	49,646	91,858	166,069
Projected Annual Growth 2024 to 2029	0.3%	-	-0.1%	-
Historical Annual Growth 2010 to 2024	0.3%	-	-	-
2024 Median Age	41.8	42.6	40.2	39.4
<b>Households</b>				
2024 Estimated Households	2,886	23,335	41,711	70,370
2029 Projected Households	2,941	23,362	41,518	70,178
2020 Census Households	2,736	22,841	40,759	68,880
2010 Census Households	2,649	22,515	40,656	68,163
Projected Annual Growth 2024 to 2029	0.4%	-	-	-
Historical Annual Growth 2010 to 2024	0.6%	0.3%	0.2%	0.2%
<b>Race and Ethnicity</b>				
2024 Estimated White	78.7%	80.7%	77.3%	75.6%
2024 Estimated Black or African American	7.8%	7.1%	8.8%	9.0%
2024 Estimated Asian or Pacific Islander	4.0%	3.0%	2.4%	1.7%
2024 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.8%	0.9%
2024 Estimated Other Races	9.0%	8.6%	10.7%	12.9%
2024 Estimated Hispanic	9.5%	9.4%	11.4%	14.0%
<b>Income</b>				
2024 Estimated Average Household Income	\$95,309	\$99,893	\$90,990	\$88,817
2024 Estimated Median Household Income	\$70,774	\$74,811	\$68,037	\$67,948
2024 Estimated Per Capita Income	\$44,385	\$46,678	\$41,366	\$37,653
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	2.3%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.7%	4.3%	4.9%
2024 Estimated High School Graduate	24.8%	23.9%	25.7%	29.7%
2024 Estimated Some College	17.3%	21.7%	22.0%	22.2%
2024 Estimated Associates Degree Only	9.2%	8.3%	7.8%	8.1%
2024 Estimated Bachelors Degree Only	25.6%	26.4%	24.3%	20.9%
2024 Estimated Graduate Degree	18.3%	15.3%	13.7%	11.5%
<b>Business</b>				
2024 Estimated Total Businesses	396	1,806	3,288	5,156
2024 Estimated Total Employees	5,421	24,824	51,848	80,716
2024 Estimated Employee Population per Business	13.7	13.7	15.8	15.7
2024 Estimated Residential Population per Business	15.9	27.8	28.1	32.4

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