

OVERLAND CROSSING

140,485 SF
WHOLE FOODS
ANCHORED CENTER



4.5%
CAGR



11
YEAR WALT



MULTIPLE OUTLOT
DEVELOPMENT OPPORTUNITIES

OVERLAND PARK, KS
(\$145,268 AHHI)



WHOLE FOODS
MARKET

Burlington
coat factory

OLD NAVY

five BELOW

ULTA
BEAUTY



THE OFFERING

PROPERTY
LOCATION/ADDRESS:

11900 METCALF AVE,
OVERLAND PARK, KS 66213

OCCUPANCY
100%

YEAR BUILT/
RENOVATED
2022/2023

BUILDINGS
THREE (3)

TENANT SUITES
SEVEN (7)

YEAR 1 NOI
+/- \$2,600,000

STABILIZED NOI
\$3,170,000

5-YEAR CAGR
+/- 4.5%

WALT
11.15

PROPERTY
SIZE
140,485 SF

AVAILABLE OUTLOT
BUILDINGS
THREE (3)



INVESTMENT HIGHLIGHTS

01

TRUE "MAIN & MAIN" INTERSECTION IN MIDWEST'S TOP RETAIL HUB

AFFLUENT, DENSE TRADE AREA PROPERTY DRAWS FROM:

\$254,040	\$153,387	\$145,268	\$141,127
LEAWOOD AHHI	PRAIRIE VILLAGE AHHI	OVERLAND PARK AHHI	LENEXA AHHI

2-MILE CORRIDOR ENCOMPASSES

2.5M SF OF RETAIL

WHOLE FOODS MARKET



RH RESTORATION HARDWARE

POTTERY BARN

ARITZIA

+4.5%

MARKET ASKING RENT YOY

3.1%

VACANCY RATE



100% OCCUPANCY

100% NATIONAL TENANCY

02

SECURE INCOME STREAM ANCHORED BY WHOLE FOODS

WHOLE FOODS (MOODY'S A1) ACCOUNTS FOR 33% OF INCOME AND HAS TERM THROUGH NOVEMBER 2043

MOST TRAFFICKED WHOLE FOODS IN STATE OF KANSAS

11 YEAR WALT

03

VALUE CREATION OPPORTUNITIES

4.5% CAGR OPPORTUNITY DRIVEN BY OUTLOT DEVELOPMENT OPPORTUNITIES

REA AND ALL TENANT LEASES ALLOW FOR ADDITIONAL OUTPARCEL DEVELOPMENT - NO WAIVERS NEEDED

SINGLE TENANT, SEPARATELY PARCELED WHOLE FOODS PROVIDES EXIT FLEXIBILITY



04

RECENT REPOSITIONING THROUGH LEASING AND REDEVELOPMENT



BRAND NEW CONSTRUCTION WHOLE FOODS



RECENT RIGHTSIZING OF BURLINGTON SPACE



NEW LEASES WITH OLD NAVY & ULTA

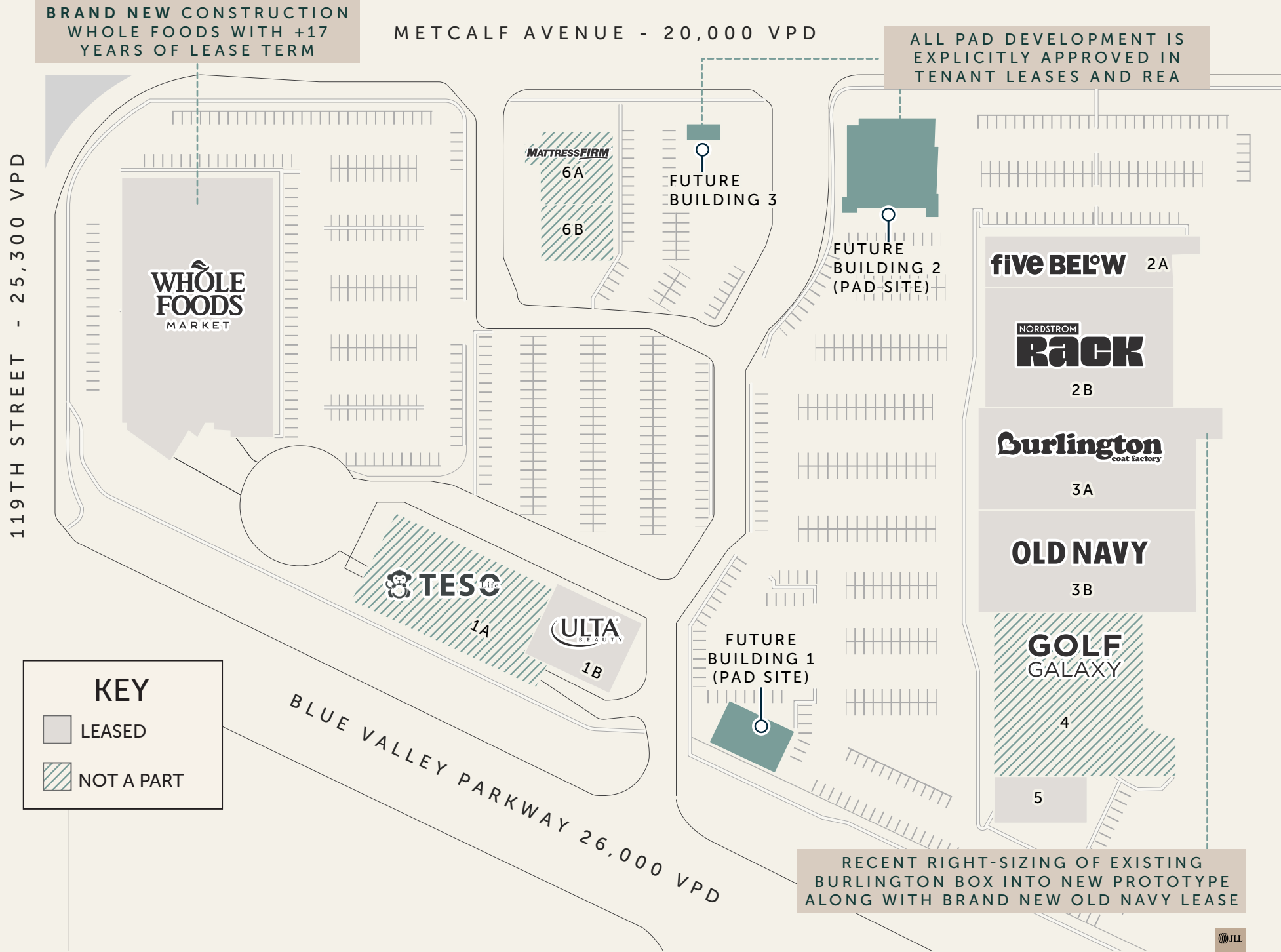


NEW LEASES ENSURING LATEST TENANT PROTOTYPES RESULTS IN MINIMAL CAPITAL EXPENDITURES

SITE PLAN

TENANT ROSTER

TENANT	SUITE	SF
Whole Foods	1	40,500
Ulta	1B	8,066
Five Below	2A	9,623
Nordstrom Rack	2B	27,263
Burlington Coat Factory	3A	29,105
Old Navy	3B	21,360
5.11, Tactical	5	4,568
Occupied Totals		140,485



ATTRACTING KANSAS CITY'S WEALTHIEST CONSUMERS

TOP 10 ZIP CODES VISITORS HAVE AVG. HHI OF APPROX. \$170K

2.1M VISITS

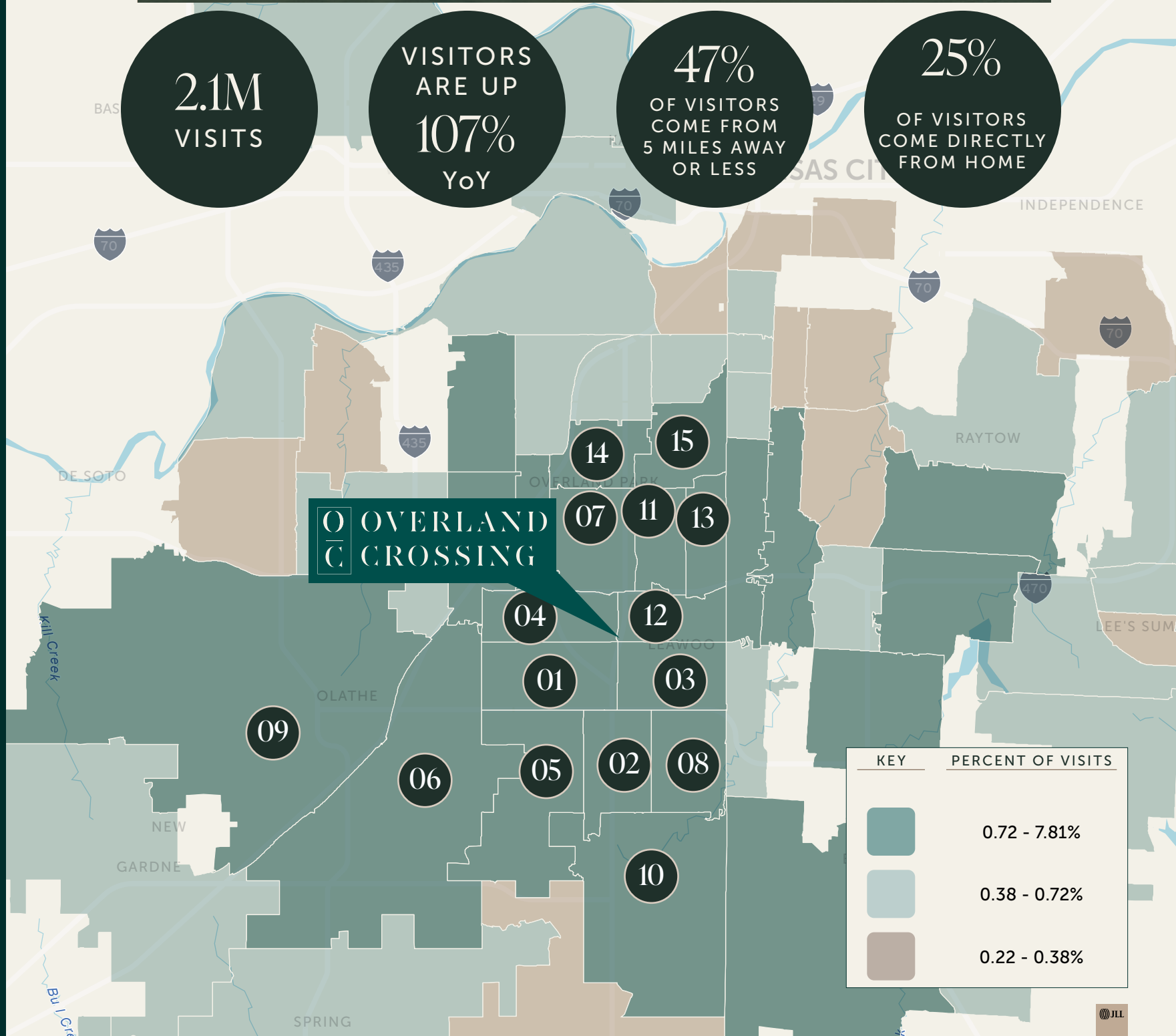
VISITORS ARE UP 107% YoY

47% OF VISITORS COME FROM 5 MILES AWAY OR LESS

25% OF VISITORS COME DIRECTLY FROM HOME

VISITS - TOP 10 ZIP CODES

RANK	ZIP CODE	CITY	% OF VISITS	AVG HHI
01	66213	Overland Park	7.80%	\$142,633
02	66223	Overland Park	6.30%	\$143,741
03	66209	Leawood	6.20%	\$199,134
04	66210	Overland Park	4.80%	\$107,473
05	66221	Overland Park	4.50%	\$234,854
06	66062	Olathe	4.00%	\$127,663
07	66212	Overland Park	4.00%	\$94,866
08	66224	Overland Park	3.50%	\$256,718
09	66061	Olathe	2.30%	\$127,516
10	66085	Stilwell	2.30%	\$184,518



OVERLAND CROSSING

KEY	PERCENT OF VISITS
	0.72 - 7.81%
	0.38 - 0.72%
	0.22 - 0.38%

OVERLAND CROSSING

PREMIER “MAIN AND MAIN” RETAIL LOCATION IN KANSAS CITY’S MOST ACTIVE SUBMARKET

01 KANSAS CITY – A RISING NATIONAL DESTINATION!

2.9M

POPULATION

91.1

LOW COST OF LIVING INDEX

#7

BEST PLACE TO LIVE FOR
REMOTE WORKERS

CO-HOSTING

2026 FIFA WORLD CUP

HOME TO 12 FORTUNE 1000



02 PROSPERING RETAIL ECOSYSTEM INSTITUTIONALLY OWNED CORRIDOR FEATURING MARQUEE RETAILERS



OVERLAND CROSSING LIES AT INTERSECTION
OF COLLEGE BOULEVARD & SOUTH JOHNSON
COUNTY SUBMARKETS –
2.6% & 3.0% VACANCY FACTOR & 3.8% & 3.6%
ASKING RENT GROWTH, RESPECTIVELY

BEST HARD CORNER IN
MIDWEST'S MOST DESIRED SUBMARKET



03 THRIVING URBAN CORRIDOR WITH AFFLUENT & DENSE DEMOGRAPHICS

136,964
DAYTIME
POPULATION

\$152,484
AVERAGE
HOUSEHOLD INCOME

3.5%
POPULATION GROWTH
OVER PAST 5 YEARS

SURROUNDED BY
MAJOR EMPLOYERS &
HEALTH SYSTEMS
ASPIRIA CAMPUS
BLACK & VEATCH HEADQUARTERS
(10,000+ EMPLOYEES)
MENORAH MEDICAL CENTER &
CHILDREN'S MERCY HOSPITAL

(3 - M I L E R A D I U S)

O OVERLAND C CROSSING

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