

O OVERLAND C CROSSING

140,485 SF
WHOLE FOODS
ANCHORED CENTER



6.6%
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 +/- \$2,545,000	WALT 11.15
STABILIZED NOI \$3,380,000 (BUILD-TO-SUIT)	STABILIZED NOI \$3,080,000 (GROUND LEASE)
5-YEAR CAGR (BUILD-TO-SUIT) 6.6%	5-YEAR CAGR (GROUND LEASE) 4.5%
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



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

6.6% 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

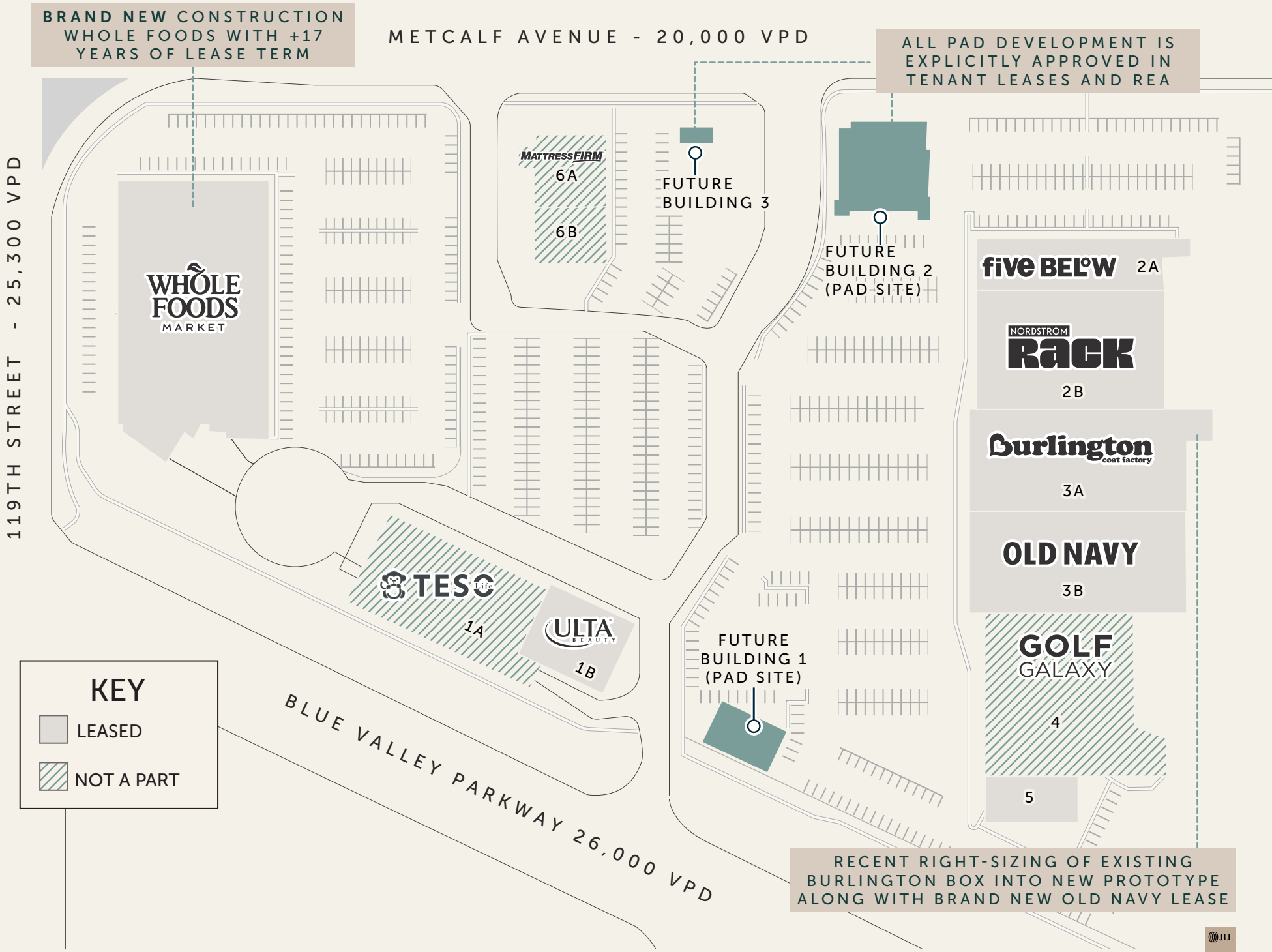


NEW LEASES ENSURING LATEST
TENANT PROTOTYPES RESULTS IN
MINIMAL CAPITAL EXPENDITURES

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

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



WHOLE
FOODS
MARKET



NORDSTROM
Rack



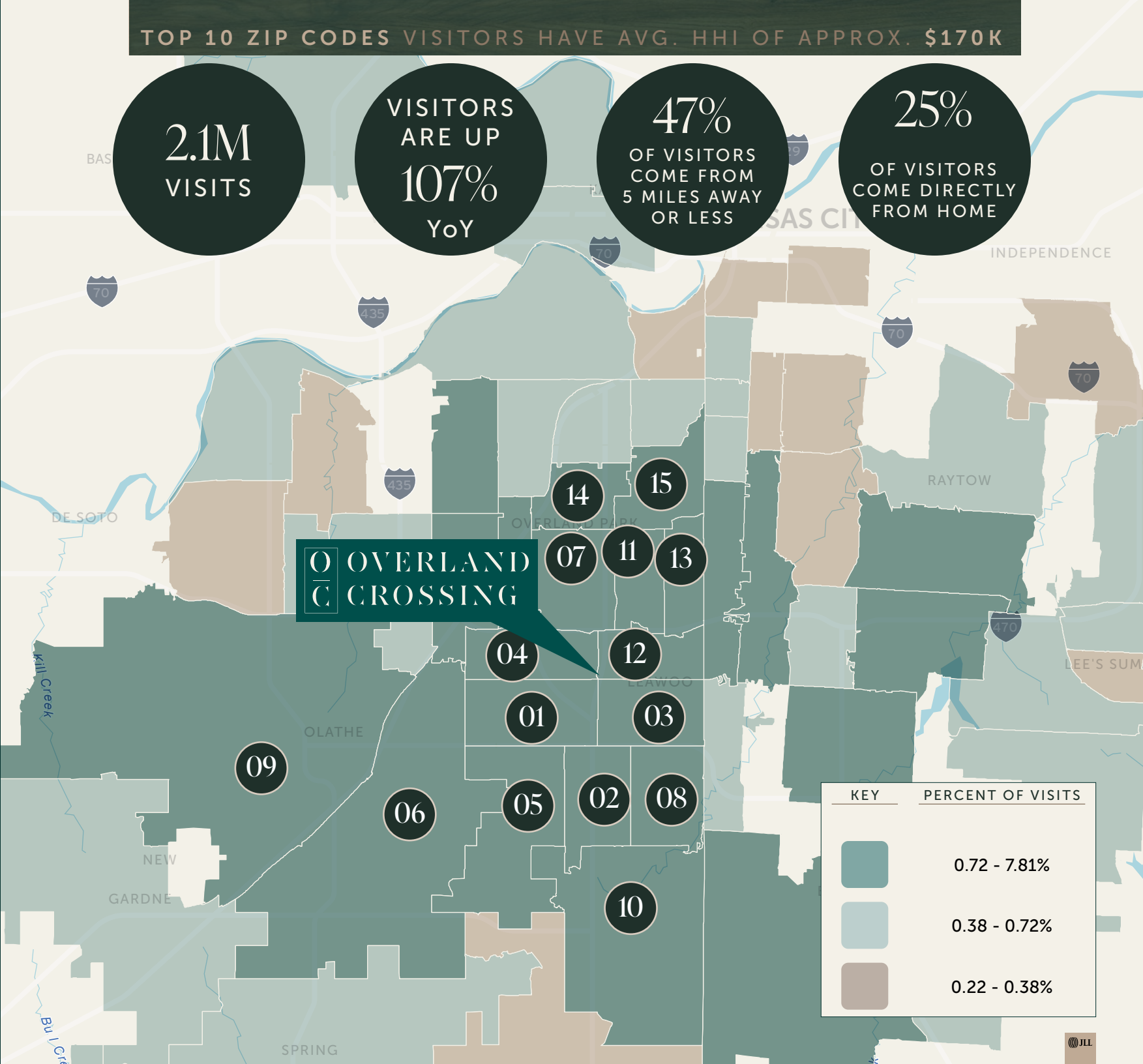
OLD NAVY



Burlington
coat Factory



five BELOW



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

H&R BLOCK

Hallmark

American Century Investments

02

PROSPERING RETAIL ECOSYSTEM
INSTITUTIONALLY OWNED CORRIDOR
FEATURING MARQUEE RETAILERS

WHOLE FOODS MARKET

RH RESTAURANTS & HOTELS

POTTERY BARN

henhouse your local market

TRADER JOE'S

WARBY PARKER

Apple

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



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)



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