



## PINNACLE VILLAGE



**7501-7701 W 119th Street  
Overland Park, Kansas 66213**

# PINNACLE VILLAGE

## THE PROPERTY

- An established Class A community shopping center anchored by Michaels and DSW Shoe. The center is shadow anchored by Super Target (not a part).
- 95% occupied; tenancy includes a good tenant mix of top quality national and local credit tenants.
- The center is located in one of the top retail locations in the metropolitan area.

## THE INVESTMENT OPPORTUNITY

- Ability to own 126,909 square-feet of an institutional quality community retail center.
- Superior neighborhood demographics and strong household growth projections places this property in a favorable position to capture future increases in value.
- Desirable tenant mix creates a strong platform to secure a dominant position in the trade area.



## BUSINESS STRATEGY

### Enhance Competitive Position in the Marketplace

- Strengthen tenant mix, occupancy and exposure by developing relationships with both national and regional tenant representatives and brokers.
- Work with retailers to identify sales growth opportunities.
- Enhance the project's image by improving the overall ambiance through the third party vendors servicing the center. The goal will be to increase the frequency of visitation, length of stay and overall customer spending.
- Establish and maintain close relationships with existing tenants and anticipate their future premises needs.



# PINNACLE VILLAGE — Neighborhood Retail Center

## Aerial



## DEMOGRAPHICS

### 3-Mile Radius

- Population 86,145
- Households 33,498
- Projected Household Growth (2007-2012) 11.26%
- Median Age 38 years
- Avg. Household Income \$115,579

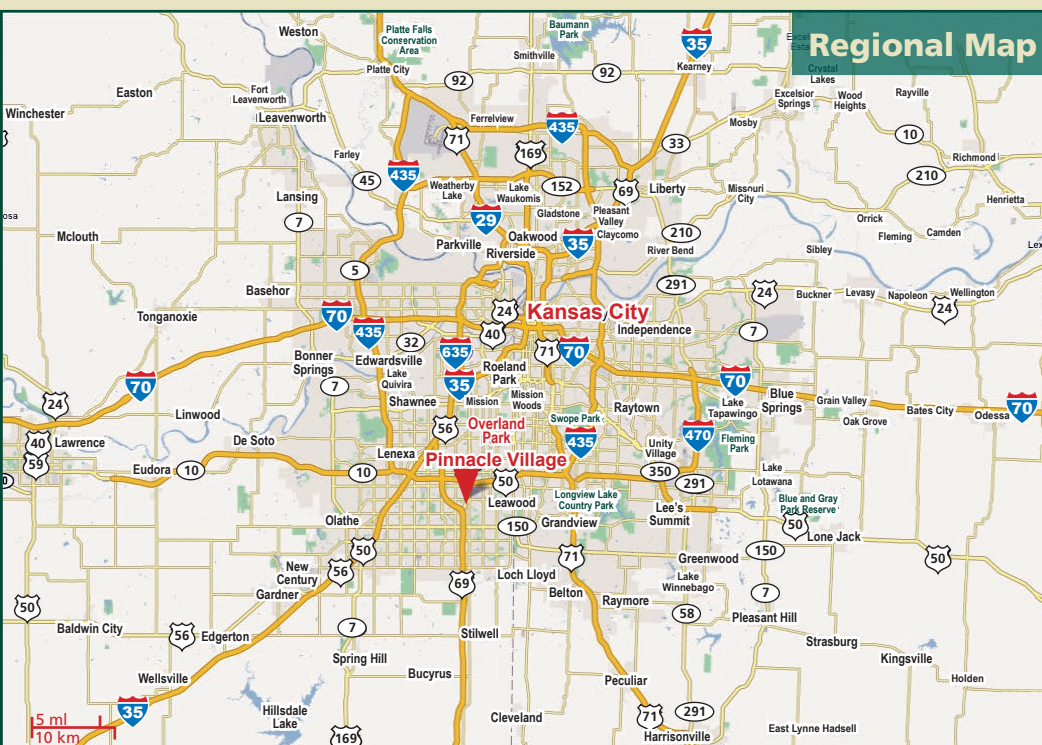
### 5-Mile Radius

- Population 217,701
- Households 85,116
- Projected Household Growth (2007-2012) 8.64%
- Median Age 38 years
- Avg. Household Income \$102,467

Source: 2007 Estimate, Claritas

## LOCATION

- Pinnacle Village Shopping Center is located in the city of Overland Park, and is considered a suburban location. The city of Overland Park is situated in Johnson County, about 15 miles south of the Kansas City Central Business District.
- The bi-state, ten-county Kansas City Metropolitan Area is the most centrally located of any principal U.S. city. Kansas City is situated within 250 miles of both the geographic and population centers of the United States.



## LOCAL / TRADE AREA

- Johnson County, Kansas is one of the Midwest's leading local economies and has become one of the nation's premier business locations. Over the past decade, the county's excellent business climate and lifestyle characteristics have attracted over 100,000 new residents, 4,100 businesses and over 126,000 jobs.

## PROPERTY STRENGTHS

### Physical

- Strong brick on block construction and aesthetic architectural details
- No deferred maintenance
- Attractive signage and perception of property

### Economic

- Growing market and trade area
- Strong population growth
- Strong local income levels

## TOP QUALITY TENANTS

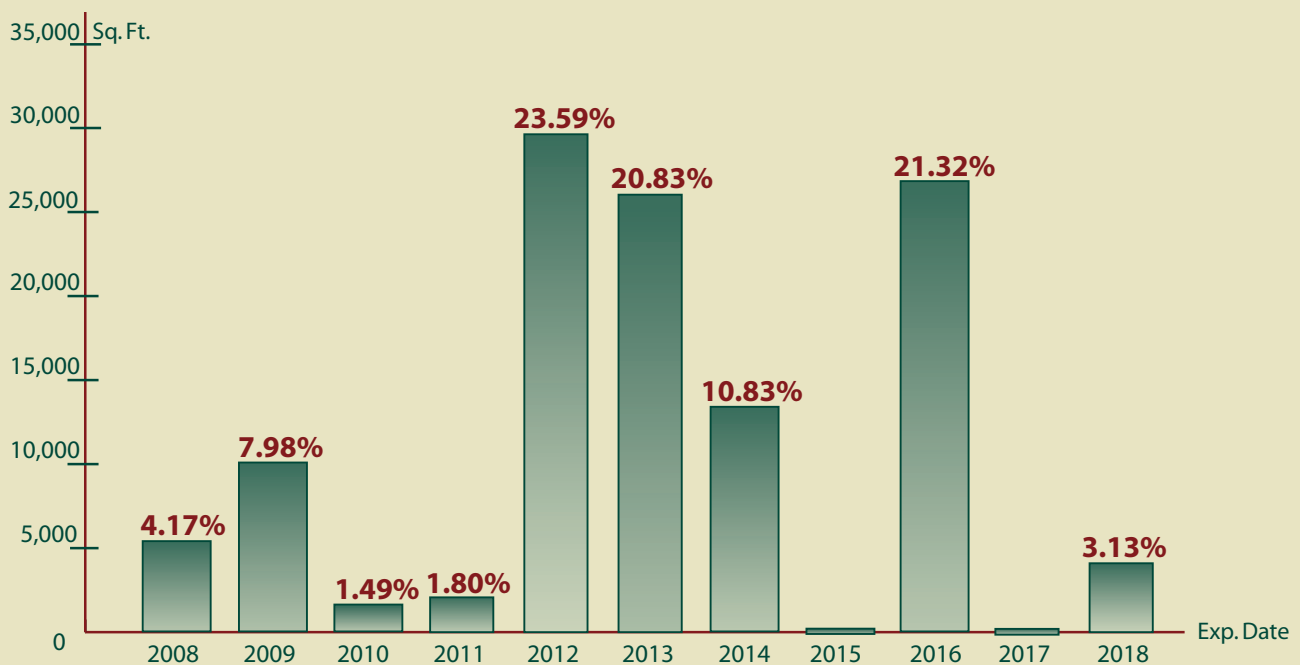
- DSW Shoe
- Michaels
- Hallmark
- Hannoush Jewelers
- H&R Blocks
- Tires Plus
- The Home Gallery



## RENT ROLL

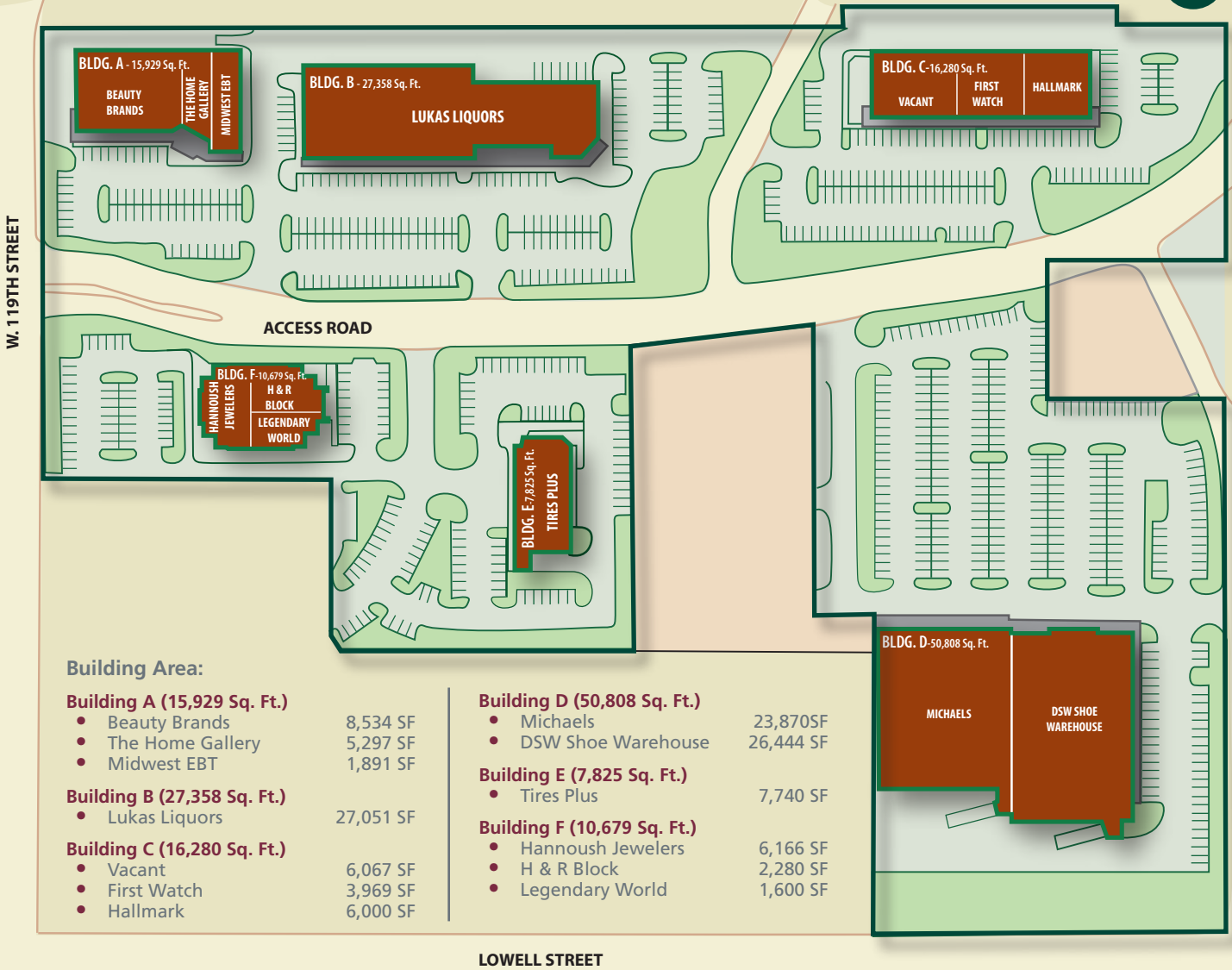
Tenant	Rentable Sq. Ft.	% of Total	Initial Term Expiration	Annual Rent/PSF	Annual Rent
BEAUTY BRANDS	8,534	6.72%	Dec-2009	\$24.20	\$206,522
LEGENDARY WORLD	1,600	1.26%	Jun-2009	\$18.75	\$30,000
DSW SHOE WAREHOUSE	26,444	20.83%	Jan-2013	\$15.50	\$409,882
FIRST WATCH	3,969	3.13%	Jan-2018	\$23.50	\$93,271
H & R BLOCK	2,280	1.80%	Apr-2011	\$23.00	\$52,440
HANNOUSH	6,166	4.86%	Dec-2007	\$17.52	\$108,000
THE HOME GALLERY	5,297	4.17%	Dec-2008	\$21.00	\$111,237
LUKAS LIQUOR SUPERSTORE	27,051	21.32%	Jun-2016	\$20.15	\$541,027
MICHAELS STORES, INC.	23,870	18.81%	May-2012	\$14.50	\$346,115
MIDWEST EBT CARDIAC IMG.	1,891	1.49%	Jan-2010	\$24.00	\$45,384
HALLMARK	6,000	4.73%	Dec-2014	\$15.00	\$90,000
TIRES PLUS	7,740	6.10%	Mar-2014	\$25.82	\$199,846
VACANT (SELLER LEASE)	6,067	4.78%	Dec-2012	\$31.65	\$192,020
<b>Property Total</b>	<b>126,909</b>	<b>100.00%</b>			<b>\$2,425,744</b>
Occupied Sq. Ft.	120,842	95.22%			
Available Sq. Ft.	6,067	4.78%			

## LEASE EXPIRATION SCHEDULE



# PINNACLE VILLAGE — Neighborhood Retail Center

## SITE PLAN



96 Corporate Park  
Suite 200  
Irvine, CA 92606

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## Passco Companies, LLC

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