

PE Met 75, LLC

Met 75 Shops | Overland Park, KS

PROPERTY OVERVIEW

Location: 6901-6979 E. 75th Street

Property Type: Neighborhood Retail

Size: 17,205 SF

Acquisition Date: July 2025

Tenants: Wild Bird House, Chinatown Express, Hawaiian Brothers, Snak Atak Liquor, Back Nine Golf, Cosie Nail Studio, Firehouse Subs

THE OPPORTUNITY

At acquisition, the property had vacancy and leasing uncertainty, creating an opportunity to stabilize the asset and improve overall performance through targeted leasing and property enhancements.

PEAK STRATEGY

- Increased occupancy from **62% to 100% in 18 months**
- Executed leases with **Firehouse Subs, Back Nine Golf, and Snak Atak Liquor to backfill vacancy**
- Completed property improvements including **exterior painting, parking lot, and landscaping**
- Supported tenants through buildout and opening



BEFORE CHALLENGES

- Vacancy impacting income stability
- Limited curb appeal and visibility
- Delays in tenant opening due to permitting

AFTER RESULTS

- **100% leased property**
- **Improved curb appeal and visibility**
- Firehouse Subs, Back Nine Golf, and Snak Atak Liquor successfully opened
- Stabilized operations and consistent performance

INVESTOR IMPACT

The lease-up and property improvements strengthened the asset's performance and improved income stability. With the center now fully leased and all tenants operational, the property is positioned for consistent cash flow and ongoing distributions.

PEAK PERSPECTIVE

Active leasing and targeted property improvements can drive stabilization and support consistent performance.