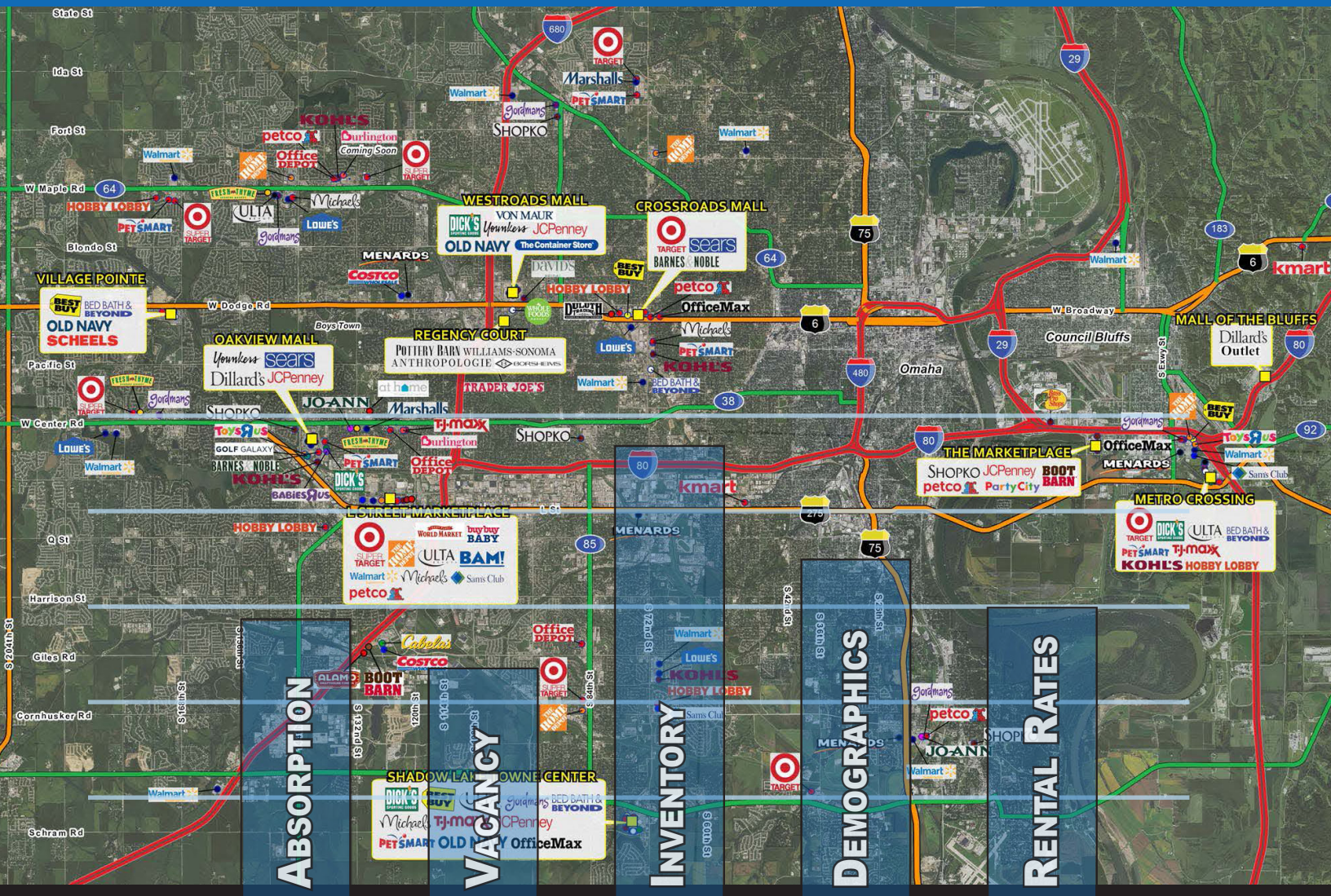


# Omaha Metropolitan Area

## RETAIL MARKET SUMMARY

### Year End 2016

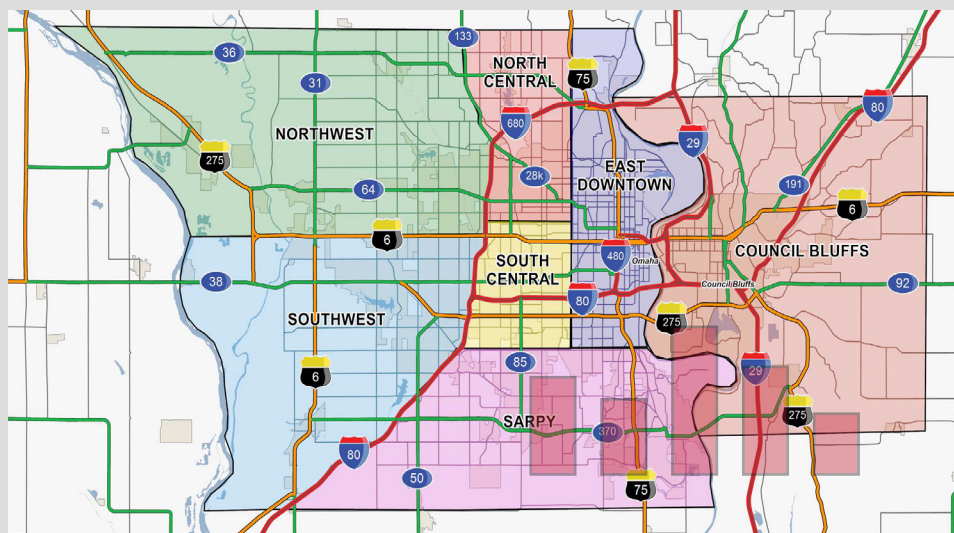


The most informative and detailed evaluation of the Omaha Metro retail market.



# Omaha Metropolitan Area Retail Market Summary - 2016 Year in Review

2	RETAIL SUBMARKET MAP
2-3	OMAHA RETAIL MARKET SUMMARY
4	NORTHWEST
5	SOUTHWEST
6	NORTH CENTRAL
7	SOUTH CENTRAL
8	EAST DOWNTOWN
9	SARPY
10	COUNCIL BLUFFS
11-23	TABLES (RESEARCH RESULTS)



Editors: Jodi Meyer and Tasha Pettigrew

This survey takes into account two types of retail properties, (i) multi-tenant shopping centers in excess of 15,000 square feet, and (ii) large freestanding stores operated by major chain store retailers serving the Omaha market. There are numerous retail properties smaller than 15,000 square feet located throughout the metropolitan area. We estimate approximately 2.2 million square feet of these properties presently exist. Some consideration should be given to these properties when evaluating the overall strength of our market. Our survey results have been further segregated into seven geographic submarkets and five size categories.

<b>364</b> <i>Centers Surveyed</i>	<b>31,864,830 SF</b> <i>Inventory Total</i>	<b>3,568,336 SF</b> <i>Vacancy</i>	<b>11.20%</b> <i>Vacancy Rate</i>	<b>-14,283</b> <i>Absorption</i>	<b>+355,534 SF</b> <i>+/- Inventory Growth</i>
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## 2016 - A Look Back

2016 proved to be a stressful year for the brick and mortar portion of the Omaha retail market. While the local economy continued to grow slowly during 2016, a wave of consolidations in various retail categories resulted in numerous store closings throughout the area. There is no question that internet sales are making a dent in brick and mortar retail sales. Additionally, this transfer toward the internet is occurring during a period where overall retail sales growth is tepid. While various factors are likely contributing to the current malaise, the consensus is that many consumers are struggling with the increasing burden of rising healthcare expenses.

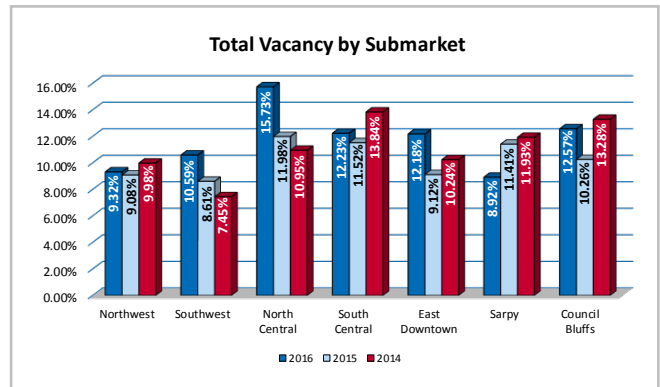
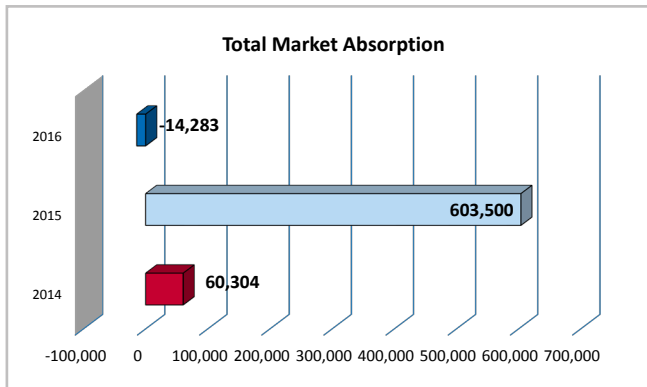
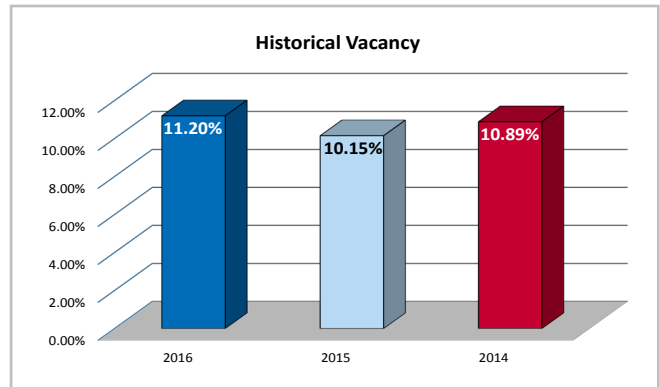
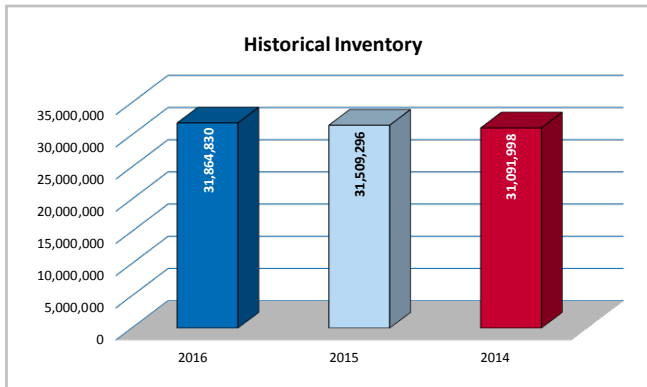
Nearly all the vacancy statistics that we monitor moved in a negative direction during 2016. The overall Omaha vacancy rate increased from 10.2% to 11.2%, which is the highest vacancy level reported since 2012. Vacancy increased in every submarket, except for the Sarpy submarket, which was aided by the demolition of Brentwood Square. The most telling statistic was that net absorption was -14,283 square feet, marking the first time in the 12-year history of our survey that absorption was negative. By way of contrast, the market absorbed an average of 478,000 square feet per year during the preceding five-year period.

Much of the aforementioned consolidation is occurring within the junior box and anchor box portion of the market. During the past year, SpartanNash, Hy-Vee, Sports Authority, Hancock Fabrics, Office Max, Best Buy and Kmart collectively closed a total of 14 stores containing nearly 564,000 square feet. Excluding the anchor vacancies at Crossroads and Mall of the Bluffs, there are now a

Omaha Metro Shopping Centers by Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	3	2,877,413	77,812	2.70%
2	21	9,275,065	1,073,905	11.58%
3	64	9,853,122	1,061,104	10.77%
4	125	6,912,867	1,007,519	14.57%
5	151	2,946,363	347,996	11.81%
<b>Totals</b>	<b>364</b>	<b>31,834,962</b>	<b>3,568,336</b>	<b>11.20%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

# Omaha Metropolitan Area Retail Market Summary - 2016 Year in Review



total of 26 empty boxes in the Omaha market which contain just under 1.3 million square feet of vacant space. More vacant boxes will be forthcoming during the near term as Shopko and Gordmans recently announced store closings that will contribute 246,000 square feet of additional vacancy during the first quarter of 2017. Despite the abundance of negative news within the anchor retail arena, there were a few bright spots during 2016. Fresh Thyme Farmers Market entered our hyper-competitive grocery market when they opened their first Omaha store at 150th and West Maple Road. Also, Westroads, added another unique retailer when The Container Store opened in the location of the former food court. Finally, existing Omaha retailers Costco, Ulta, Gordmans, Aldi, Boot Barn, and Party City all added new stores to the market during 2016.

## 2017 - LOOKING AHEAD

Looking ahead to next year, Fresh Thyme will open two more West Omaha stores during the first quarter at 132nd and West Center and 175th and West Center. An announcement that three additional soft goods anchors will join Burlington within the former Kmart at Eagle Run on 132nd and West Maple Road, will further strengthen Eagle Run's position as the dominant shopping center on the West Maple corridor. Ross Dress for Less is actively negotiating several LOI's and is likely to open its first Metro store in Southwest Omaha before the end of the year. Other retailers that are known to be looking to enter our market for the first time include Academy Sports and Sierra Trading Post. On the new project front, we expect West Farm at Boys Town to compete for several specialty anchors that have long been associated with the stalled redevelopment of Crossroads. While the jury is still out, given the demographic advantages held by the Boys Town location, it may be that the window has closed as to the possibility of Crossroads Village containing a significant retail component.

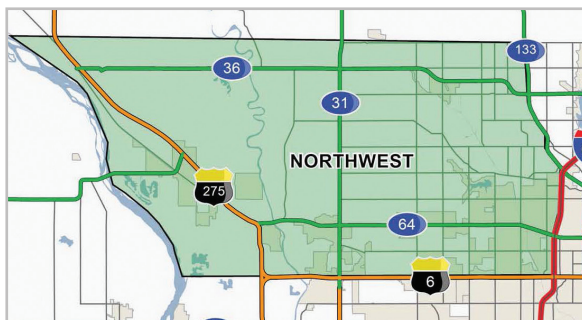
Omaha Metro Demographic Comparison by Submarket								
2016 Estimates	Northwest	Southwest	North Central	South Central	East Downtown	Sarpy	Council Bluffs	Omaha MSA
Population	118,131	161,526	59,528	73,107	182,827	138,234	73,797	918,645
Med HH Income	\$84,018	\$91,288	\$51,560	\$62,589	\$40,901	\$73,777	\$55,425	\$66,341
Daytime Population	57,591	98,331	27,601	86,873	146,825	61,210	39,482	558,513
<div> <div></div> Highest <div></div> Lowest </div>								

# 2016 Retail Year in Review - Omaha Metro Area Northwest

## SUBMARKET HIGHLIGHTS

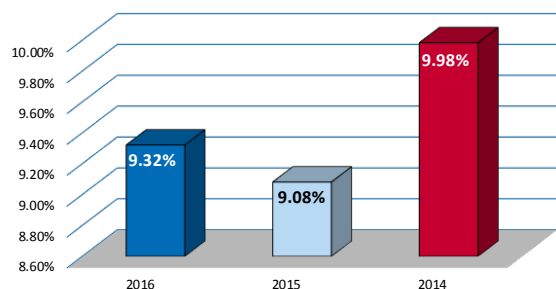
<b>57</b> <i>Centers Surveyed</i>	<b>4,747,211 SF</b> <i>Inventory Total</i>	<b>+194,030 SF</b> <i>+/- Inventory Growth</i>
<b>442,510 SF</b> <i>Vacancy</i>	<b>9.32%</b> <i>Percentage Vacant</i>	<b>+165,013 SF</b> <i>Absorption</i>

- Med HH Income trending second highest in the Metro behind Southwest submarket.
- Despite the minor tick up in vacancy, more than 165,013 square feet was absorbed, which was the best performance in that statistic since 2009.
- Rental rates range from \$12.00 to \$25.00 per square foot. A notable exception is Village Pointe where rents can reach \$50.00 per square foot.
- The dominant retail corridors are along West Maple Road and West Dodge Road.
- Fresh Thyme, Gordmans, Shoe Carnival and Ulta opened at West Grayhawk at 150th and Maple. It is the first multi-tenant retail project in excess of 100,000 square feet to be built in West Omaha since 2007.
- SpartanNash remodeled and rebranded their store at 108th and Maple and is now under the Family Fare banner.

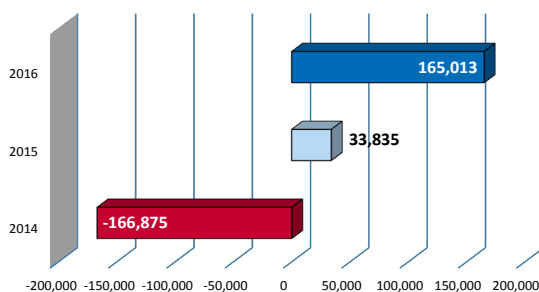


**Boundaries:** North-Washington/Douglas County Line;  
South-W Dodge Rd; East-I-680 & Hwy 133; West-Platte River

Northwest Historical Vacancy



Northwest Historical Absorption



Northwest Demographic Comparison

2016 Estimates	Northwest	Omaha MSA
Population	118,131	918,645
Med HH Income	\$84,018	\$66,341
Daytime Population	57,591	558,513

Northwest Submarket by Shopping Center Size\*

Size	Centers	GLA	Vacancy	% Vacant
1	0	-	-	0.00%
2	3	1,187,089	162,238	13.67%
3	13	2,111,595	152,722	7.23%
4	18	989,501	73,796	7.46%
5	23	459,026	53,754	11.71%
<b>Totals</b>	<b>57</b>	<b>4,747,211</b>	<b>442,510</b>	<b>9.32%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF);  
Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF);  
Size 5-(15K-30K SF)

## 2016 - A Look Back

Significant platting of new residential subdivisions is occurring in this submarket and home construction continues to be very strong in the Maple, Fort, Ida and State Street corridors.

Nearly half of the vacancy in this submarket is contained within two properties, 1) Eagle Run at 132nd and West Maple Road, and 2) Miracle Hills at 114th and West Dodge Road. Reportedly all of the space in the former Kmart at Eagle Run is spoken for, although to date, only a 40,000 square foot Burlington has been announced. Meanwhile, Perkins Properties has decided that Miracle Hills Park is best purposed for redevelopment and is no longer attempting to lease the existing buildings. Given the strong demographics and the excellent access to both West Dodge Road and Interstate 680, we continue to feel that this site does have good potential for a high density mixed-use project.

## 2017 - Looking Ahead

Burlington will open at Eagle Run in early March. Expect further announcements soon regarding three additional soft goods junior anchors that will open adjacent to Burlington in the third quarter of the year.

*Rick*

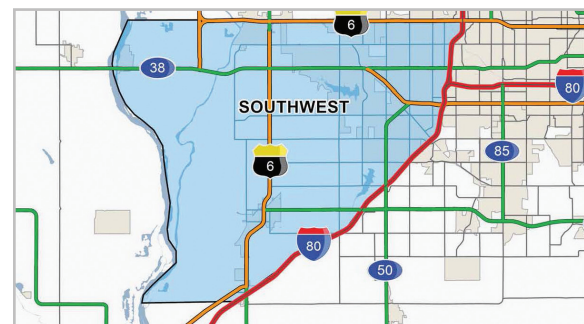


# Southwest

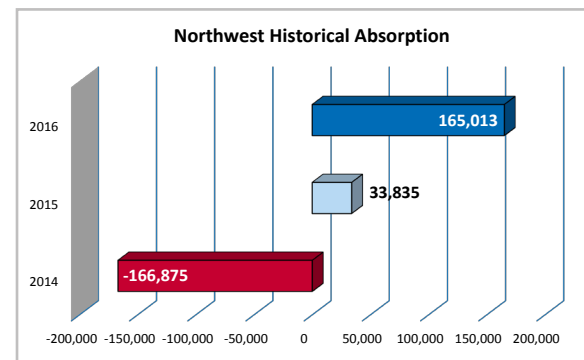
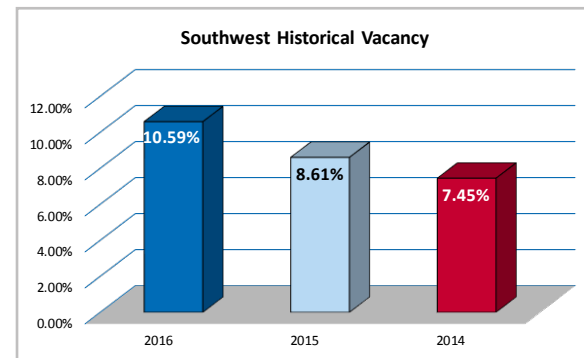
## SUBMARKET HIGHLIGHTS

<b>84</b> <i>Centers Surveyed</i>	<b>7,914,896 SF</b> <i>Inventory Total</i>	<b>-14,380 SF</b> <i>+/- Inventory Growth</i>
<b>838,123 SF</b> <i>Vacancy</i>	<b>10.59%</b> <i>Percentage Vacant</i>	<b>-170,100 SF</b> <i>Absorption</i>

- Largest submarket in terms of inventory and trending highest in med HH income.
- Population continues to trend second highest in the Metro behind the East Downtown submarket.
- Rental rates range from \$13.00 to \$20.00 per square foot, a slight decrease from the prior year.
- The dominant retail corridors are on L Street from 120th to 132nd; West Center Road from 120th to 144th and 168th to 180th; and Q Street at 138th and 180th.
- Fresh Thyme at Baker Square will open early 2017 along with another location at 175th and West Center. Arby's converted to Raising Cane's at 144th and West Center.
- Two Office Max stores in the submarket closed their doors along with Big Kmart at 144th and Y, Bag 'N Save at 156th and Q, and Hancock Fabrics at 132nd and West Center.



**Boundaries:** North-W Dodge Rd; South-Platte Rd Extension; East-I-680 & I-80; West-Platte River



## 2016 - A Look Back

D1 Sports was the only major addition to L Street Marketplace which still has numerous vacancies. The landscape of the grocery market continues to evolve. No Frills Fresh at 132nd and West Center along with Bag 'N Save at 156th and Q closed while Fresh Thyme is gearing up to open two locations in the submarket. These grocery store closures along with those listed above in the 'submarket highlights' section helped increase the vacancy rate to 10.6%, the first double digit rate in this submarket since 2012. The vacancies helped bring about a small decrease in rental rates. The Oakview Mall area continued to struggle with no activity on the closed Hy-Vee, the Golf Galaxy building still has a major vacancy, and continued increase of small shop vacancy. There is also chatter that the owners of Oakview Plaza are going to let the property go back to the lender.

## 2017 - Looking Ahead

We will see the opening of the first and second Fresh Thyme grocery stores in the submarket (second and third in the Omaha Metro). A national tool supply store will be moving in next to Golf Galaxy and the center will be remodeled. Woodhouse Nissan will move into the former True Value Space at Deerfield. L Street Marketplace should see Ross Dress for Less take a majority of the former Best Buy space and a new Spin Pizza is slated to open at South 175th and West Center. Nebraska Crossing in Gretna continues its success with the addition of two new buildings, a 10,000 square foot ULTA store and a 24,000 square foot H&M store. However, with all these new deals, I feel there will still be consolidation and a few more large retail spaces will become available in 2017.

*Bob*

Southwest Demographic Comparison		
2016 Estimates	Southwest	Omaha MSA
Population	161,526	918,645
Med HH Income	\$91,288	\$66,341
Daytime Population	98,331	558,513

Southwest Submarket by Shopping Center Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	1	862,348	44,800	5.20%
2	8	3,129,139	162,698	5.20%
3	11	1,568,874	210,850	13.44%
4	28	1,620,039	325,747	20.11%
5	36	734,496	94,028	12.80%
<b>Totals</b>	<b>84</b>	<b>7,914,896</b>	<b>838,123</b>	<b>10.59%</b>

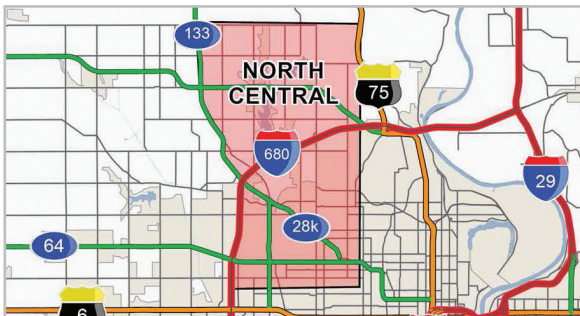
\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

# 2016 Retail Year in Review - Omaha Metro Area North Central

## SUBMARKET HIGHLIGHTS

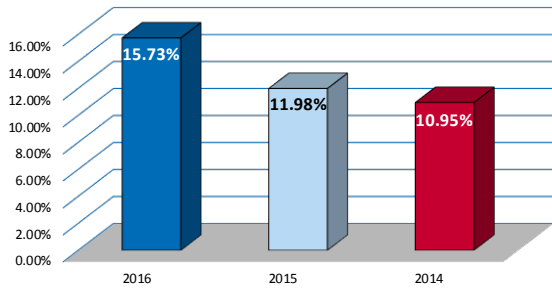
<b>25</b> <i>Centers Surveyed</i>	<b>2,262,016 SF</b> <i>Inventory Total</i>	<b>+4,880 SF</b> <i>+/- Inventory Growth</i>
<b>355,910 SF</b> <i>Vacancy</i>	<b>15.73%</b> <i>Percentage Vacant</i>	<b>-80,522 SF</b> <i>Absorption</i>

- Trending least populated submarket with predominantly blue collar to the east and aging middle class to the west.
- Daytime population also trending lowest in the Metro.
- Rental rates range from \$4.95 to \$16.00 per square foot.
- Dominant retail corridors are North 72nd Street and North 90th Street.
- No Frills at Harold's Square and Hancock Fabrics at Benson Park Plaza closed.

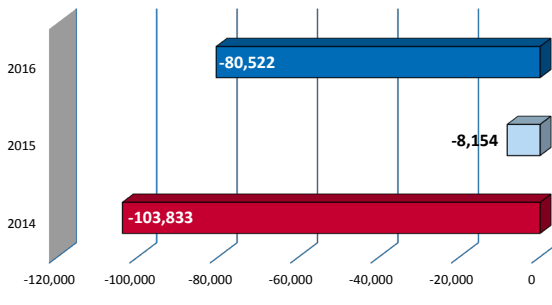


**Boundaries:** North-Washington/Douglas County Line;  
South-Western Ave; East-52nd St; West-I-680 & Hwy 133

North Central Historical Vacancy



North Central Historical Absorption



North Central Demographic Comparison

2016 Estimates	North Central	Omaha MSA
Population	59,528	918,645
Med HH Income	\$51,560	\$66,341
Daytime Population	27,601	558,513

North Central Submarket by Shopping Center Size\*

Size	Centers	GLA	Vacancy	% Vacant
1	0	-	-	0.00%
2	2	795,279	60,586	7.62%
3	6	949,322	227,940	24.01%
4	6	321,635	31,246	9.71%
5	11	195,780	36,138	18.46%
<b>Totals</b>	<b>25</b>	<b>2,262,016</b>	<b>355,910</b>	<b>15.73%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF);  
Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF);  
Size 5-(15K-30K SF)

## 2017 - LOOKING AHEAD

Demand for new retail construction will be slim. However, as retailers continue to rollout in Omaha, desire to fill market gaps could eventually bring the North Central submarket back into discussion. Sorensen Park Plaza is plagued by poor retailer performance and we expect additional junior anchors to leave this project during the near term. It is possible a well-positioned older project, such as Plaza North, could be redeveloped and become a potential landing spot for those relocating juniors.

*Lindsay*

# 2016 Retail Year in Review - Omaha Metro Area

## South Central

### SUBMARKET HIGHLIGHTS

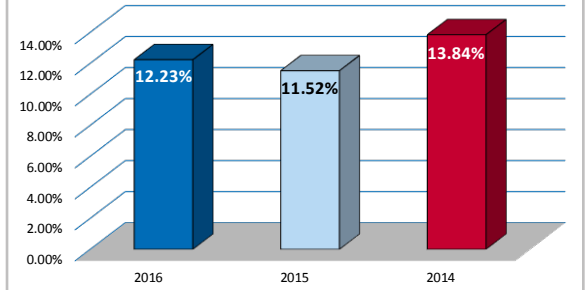
<b>78</b> <i>Centers Surveyed</i>	<b>6,655,580 SF</b> <i>Inventory Total</i>	<b>+22,573 SF</b> <i>+/- Inventory Growth</i>
<b>814,041 SF</b> <i>Vacancy</i>	<b>12.23%</b> <i>Percentage Vacant</i>	<b>-27,353 SF</b> <i>Absorption</i>

- Second largest submarket in terms of inventory.
- Trade areas within this submarket tend to feature both high residential density and high employment density.
- Rental rates range from \$7.50 to \$28.00 per square foot.
- Has five of the top ten busiest traffic intersections in Omaha.
- Dominant areas of retail are 72nd and Dodge, Westroads Mall, Aksarben Village, Countryside Village, Regency, Rockbrook Village and One Pacific Place.
- The Container Store at Westroads, Hobby Lobby at Crossroads Plaza, and Duluth Trading at Tower Plaza opened new stores. Best Buy relocated to Heritage Plaza.
- Sports Authority at 72nd and Rose Blumkin Drive and Hancock Fabrics at Westgate Paza closed their doors.

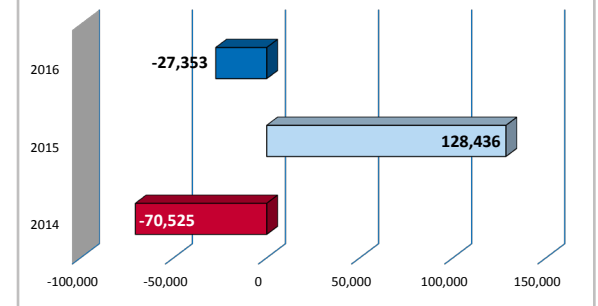


**Boundaries:** North-Western Ave; South-Harrison; East-52nd St; West-Platte River

South Central Historical Vacancy



South Central Historical Absorption



### 2016 - A Look Back

The South Central submarket hosts a wide range of lease rates and locations catering to lifestyle centers, retail strips and big box stores. This submarket houses two major colleges (UNO and St. Mary's), three major hospitals (Children's, Methodist and Bergan Mercy) along with numerous major office and retail projects.

Westroads maintained its position as Omaha's best performing enclosed mall with annual gross sales trending at \$480 per square foot. Flagship Commons brought a truly unique food court experience to Westroads and has been very well received. The submarket also saw a brick and mortar addition of Duluth Trading at 78th and Dodge.

When it happens, the redevelopment of Crossroads Mall will have an overwhelming effect on vacancy and spur additional reinvestment in the trade area. The vacancy rate would drop by 4% if Crossroads Mall were removed from the survey.

### 2017 - LOOKING AHEAD

The South Central submarket continues to be highly sought after by many retailers and restaurants alike. Although the timing has not been determined, the redevelopment of Crossroads will result in a significant decrease in vacancy rates in the submarket. Plans call for the project to be done in multiple phases and to eventually include 440,000 square feet of retail and restaurant space, 150,000 square feet of office, a theater, 200 residential units, and a 125-room boutique hotel. HDR, Inc has announced plans to build its new headquarters in Aksarben. HDR's 245,000 square foot mixed-use project will house retailers on its first floor. Furniture Row is rumored to be re-opening at 72nd and Dodge after a pending remodel.

*Sara*

South Central Demographic Comparison

2016 Estimates	South Central	Omaha MSA
Population	73,107	918,645
Med HH Income	\$62,589	\$66,341
Daytime Population	86,873	558,513

South Central Submarket by Shopping Center Size\*

Size	Centers	GLA	Vacancy	% Vacant
1	1	1,210,156	10,000	0.83%
2	2	1,168,832	324,926	27.80%
3	14	2,074,445	166,959	8.05%
4	29	1,555,663	251,356	16.16%
5	32	646,484	60,800	9.40%
<b>Totals</b>	<b>78</b>	<b>6,655,580</b>	<b>814,041</b>	<b>12.23%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

Detailed shopping center data located on pages 16-19.

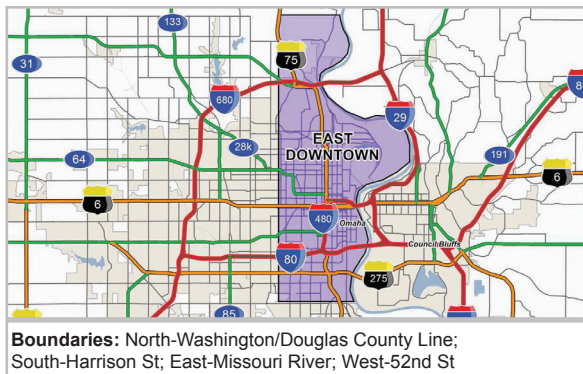


# 2016 Retail Year in Review - Omaha Metro Area East Downtown

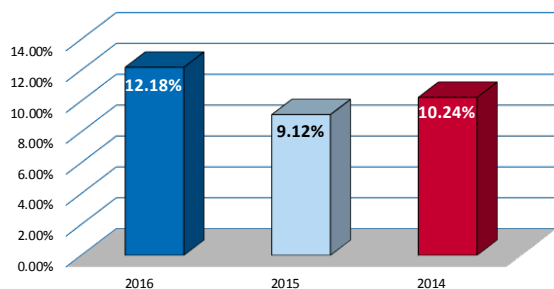
## SUBMARKET HIGHLIGHTS

<b>38</b> <i>Centers Surveyed</i>	<b>2,065,654 SF</b> <i>Inventory Total</i>	<b>-1,838 SF</b> <i>+/- Inventory Growth</i>
<b>251,661 SF</b> <i>Vacancy</i>	<b>12.18%</b> <i>Percentage Vacant</i>	<b>-65,031 SF</b> <i>Absorption</i>

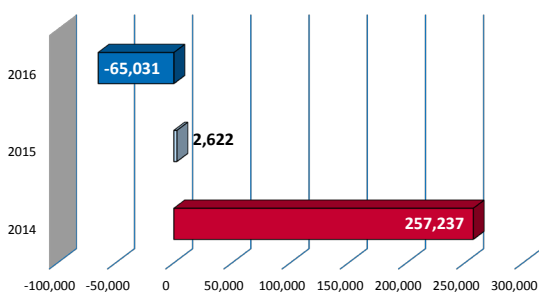
- Submarket boasts the highest in residential and daytime population yet has the lowest med HH income of the seven submarkets.
- Rental rates are \$8.00 to \$15.00 per square foot for most existing properties and increase to \$25.00 per square foot for upscale projects in Midtown and Downtown.
- Core retail areas are Downtown Omaha, Saddle Creek, Midtown, Florence and South Omaha.
- HyVee at Stockyards Plaza closed.



East Downtown Historical Vacancy



East Downtown Historical Absorption



East Downtown Demographic Comparison

2016 Estimates	East Downtown	Omaha MSA
Population	182,827	918,645
Med HH Income	\$40,901	\$66,341
Daytime Population	146,825	558,513

## 2016 - A Look Back

The Nebraska Medical Center and related medical businesses along with Creighton University and Creighton Medical Center continued to be actively involved in acquisition and expansion near their respective existing operations.

The Blackstone area, located on Farnam between 35th and 41st Streets, has drawn on the talents and capital of young developers who have reinvigorated this area with local concept bars and restaurants in an effort to capture the medical field work crowds and the hip night crawlers.

## 2017 - LOOKING AHEAD

The NoDo district of Omaha showcases three major projects that will continue to fulfill the promise of the area surrounding the Century Link Center as “the” entertainment and hospitality district of the City. Scheduled to come on line in 2017 are 1) Kiewit University: A 62,000 square-foot two story facility providing innovation, learning and leadership classes to 25,000+ Kiewit employees from the US, Canada and Australia. Kiewit employees attending classes at the facility will book approximately 15,000 hotel nights a year. 2) The Capitol District: An upscale urban destination dining and entertainment community, includes an amenity rich 12-story, 333 room Marriott serving as the anchor along with 90,000 square feet of retail/entertainment space, 25,000 square feet of office space and 218 luxury apartments. 3) The Yard: The development of this 4-acre site reflects the urban vision of the NoDo area with a five-story, residential apartment building with 101 apartment units and 5,600 square feet of space reserved for retail shops and services on the ground floor level. The Yard will also feature a five-story Cambria Suites hotel with approximately 124 rooms.

*Dennis*

East Downtown Submarket by Shopping Center Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	0	-	-	0.00%
2	0	-	-	0.00%
3	8	1,093,847	170,684	15.60%
4	15	720,376	64,826	9.00%
5	15	251,431	16,151	6.42%
<b>Totals</b>	<b>38</b>	<b>2,065,654</b>	<b>251,661</b>	<b>12.18%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF);  
Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF);  
Size 5-(15K-30K SF)

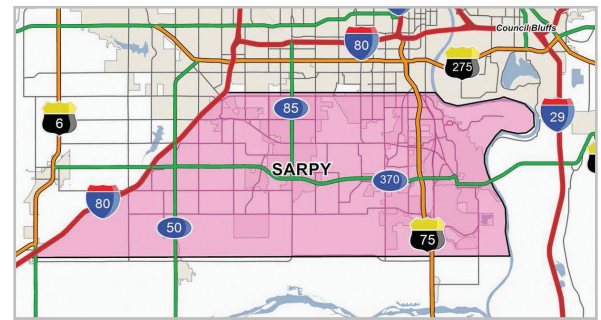


# Sarpy

## SUBMARKET HIGHLIGHTS

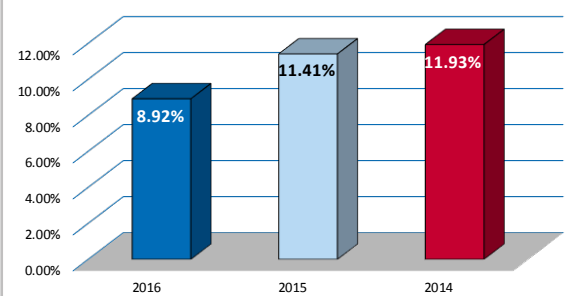
<b>51</b> <i>Centers Surveyed</i>	<b>4,572,499 SF</b> <i>Inventory Total</i>	<b>+65,358 SF</b> <i>+/- Inventory Growth</i>
<b>407,728 SF</b> <i>Vacancy</i>	<b>8.92%</b> <i>Percentage Vacant</i>	<b>+171,804 SF</b> <i>Absorption</i>

- Rental rates range from \$3.75 to \$54.00 per square foot for small shops, a great depiction of the quality gap seen in the retail landscape dependent on location.
- Dominant areas of retail include Bellevue's Hwy 75 and Cornhusker; Papillion's 36th and Hwy 370; 72nd and Hwy 370; 72nd and Cornhusker; and 72nd and Giles; and La Vista's I-80 and Giles corridor.
- A 154,302 square foot Costco was added to Southport West along with over 76,000 square feet of space anchored by Boot Barn and Alamo Draft House.
- SpartanNash closed three No Frills and one Bag 'N Save and subsequently opened their upscale brand, Family Fare, in three of those locations.

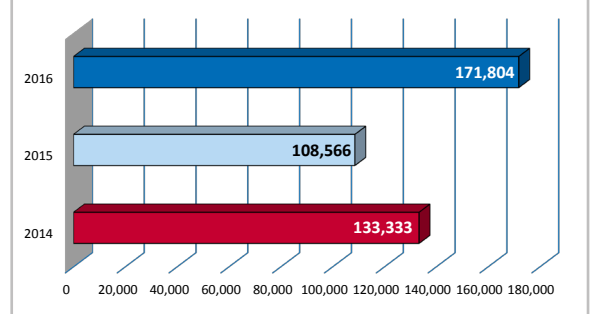


**Boundaries:** North-Harrison St; South-Platteview Rd; East-Missouri River; West-I-80

Sarpy Historical Vacancy



Sarpy Historical Absorption



## 2016 - A LOOK BACK

At the end of 2016, demolition began at Brentwood Crossing on South 84th Street, formerly anchored by Walmart and Hobby Lobby, to make way for the redevelopment of La Vista City Centre. This center and future redevelopment sites in the 84th Street corridor are programmed for mixed use projects with limited amounts of retail space. The Sarpy submarket remains strong, especially within the prime corridors. Compelling economic and community drivers such as Offutt Air Force Base, excellent school districts, attractive residential communities and strong demographics will continue to push the retailers desire to expand here. The much needed demolition along 84th Street actually points to the underlying strength of the Sarpy submarket whereas in previous years the vacancy statistics suggested otherwise. As we've mentioned in the past, it was really the early success of the retailers that caused the shift to 72nd Street, as more anchors sought to enter the growing market and developers could not find sites along 84th Street

## 2017 - LOOKING AHEAD

Lockwood Development will likely go vertical with the former Wilson Concrete plant at Fort Crook and Cornhusker Road. The recent addition of Costco at Southport West will create a new retail destination along I-80, albeit success for Costco may come slowly given the lack of population density in the immediate area. We anticipate a potential grocery anchored project at 84th and Highway 370 as well as the announcement of another new large format grocer at 168th and Giles that is not likely to open for business until 2019.

Ben

Sarpy Demographic Comparison

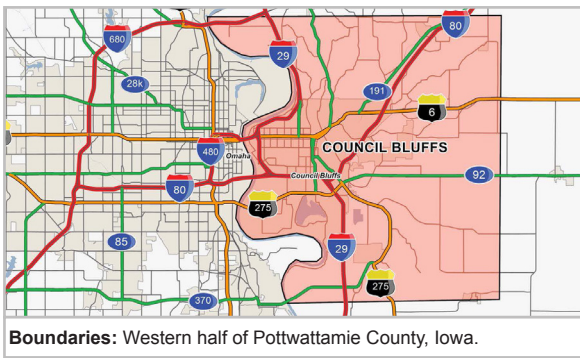
2016 Estimates	Sarpy	Omaha MSA
Population	138,234	918,645
Med HH Income	\$73,777	\$66,341
Daytime Population	61,210	558,513

Sarpy Central Submarket by Shopping Center Size\*

Size	Centers	GLA	Vacancy	% Vacant
1	0	-	-	0.00%
2	3	1,520,593	88,925	5.85%
3	9	1,577,999	118,749	7.53%
4	18	1,061,281	128,684	12.13%
5	21	412,626	71,370	17.30%
<b>Totals</b>	<b>51</b>	<b>4,572,499</b>	<b>407,728</b>	<b>8.92%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

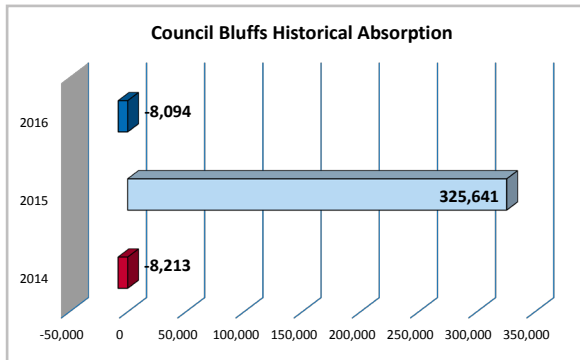
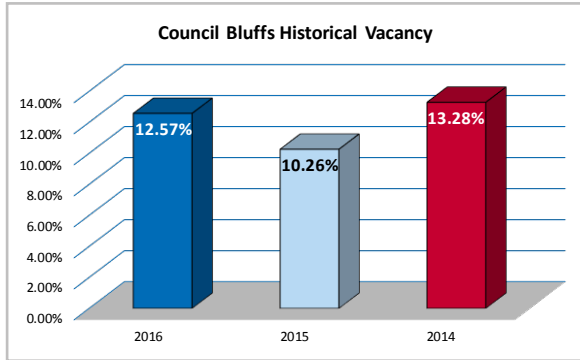
# 2016 Retail Year in Review - Omaha Metro Area Council Bluffs



## SUBMARKET HIGHLIGHTS

<b>31</b> <i>Centers Surveyed</i>	<b>3,646,974 SF</b> <i>Inventory Total</i>	<b>+84,911 SF</b> <i>+/- Inventory Growth</i>
<b>458,363 SF</b> <i>Vacancy</i>	<b>12.57%</b> <i>Percentage Vacant</i>	<b>-8,094 SF</b> <i>Absorption</i>

- Rental rates range from \$9.00 to \$14.00 per square foot for the majority of existing small shops. Rates for new construction and Class 'A' range from \$17.00 to \$35.00.
- Dominant retail corridors are West Broadway and the Interstate corridor at South Expressway and South 24th Street.
- The Marketplace added a 10,000 square foot Boot Barn, a 20,000 square foot Vanity Fair Outlet, and a 15,000 square foot Party City.
- Hancock Fabrics at Bluffs Run, Best Buy at Lake Manawa, and No Frills at Broadway Plaza closed.



Council Bluffs Demographic Comparison		
2016 Estimates	Council Bluffs	Omaha MSA
Population	73,797	918,645
Med HH Income	\$55,425	\$66,341
Daytime Population	39,482	558,513

Council Bluffs Submarket by Shopping Center Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	1	804,909	23,012	2.86%
2	3	1,474,133	274,532	18.62%
3	3	477,040	13,200	2.77%
4	11	644,372	131,864	20.46%
5	13	246,520	15,755	6.39%
<b>Totals</b>	<b>31</b>	<b>3,646,974</b>	<b>458,363</b>	<b>12.57%</b>

\*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

## 2016 - A Look Back

Generally speaking, this submarket has a slightly lower household income and population density than the comparable figures for the entire Metro Omaha market; however, it is difficult to track the much larger region of southwest Iowa that travels to Council Bluffs for their retail needs.

Over half of the submarket vacancy is contained within Mall of the Bluffs whose sole remaining anchor tenant is the Dillard's Clearance Center. Excluding Mall of the Bluffs, vacancy in the remainder of the submarket stands at only 7.0%, which would be the lowest in Metro Omaha.

Retail options for Council Bluffs residents have blossomed over the past decade with the new development of over one million square feet of retail space collectively at Metro Crossing and The Marketplace. However, the downside of this growth has been its negative impact upon Mall of the Bluffs.

## 2017 - LOOKING AHEAD

The very strong sales exhibited by many retailers at Kimco's Metro Crossing have caused additional chains to consider expanding into the Council Bluffs market. As expected, retailers looking at Council Bluffs have started looking beyond Metro Crossing now that it is effectively 98% occupied; only about 3,500 square feet remain available. The Marketplace is starting to see a pickup of activity and hopes to announce the addition of even more junior anchors to the project during the coming year. Although Shopko recently announced they would be closing their 80,000 square foot store at The Marketplace, we expect that space to be backfilled by two new retailers set to open during 2018.

*Lindsay*

# Omaha Metropolitan Area -2016 Year in Review

## Retail Center Tables

### NORTHWEST SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
13004-13058 W Dodge NEC 130th & W Dodge	5	1988	Investors Realty Brian Farrell	17,475	2,500	14.31%	\$13.50	N/A	Edward Jones, State Farm, DaVita
352 Plaza 352 N 114th St	4	1984	Cushman & Wakefield   The Lund Company Holly Jones/DeAnn Hill	31,674	0	0.00%	N/A	N/A	Mid City Bank, Fernando's
Aldi SEC 174th & W Maple Rd	5	2016		17,496	0	0.00%	N/A	N/A	Aldi Foods
American Interstate Place SWC 156th & Maple Rd	3	2005	Lockwood Development Emily O'Connor /Bob Begley	159,465	13,238	8.30%	\$16.00	\$20.00	Hy-Vee
Blondo 120 SWC 120th & Blondo St	4	1980	NAI NP Dodge Julia Roberts	34,875	2,895	8.30%	\$12.00	\$13.50	Liberty Tax, Rivera's, Billy's Café, American Family
Candlewood Centre NWC 120th & Franklin St	5	2007	NAI NP Dodge Mike Murley/Stephanie Clark	16,341	6,750	41.31%	N/A	N/A	Mediterranean Bistro
Costco 124th & W Dodge Rd	3	2007	Lockwood Development Bob Begley	156,764	0	0.00%	N/A	N/A	Costco
Cross County NEC 132nd & Maple Rd	3	1994	Marathon Realty Cindy Makinster	216,261	0	0.00%	N/A	N/A	Super Target, Walgreens
CVS 10770 Forst Street	5	2010	CVS	13,232	0	0.00%	N/A	N/A	CVS
CVS 14460 W Maple Rd	5	2011	The Lerner Company Boh Kurylo	13,232	0	0.00%	N/A	N/A	CVS
Eagle Run NWC 132nd & Maple Rd	2	1993	The Lerner Company Rick Quinlevan	355,557	97,421	27.40%	\$16.50	\$23.50	Baker's, Office Depot, Kohl's, Petco, Burlington
Eagle Run Plaza SEC 132nd & Maple Rd	4	1996	Investors Realty Brian Kuehl/Brian Farrell	75,638	9,341	12.35%	\$14.00	N/A	Walmart NM, Old Chicago, UPS Store
Eagle Run Square SEC 129th & Maple Rd	4	1997	Investors Realty Brian Farrell/Brian Kuehl	41,082	11,754	28.61%	\$13.00	N/A	Summer Kitchen Café, Nebraska Medicine
Elk Ridge Plaza 20275 Honeysuckle Drive	5	2006	CB Richard Ellis	20,353	1,914	9.40%	\$12.00	N/A	Thompson Music, Behaven Kids
Grayhawk Pointe NWC 144th & Eagle Run Dr	4	2001	Bear Properties Terry Hogan	70,000	7,705	11.01%	N/A	N/A	Bike Rack, Blue Sushi Sake & Grill
Greenfields Plaza WSWC 156th & W Dodge Rd	4	2000	CB Richard Ellis	49,000	9,072	18.51%	\$14.50	N/A	Starbucks, Allstate, Little Caesars
Hacienda Heights SWC 108th & Maple Rd	5	1982	Berkshire Hathaway/Ambassador James Pearson	22,500	5,900	26.22%	\$9.90	N/a	Salon Centric, Amercian Family, DMV
Hillrise Shopping Center 2949 N 204th St	4	2008	World Group S. Scott Moore	30,165	0	0.00%	N/A	N/A	Dick's Hillrise Market
Hillsborough Plaza NWC 138th & Maple Rd	5	1998	Investors Realty Brian Kuehl/Brian Farrell	26,228	2,799	10.67%	\$14.00	N/A	Children's Physicians
Hillsborough West Plaza NWC 144th & Maple Rd	3	2004	The Lerner Company Lindsay Banks/Boh Kurylo	137,252	0	0.00%	N/A	N/A	Home Depot
Hobby Lobby SEC 174th & W Maple Rd	4	2008		55,157	0	0.00%	N/A	N/A	Hobby Lobby
Linden Market NEC 132nd & W Dodge Rd	3	1989	The Lerner Company Dennis Thaemert/Boh Kurylo	116,009	3,557	3.07%	\$7.00	\$17.50	Hy-Vee
Magestic Marcus Theaters NEC 144th & Maple Rd	4	1996	Marcus Theaters	69,780	0	0.00%	N/A	N/A	20 Grand Theaters
Maple 108 SEC 108th & Maple Rd	3	1984	CB Richard Ellis	105,325	5,600	5.32%	\$14.00	N/A	Family Fare, Dollar General
Maple Heights NWC 108th & Maple Rd	5	1960/ 2010	Investors Realty Jerry Huber/John Dickerson	28,125	4,076	14.49%	\$7.95	\$11.50	Great Clips
Menard's Plaza NWC 204th & W Dodge Rd	3	2007	Menard's	240,000	0	0.00%	N/A	N/A	Menard's
Miracle Hills Park NWC 114th & W Dodge Rd	3	1988	Perkins Properties Wendy Chapman	137,360	119,510	87.00%	N/A	N/A	Fmr Bag'N Save, Kohl's Pharmacy, Cilantro's
Miracle Hills Square NEC 114th & W Dodge Rd	4	1979	Investors Realty Brian Kuehl/Pat Regan	87,350	2,000	2.29%	\$15.50	N/A	DJ's Dugout, Wells Fargo, Jack & Mary's



# NORTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Miracle Village NEC 120th & Webster St	5	1989	Investors Realty Brian Farrell	27,150	1,200	4.42%	\$14.50	N/A	Midwest Urgent Care, Jensen Tire
North Park Commons-Bldgs A,C,D,E NEC 120th & Blondo St	4	1986	Investors Realty Brian Farrell/Brian Kuehl	65,496	5,785	8.83%	\$12.50	\$14.50	Potbelly, Pepper Jax Grill, Qdoba
Old Mill Centre NWC 108th & W Dodge Rd	4	1998/ 2003	CB Richard Ellis	69,750	2,377	3.41%	\$9.50	N/A	New York Burrito
Pepperwood Village NEC 156th & W Dodge Rd	3	2000	The Lerner Company Lindsay Banks/Rick Quinlevan	125,732	9,367	7.45%	\$18.50	\$19.50	Baker's, Le Voltaire
Richland Park Plaza NEC 120th & W Dodge Rd	5	1999	CB Richard Ellis	16,800	3,600	21.43%	\$11.50	N/A	Jerico's Restaurant
Roanoke Retail SEC 120th & Fort St	5	2007	Investors Realty Brian Farrell/Brian Kuehl	26,850	0	0.00%	N/A	N/A	Abelardo's, Saints Pub & Grill, State Farm
Shoppes at Elk Creek 168th & Maple Rd	5	2007	CB Richard Ellis	20,202	1,443	7.14%	\$13.50	N/A	Pittsburgh Paints, Black Clover Fitness, Urgent Care of Omaha
Shoppes at Grayhawk SWC 144th & Maple Rd	3	2002/ 2006	Inland Commercial Group	227,350	0	0.00%	N/A	N/A	Lowe's, Michaels
Shoppes at Thomsen Mile NWC 168th & Maple Rd	3	2005	Investors Realty Brian Farrell	220,253	1,450	0.66%	\$18.00	N/A	Walmart Supercenter
Shoppes of Grayhawk SWC 144th & Maple Rd	4	2007	Cushman & Wakefield   The Lund Company Holly Jones	39,729	1,588	4.00%	\$16.00	N/A	Sprint, Massage Envy
Skyline Pointe 920 N 204th Ave	5	2008	World Group Dan Dutton/Dan Goaley/Nancy Klauschie	22,134	2,970	13.42%	\$17.50	N/A	Menard's, U-Save Pharmacy, Donut Professor, Verizon
Standing Bear Pointe NEC 144th & Fort St	4	2008	Keller Williams Realty Gary Budden	40,544	2,496	6.16%	\$13.50	N/A	Bright Beginnings, Cheesecake Bakery
Stone Creek Plaza SWC 156th & Fort St	5	1976	Cushman & Wakefield   The Lund Company Justin Riviera/Kurt Weeder	16,202	7,815	48.23%	\$13.50	\$14.50	Childrens Dental Specialists
Torrey Pines Plaza 153rd & Maple Rd	5	1998	Colliers International Cori Adcock	18,270	1,580	8.65%	\$10.00	N/A	Torrey Pines Dental, Godfather's
Tranquility Place SEC 124th & Maple Rd	5	1997	Investors Realty Tim Kerrigan/Brian Farrell	22,772	1,934	8.49%	\$8.95		Dolce, Kolache Factory
Village Pointe SWC 168th & W Dodge Rd	2	2004	RED Development Tamie Osterloh	571,587	22,874	4.00%	\$34.00	\$54.00	Best Buy, Beauty Brand, Bed Bath & Beyond, Brix, DSW, Marcus Village Pointe Cinemas, Old Navy, Scheels
Village Pointe East SEC 168th & W Dodge Rd	4	2004	Quantum Real Estate Rob Luellen	30,128	0	0.00%	Neg.	N/A	Verizon, The Dentists at Village Pointe, Subway
Village Pointe South SWC 168th & Burke St	4	2007	Quantum Real Estate Rob Luellen	68,265	0	0.00%	Neg.	N/A	Charles Schwab, Fat Brain Toys, KOBE Steakhouse
Village Pointe West NWC 180th & Burke St	5	2015	Quantum Real Estate Rob Luellen	25,394	0	0.00%	N/A	N/A	Access Bank, View Pointe Vision, Scooters, Tavern 180
Walgreens 10725 Fort St	5	2000	BDRE - Fort LLC	14,998	0	0.00%	N/A	N/A	Walgreens
Walgreens 20201 Manderson St	5	2008	Village Development	14,924	0	0.00%	N/A	N/A	Walgreens
Walgreens SEC 180th & Burke St	5	2008	Village Development	14,924	0	0.00%	N/A	N/A	Walgreens
West Grayhawk 14919 W Maple Rd	3	2016	Lockwood Development Emily O'Connor /Bob Begley	105,900	0	0.00%	N/A	N/A	Gordmans, Fresh Thyme, Ulla, Shoe Carnival, R Taco
West Grayhawk-Bldgs A & B 3506 N 147th St	4	2008	CB Richard Ellis/World Group	32,844	14,210	43.27%	\$15.95	\$18.95	Starbucks, Little King, CBS Home Real Estate
West Maple Square NWC 156th & Maple Rd	5	1999	Investors Realty Brian Farrell/Brian Kuehl	24,464	4,869	19.90%	\$14.50	N/A	ABC Childcare, Domino's, State Farm
West Point-Bldgs A,B,C,D NEC 156th & Maple Rd	4	1993	Investors Realty Brian Kuehl	98,024	4,573	4.67%	\$12.50	\$14.50	Walgreen's, Tanner's
Western Crossing NWC 120th & W Dodge Rd	3	2003	Menard's	163,924	0	0.00%	N/A	N/A	Menard's
Whispering Hills SWC 108th & Corby	5	2011	NAI NP Dodge Trenton Magid/Stephanie Clark	18,960	4,404	23.23%	\$13.00	N/A	U-Save, Jimmy Johns
Whispering Ridge SWC 168th & W Maple Rd	2	2007	The Lerner Company Ben Meier/Boh Kurylo	259,945	41,943	16.14%	\$13.95	N/A	Super Target, Petsmart
Northwest Submarket Totals				4,747,211	442,510	9.32%			

# SOUTHWEST SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
132nd & B - 3720 Building 3720 S 132nd St	5	1978	NP Dodge Real Estate Vic Pelster	18,018	1,700	9.44%	\$8.95	N/A	India Mart, Pawn Shop
159th Place NEC 160th & W Center Rd	5	1974	Investors Realty JP Raynor/Rensch	27,648	0	0.00%	N/A	N/A	The Nest Lounge
180th Plaza SWC 180th & Q St	4	2004	Investors Realty Brian Kuehl/Brian Farrell	41,454	18,183	43.86%	\$14.50	\$16.50	Walgreens, Goodwill, Sherwin Williams
Armbrust Village SEC 168th & W Center Rd	4	2006	Woodsonia Drew Snyder	31,052	0	0.00%	\$16.50	\$20.00	Clancy's Pub, The Egg & I
At Home 12990 W Center Rd	3	2009	Garden Ridge L.P.	103,312	0	0.00%	N/A	N/A	At Home
Baker Square SWC 132nd & W Center Rd	3	1971	The Lerner Company Lindsay Banks/Rick Quinlevan	159,617	48,711	30.52%	\$11.00	\$18.00	Fresh Thyme, JoAnn Fabrics, Alegent/ Creighton
Bel Air Plaza NWC 120th & W Center Rd	3	1964	Investors Realty John Dickerson/Pat Regan	192,412	6,874	3.57%	\$8.75	\$10.50	Nobbies, Omaha State Bank
Bel Drive Plaza NWC 120th & Arbor St	5	1981	Vacanti Real Estate Paul Vacanti	18,000	12,013	66.74%	\$10.00	N/A	Nickleby's
Big Kmart NWC 144th & Y St	4	1981	Cushman & Wakefield   The Lund Company Holly Jones/DeAnn Hill/Richard Secor	97,863	97,863	100.00%	\$4.00	\$10.00	
Boardwalk Square 119th & Pacific St	4	1975	World Group Dan Dutton/Dan Goaley/Nancy Klauschie	61,762	1,588	2.57%	\$10.00	N/A	Tanners, Shucks
Cattail Creek Retail NEC 192nd & Q St	4	2005	Investors Realty Brian Kuehl/Brian Farrell	34,684	6,053	17.45%	N/A	N/A	Tanners Bar & Grill, Imagine & Explore Preschool
Chicago Square NEC 114th & Davenport St	5	1983	NAI NP Dodge Todd Schneidewind	23,150	1,930	8.34%	\$14.00	N/A	Centris Federal Credit Union, Which Wich, HuVavs
CVS 14303 U St	5	2011	Cushman & Wakefield   The Lund Company Justin Riviera	28,794	12,000	41.68%	\$6.50	N/A	CVS
CVS 2609 S 132nd St	5	2011	Sup Family III LLC	13,205	0	0.00%	N/A	N/A	CVS
Davenport Plaza SWC 114th & Davenport St	5	1976	CB Richard Ellis	22,770	1,987	8.73%	\$13.95	N/A	Bruegger's Bagels, Green Belly
Davenport Square NWC 114th & Davenport St	4	1970	NAI NP Dodge Trenton Magid	31,766	0	0.00%	N/A	N/A	Nebraska Dance, Little King, Green Onion
Davenport Square SEC 114th & Davenport St	5	1985	7 Oaks Investments Paul Waggener	22,316	3,855	17.27%	\$13.50	N/A	Children's Heaven Daycare, Liquid Lounge, D'Leons
Deerfield Place SWC 136th & Q St	3	1987	The Lerner Company Lindsay Banks/Boh Kurylo	129,812	21,332	16.43%	Neg.	Neg.	Crunch Fitness
Discovery Plaza 136th & Discovery Dr	4	1991	Paramont Commercial Real Estate Donna Hafsaas	50,687	15,468	30.52%	\$23.49	N/A	Adventure Childcare
Former Office Max NWC 132nd & W Center	4	1995	The Lerner Company Dennis Thaemert	31,500	31,500	100.00%	\$9.80	N/A	Office Max (Former)
Galleria Collection SWC 146th & W Center Rd	4	1986	Cushman & Wakefield   The Lund Company Holly Jones	53,194	19,242	36.17%	\$12.00	\$18.00	ShopKo, Panda House, Genji Steakhouse
Georgetown Place NWC 140th & W Center Rd	5	1980	NAI NP Dodge Todd Schneidewind	16,719	3,954	23.65%	\$12.00	\$14.00	Stereo West
Harrison Village 168th & Harrison St	5	2002	NAI NP Dodge Vic Pelster	26,382	4,687	17.77%	\$14.00	\$15.00	Sun Tan City
Harrison Village Plaza SWC 168th & Harrison St	4	2004	First Management Inc. Eric Wieseler	80,118	4,880	6.09%	\$14.00	N/A	Fareway Foods
Harvey Oaks Plaza NWC 144th & W Center Rd	3	1983	Colliers International Adam Marek/Chris Mensinger	141,778	8,888	6.27%	\$13.00	N/A	Family Fare
Hawthorne Court NEC 180th & Q St	3	2005	Investors Realty Pat Regan	100,527	7,347	7.31%	\$18.00	\$25.00	Hy-Vee, Verizon, Great Clips, DJ's Dugout
Home Depot Shopping Center NEC 132nd & L St	2	2003	Home Depot	467,386	0	0.00%	N/A	N/A	Home Depot, Walmart Supercenter, Sam's Club
Hy-Vee NEC 180th & Pacific	4	2011	HyVee, Inc.	85,198	0	0.00%	N/A	N/A	Hy-Vee
HyVee Stony Brook SWC 144th & Stony Brook Blvd	4	2010	HyVee, Inc.	88,000	0	0.00%	N/A	N/A	Hy-Vee
L Street Marketplace 120th & L St	2	2008	Legacy Development	439,542	65,872	14.99%	\$16.00	\$18.00	Super Target, Cost Plus, Michael's, Ulta,Buy Buy Baby

# SOUTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Lakeside Plaza NEC 175th & W Center Rd	3	2000	CB Richard Ellis	212,000	3,406	1.61%	\$18.50	N	Baker's, Gordmans
Legacy Village 17520-602 Wright St	4	2004	Investors Realty Brian Kuehl	37,267	5,528	14.83%	\$16.50	\$17.00	Bottomless Glass, Vitamin Cottage, Legacy Eye Care
Legacy West SEC 177th & W St	4	2004	NAI NP Dodge Deb Graeve/Julia Roberts	32,254	0	0.00%	\$16.50	N/A	Chipotle Mexican Grill, LePeep, HuHot, Sprint, Jimmy John's
Millard Park Plaza 156th & Harrison St	5	2008	Colliers International Cori Adcock	16,920	2,160	12.77%	\$14.00	N/A	Millard Oaks Dental
Millard Plaza I 13905 S Plaza	4	1977	World Group Trenton Magid/Nancy Klauschie	93,946	1,200	1.28%	\$9.00	N/A	Amazing Pizza Machine
Mission Pines 168th & Harrison St	5	2006	Investors Realty Pat Regan	25,372	2,452	9.66%	\$14.50	N/A	Skybox Bar & Grill, Jimmy John's, Doc & Eddies BBQ
Mission Village SWC 168th & Q St	5	1995	CB Richard Ellis Seth Campbell	15,583	2,565	16.46%	\$16.00	N/A	Omaha State Bank, Palm Beach Tan
Montclair on Center 13055 W Center Rd	2	1971	World Group Ben Pearson/Dan Goaley/Dan Dutton	250,000	30,729	12.29%	\$11.00	\$18.00	Home Goods, Marshalls, Party City, Gamers
Nebraska Crossing NEC I-80 & Hwy 6	2	1991/ 2013	OTB Destination Rod Yates	325,000	0	0.00%	\$28.00	\$36.00	Under Armor, Coach, Brooks Bros, Polo
Nelson Square 167th & Harrison St	5	1999	NAI NP Dodge Tom Failla	15,000	0	0.00%	N/A	N/A	Sylvan Learning
Oak Hills Shopping Plaza 12701-59 Q St	5	1967		28,420	0	0.00%	N/A	N/A	Kohl's Pharmacy
Oakview Mall SWC 144th & W Center Rd	1	1991	General Growth Properties Ted Harris/Craig Tobin	862,348	44,800	5.20%	\$10.00	\$70.00	Younkers, Dillards, JC Penney, Sears
Oakview Plaza 3405 Oakview Dr	4	1993	World Group & Berkshire Hathaway Ben Pearson & James Pearson	62,300	31,000	49.76%	\$10.00	\$15.00	Elite Cheer
Oakview Plaza SEC 144th & Oakview Dr	2	1998	The Woodmont Company Grant Gary	474,021	22,992	4.85%	N/A	N/A	Petsmart, Dick's Sporting Goods, Kohl's, Toy's R Us, Barnes & Noble, AMC Theaters
Old Orchard West NWC 133rd & W Center Rd	3	1983	Gordman Properties Jerry Gordman/Deborah Smith	103,220	30,450	29.50%	\$8.50	N/A	Aldi, Dave & Busters
Olde L Plaza 13502 L Street	5	1994	Cushman & Wakefield   The Lund Company	21,000	0	0.00%	N/A	N/A	Nano Electric
Orchard Plaza NNEC 132nd & W Center Rd	4	1977	Slosburg Company Leigh Andres	89,419	25,083	28.05%	\$16.50	\$18.00	Pepperjax Grill, Hunan Fusion, Malbar Vision, Beyond the Vine
Pacific Crest SWC 120th & Pacific St	5	1974	CB Richard Ellis	23,936	1,371	5.73%	\$8.50	N/A	Boys Town Health, Camelot Cleaners
Pacific Pointe SEC 204th & Pacific St	4	2009	Magnum Realty, Inc. Joe Kutilek	82,900	4,000	4.83%	\$19.00	\$20.00	Family Fare
Pacific Springs Square NEC 178th & Pacific St	5	2009	Pacific Springs Square LLC Lisa Mendlik	22,500	0	0.00%	N/A	N/A	Mackovica Physical Therapy, Pacific Springs Dental Care
Pacific West SEC 142nd & Pacific St	5	1974	TREK Properties Bob Cox	18,892	1,500	7.94%	\$14.00	N/A	Dunkin Donut, Flowerama
Plaza II NEC 120th & Arbor St	5	1981	Colliers International Terry Root/Timoth Malm	23,844	13,143	55.12%	\$10.00	N/A	Vacuums Plus
Progress Plaza 3425 Oakveiw Dr	4		Buyers Realty Harry Wolf	34,535	17,067	49.42%	\$9.75	N/A	Golf Galaxy, 2nd Wind
Ridgeview SWC 180th & W Center Rd	2	2004	Investors Realty Pat Regan	413,190	1,262	0.31%	\$16.00	N/A	Walmart Supercenter, Lowe's
Rockbrook Camera SWC 168th & W Center Rd	5	2009	Investors Realty Brian Kuehl	16,820	0	0.00%	N/A	N/A	Rockbrook Camera
S & U Plaza 14235 S St	5	1984	CB Richard Ellis Seth Campbell	15,750	3,250	20.63%	\$9.00	N/A	Choo Choo's Lounge
Shoppes at Lakeside 16909 Lakeside Hills Plz	4	2004	World Group Dan Dutton/Dan Goaley/Nancy Klauschie	35,373	14,723	41.62%	\$14.75	N/A	Ragazzi's Pizza, Tuffy Shoes
Skylark Plaza 1101 S 119th St	5	1963	World Group Dan Dutton/Dan Goaley/Nancy Klauschie	19,523	3,066	15.70%	\$9.00	N/A	Big Fred's Pizza
Southwestern Plaza 4251 S 144th St	5	1999	NAI NP Dodge Stephanie Clark	24,578	1,522	6.19%	\$12.50	N/A	Buffalo Wild Wings, Pinnacle Bank
Sports Plaza NEC 120th & I St	4	1986	Investors Realty Brian Kuehl/Brian Farrell	97,060	10,016	10.32%	\$10.50	\$11.50	Better Bodies, Guns Unlimited, Echo Lighting, Golf USA



# SOUTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Spring Ridge Plaza SEC 180th & Pacific St	4	2004	Investors Realty Brian Farrell	63,865	8,994	14.08%	\$14.50	\$18.00	Pizza Hut, Anytime Fitness, Harbor Farms
Sterling Ridge 130th & Pacific St	4	2015	Lockwood Development Bob Begley	30,000	4,500	15.00%	\$20.00	\$25.00	Summer Kitchen Café
Summit Pointe NEC 144th & W Center Rd	5	1999	Investors Realty Pat Regan	29,675	6,680	22.51%	\$15.00	N/A	Old Chicago
Sunridge Shopping Center SWC 180th & Harrison St	4	2006	Investors Realty Brian Kuehl/Brian Farrell	75,112	4,659	6.20%	\$15.50	N/A	Kosama, Just Like Home Daycare
Super Saver NWC 144th & Y St	4	2000	B & R Foods	83,941	0	0.00%	N/A	N/A	Super Saver
The Shops of Legacy SWC 168th & W Center Rd	3	2004	Bear Properties Terry Hogan	122,203	1,599	1.31%	N/A	N/A	Roja Mexican Grill, Verizon, Baby Blue Sushi, Blatt
Tiffany Square 2305 S 133rd Plz	5	1982	7 Oaks Investments Paul Waggener	15,391	1,831	11.90%	\$13.50	N/A	Caps Etc, Esquire Hair, Bliss Salon
Tivoli 175th & W Center Rd	5	2006	CB Richard Ellis Gerald Daly	25,577	0	0.00%	N/A	N/A	Runza, Beauty First
U Street Plaza 14223 U St	5	1985	Quantum Real Estate	22,150	0	0.00%	\$8.00	N/A	Meineke
Walgreens 13155 W Center Rd	5	2003	Montclair Investment Co.	14,946	0	0.00%	N/A	N/A	Walgreens
Walgreens 18040 R Plz	5	2004	Walgreens Co	14,544	0	0.00%	N/A	N/A	Walgreens
Walgreens 5062 S 155th St	5	1999	Village Develop Q St. LLC	15,008	0	0.00%	N/A	N/A	Walgreens
Walgreens 5244 S 136th St	5	1987		11,120	0	0.00%	N/A	N/A	Walgreens
Walgreens NEC 171st & W Center Rd	5	2000	Village Development	15,048	0	0.00%	N/A	N/A	Walgreens
Walmart Neighborhood Market NEC 168th & Harrison	4	2013		38,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walnut Grove Plaza NEC 156th & Q St	3	2004	Walnut Grove Plaza LLC Tom Smith	133,804	79,385	59.33%	\$16.00	N/A	
West Center Oaks SEC 140th & Center	4	1985	Cushman & Wakefield   The Lund Company Richard Secor	44,746	4,200	9.39%	\$13.50	\$17.50	Leslie's Pool Supply
West Pacific Crossing SWC 156th & Pacific St	4	2001/ 2006		32,043	0	0.00%	N/A	N/A	Hector's Mexican Restaurant, Mama's Pizza
Western Springs NWC 177th & W Center Rd	2	2000	CB Richard Ellis	250,000	0	0.00%	N/A	N/A	Super Target
Westport Commercial SWC 144th & F	5	1993	Noddle Development Co. Erin Pogge	26,921	3,491	12.97%	\$15.95	N/A	Charlie's on the Lake
Westport Financial SWC 144th & F	5	2005	Noddle Development Co. Erin Pogge	20,353	796	3.91%	\$18.95	N/A	Metro Credit Union, Varsity, Roman Coin Pizza
Westport Village 14440 F St	5	2006	Colliers International Cindi Incontro/Chris Mensinger	18,623	8,075	43.36%	\$14.50	N/A	Cilantros
Westwood Plaza SWC 120th & W Center Rd	2	1964	World Group Ben Pearson/Dan Goaley/Dan Dutton	510,000	41,843	8.20%	\$7.00	\$22.00	Baker's, TJ Maxx, Westwood Cinema, Burlington Coat Factory, Office Depot
Wick's South Pointe SWC I-80 & Hwy 370	3	2009	Investors Realty Brian Kuehl/Brian Farrell	170,189	2,858	1.68%	\$16.50	N/A	Walmart Supercenter
Southwest Submarket Totals				7,914,896	838,123	10.59%			
SOUTHWEST NEW CONSTRUCTION									
Lumberyard 135th & Millard Ave		2017	Investors Realty Pat Regan	15,264	7,118	46.63%	\$22.00	\$25.00	Dunkin Donuts
Nebraska Crossing NEC I-80 & Hwy 6		2017	OTB Destination Rod Yates	34,000	0	0.00%	N/A	N/A	Ulta, H&M
Pacific Pointe 203rd & Blue Sage Pkwy		2017	Investors Realty Pat Regan	21,280	12,640	59.40%	\$20.00	N/A	
Tiburon Point 10177 S 168th Ave		2017	CB Richard Ellis	27,200	27,200	100.00%	\$18.00	\$22.00	
Southwest New Construction Totals				97,744	46,958	48.04%			

# NORTH CENTRAL SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Ames Ave Property 6553 Ames Ave	5	1967/ 2012	Cushman & Wakefield   The Lund Company Howard Shrier	16,782	16,782	100.00%	\$4.50	N/A	Thai Restaurant & Grocery
Benson Park Plaza NEC 72nd & Ames Ave	2	2001	World Group Dan Dutton/Dan Goaley/Ben Pearson	310,000	27,273	8.80%	\$8.00	\$9.50	Baker's, Home Depot, Cox, State Farm, Metro CU
Bloomfield Plaza 90th & Blondo St	5	1974/ 2007	NAI NP Dodge Todd Schneidewind	23,680	0	0.00%	\$14.00	N/A	Little Caesars, Anytime Fitness, Heartland Clinic, Max Muscle
Cherry Hills Village SWC I-680 & Hwy 133	4	2004	First Management Inc. Randy Wieseler/Eric Wieseler	43,936	10,168	23.14%	\$12.00	N/A	Cherry Hills Event Center, Legends Bar & Grill
CVS 1919 N 90th St	5	2011	Nebraska CVS Pharmacy LLC	13,205	0	0.00%	N/A	N/A	CVS
Dash Plaza 3021-3035 N 93rd St	5	1965	Jeff Ash	17,689	8,856	50.07%	N/A	N/A	Aksarben TV
Fort Plaza NWC 90th & Fort St	3	1990	Cushman & Wakefield   The Lund Company	134,044	14,224	10.61%	\$10.00	\$12.00	ShopKo, Dollar General
Gordmans NWC 90th & Military Ave	4	1989	The Lerner Company Sara Hanke/Rick Quinlevan	77,660	0	0.00%	N/A	N/A	Gordmans
Harold's Square SEC 81st & Blondo St	3	1968	Cushman & Wakefield   The Lund Company Holly Jones	106,747	58,584	54.88%	\$9.00	\$10.00	No Frills (Former)
Hartman Square 5739-5829 N 60th St	5	1969	Joseph Kozol	29,112	0	0.00%	N/A	N/A	Kozy Self Storage
Keystone Center SWC 78th & Military Ave	4	1950	Auction Solutions	35,200	1,500	4.26%	\$5.00	N/A	Auction Solutions
Maple Village NEC 102nd & Maple Rd	4	2000	Slosburg Company Leigh Andres	41,071	9,578	23.32%	\$14.50	N/A	Valentino's Pizza, Scooters, Malbar Vision, Diamond Vogel
Maplewood Square A SWC 90th & Maple Rd	3	1964		148,114	0	0.00%	N/A	N/A	Family Fare, Westlake Ace Hardware
Mormon Bridge Plaza 9229 Mormon Bridge Plz	5	2007	Cubby's Inc	15,400	10,500	68.18%	N/A	N/A	Scooters
Plaza 90 NEC 90th & Grant	4	1980	Cushman & Wakefield   The Lund Company Holly Jones	89,216	10,000	11.21%	\$12.00	\$13.00	Walmart Neighborhood Market
Plaza North NWC 90th & Fort St	3	1974	The Lerner Company Lindsay Banks/Boh Kurylo	203,250	140,229	68.99%	\$8.00	\$14.00	Baker's
Sorensen Park Plaza 72nd & Sorensen Pkwy	2	2006	Cushman & Wakefield   The Lund Company Howard Shrier/Holly Jones	485,279	33,313	6.86%	\$10.00	\$15.00	Target, Marshalls, PetsMart, Great Escape Movie Theater
Starwood Shopping Center SEC I-680 & Hwy 133	3	2004	NAI NP Dodge Julia Roberts/Stephanie Clark	229,378	4,554	1.99%	\$12.00	N/A	Walmart Supercenter, CATO, Verizon, GameStop
Tractor Supply Co NWC Blair High & Ida St	5	1985		25,140	0	0.00%	N/A	N/A	Tractor Supply
Village Shopping Center NWC 90th & Maple Rd	3	1980	Colliers International Cori Adcock	127,789	10,349	8.10%	\$9.50	N/A	Dollar Tree, Harbor Freight Tools, Fareway Foods
Walgreens 6101 NW Radial Hwy	5	1992	Haehner Properties NE LLC	12,544	0	0.00%	N/A	N/A	Walgreens
Walgreens 9001 Blondo St	5	1995	S & L Investments LLC	13,388	0	0.00%	N/A	N/A	Walgreens
Walgreens 90th & Fort St	5	2006	Waltrust Properties Inc.	14,374	0	0.00%	N/A	N/A	Walgreens
Walgreens NEC 72nd & Crown Point	5	2007	Waltrust Properties Inc.	14,466	0	0.00%	N/A	N/A	Walgreens
West Benson Plaza NWC 72nd & Grant	4	1976	PJ Morgan Real Estate Ryan Ellis/Don Boldizar	34,552	0	0.00%	N/A	N/A	Maaco
North Central Submarket Totals				2,262,016	355,910	15.73%			

# SOUTH CENTRAL SUBMARKET

4442 S 84th 84th St & J St	5	1966	CB Richard Ellis	18,000	5,200	28.89%	\$9.50	\$12.00	Rapid Graphics & Signs
600 S 72nd St NWC 72nd & Jones Cir	4	1944/ 2007	PJ Morgan Real Estate Bob Lanphier/Ryan Ellis	50,400	0	0.00%	N/A	N/A	Kids Stuff Superstore, The Bedding Company, Penzey's, Brick Oven Pizzeria
7010 Dodge Building 7010 Dodge Rd	5	1994	CB Richard Ellis	15,060	3,500	23.24%	\$25.00	N/A	Jason's Deli, Massage Envy
72 Plaza 970 S 72nd St	5	1996/ 2003	Eric Dawson	29,639	0	0.00%	N/A	N/A	Pump it Up

# SOUTH CENTRAL SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
72nd Crossing SEC 72nd & Jones St	4	1989	The Lerner Company Dennis Thaernert/Boh Kurylo	96,657	0	0.00%	N/A	N/A	PetsMart, Michaels,Big Lots
72nd Pacific Plaza NWC 72nd & Pacific St	5	2001	Mark Van Arsdell	15,855	0	0.00%	N/A	N/A	Northern Tool
74 Dodge Plaza SWC 74th & W Dodge Rd	4	1985	Woodsonia Drew Snyder	36,477	0	0.00%	\$14.00	\$30.00	Longhorn Steakhouse, Dollar Tree
74 Pacific Plaza NEC 74th & Pacific St	5	1972	Investors Realty Jerry Huber	26,400	3,300	12.50%	\$9.00	N/A	Pepperjax Grill, Pegasus Travel
7510 Dodge Plaza NEC 76th & W Dodge Rd	4	1967	Cushman & Wakefield   The Lund Company	90,000	90,000	100.00%	Neg	Neg	Best Buy
84th & F Plaza 4087 S 84th St	5	1985	Investors RealtyJohn Dickerson/Kevin Stratman	25,650	0	0.00%	N/A	N/A	UPS Store, Internet Car Lot, Sign It
9421 Q Street 9421 Q Street	5	1972		16,200	0	0.00%	N/A	N/A	The Furniture Place
ACE Hardware/CJ's Home Center 8018 Harrison St	5	1999	Charles K Huff	18,544	0	0.00%	N/A	N/A	ACE Hardware/ CJ's Home Store
Aksarben Place I & II SWC 63rd & Center St	5	2007	Magnum Realty, Inc.Joe Kutilek	19,208	0	0.00%	\$22.00	N/A	Jimmy D's, Great Clips, Aspen Athletic
Aksarben Village - Bldg 3 & 4 NWC 63rd & Center St	4	2008	Colliers International Adam Marek/Chris Mensinger	77,147	2,497	3.24%	\$27.00	N/A	Spirit World, Jones Bros
Aksarben Village - Zone 5, Bldg 2 SWC Aksarben Dr & Mercy	5	2015	Magnum Realty, Inc. Joe Kutilek	18,604	0	0.00%	\$25.00	\$30.00	Pacific Life, Freshii's, Pauli's
Aksarben Village - Zone 5, Bldg 3 NWC 67th & Mercy	4	2010	Magnum Realty, Inc. Joe Kutilek	80,201	0	0.00%	\$25.00	\$30.00	Aksarben Cinema, Gold's Gym
Aksarben Village - Zone 8 NWC Frances St & 67th St	4	2014	Colliers International Adam Marek/Chris Mensinger	30,475	1,382	4.53%	\$27.00	N/A	Gordmans Headquarters
Anthony's 72nd St & F St	5	1967	Anthony, Inc	21,305	0	0.00%	N/A	N/A	Anthony's
Applewood Centre SWC 96th & Q St	3	1989	Access Commercial, LLC Kirk Hanson/Danielle Wheeler	111,636	8,817	7.90%	\$12.00	N/A	Hy-Vee
Applewood Plaza SEC 96th & Q St	5	1985/ 1998	Investors Realty Brian Kuehl/Brian Farrell	23,232	9,900	42.61%	\$11.00	N/A	Subway, Panchitos Makery, L & L Vapes, Liberty Tax, China Star, Kiefer's Bar & Grill, Check N' Go, Rainbow Dental
Beverly Hills Plaza NWC 78th & W Dodge Rd	4	1955	First Management Inc. Randy Wieseler	55,878	0	0.00%	\$20.50	N/A	Jerry Ryan's, Jam's, Beauty First
Beverly Plaza SWC 78th & W Dodge Rd	4	1999	7 Oaks Investments Paul Waggener	31,280	0	0.00%	N/A	N/A	Beauty Brands, Panera Bread
Beverly Plaza/Natural Grocers SWC 78th & W Dodge Rd	5	2000	Omaha RE I, LLC	20,113	0	0.00%	N/A	N/A	Natural Grocers
Canfield Plaza SWC 84th & W Center Rd	3	1970	NAI NP Dodge Trenton Magid	169,154	1,200	0.71%	\$15.00	N/A	Canfield's, Westlake Ace Hardware
Cass Court 7609 Cass St	4	1975	Access Commercial, LLC Amber Olson	35,206	5,700	16.19%	\$14.00	\$16.00	New York Pizzeria, Tuesday Morning, Sherwin Williams
Cedarnole Shopping Plaza 72nd & Jones St	4	1971	McGregor Interests Geoff McGregor	30,955	10,958	35.40%	\$10.00	N/A	National MS Society, Mattress People
Clocktower Village SWC 98th & Nicholas St	4	1983	Cushman & Wakefield   The Lund Company Holly Jones	43,716	0	0.00%	N/A	N/A	America's Best, Salon Tino, Casual Male
Countryside Village NEC 87th & Pacific St	4	1953	Countryside Village, Inc.	59,702	5,567	9.32%	\$16.00	\$21.00	Starbucks
Crossroads Corner 201 S 72nd St	5	2004	Colliers International Michael Miller	15,000	0	0.00%	N/A	N/A	Chipotle, Noodles & Co, Starbucks
Crossroads Mall NWC 72nd & W Dodge Rd	2	1960	OTB Destination Rod Yates	754,626	324,926	43.06%	N/A	N/A	Barnes & Noble, Sears, Target
Crossroads Plaza NWC 76th & W Dodge Rd	4	1984	Colliers International Cori Adcock	86,647	2,966	3.42%	\$15.00	N/A	AT&T Wireless, Hobby Lobby
CVS 8315 W Center Rd	5	2012	Nebraska CVS Pharmacy LLC	13,232	0	0.00%	N/A	N/A	CVS
Empire Park NWC 108th & Q St	3	1979	Colliers International Cori Adcock	118,166	7,720	6.53%	\$10.00	N/A	Family Fare
Ethan Allen 10820 Pacific St	5	1979		26,902	0	0.00%	N/A	N/A	Ethan Allen



# SOUTH CENTRAL SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Exec West Retail SWC 96th & L St	5	1989	CB Richard Ellis	17,758	1,960	11.04%	\$8.50	N/A	Concentra, Fast Signs
Former Sports Authority NEC 72nd & Rose Blumkin Dr	4	1997	The Lerner Company Boh Kurylo/Lindsay Banks	42,687	42,687	100.00%	\$14.50	N/A	
Frederick Plaza 8505 Frederick St	5	1976	Investors Realty Brian Kuehl	22,556	0	0.00%	N/A	N/A	Vic's Corn Popper, Wild Bird Junction
Frederick Square SEC 84th & Frederick St	3	1973	NAI NP Dodge Trenton Magid	204,269	56,584	27.70%	\$8.00	\$20.00	ShopKo, Pizza Ranch
Furniture Row 119 N 72nd St	4	1961	Furniture Row USA	31,590	31,590	100.00%	N/A	N/A	Furniture Row
Galleria Plaza SWC 108th & O St	4	1984	Colliers International Terry Root	31,240	2,552	8.17%	\$12.00	N/A	Valentino's Pizza, Edward Jones
Heritage Plaza NEC 76th & W Dodge Rd	3	1982	Block and Company David Block	108,940	5,588	5.13%	\$14.00	\$20.00	Best Buy, Buffalo Wild Wings, Charleston's
Hilltop Plaza 108th & W Center Rd	5	1988	Colliers International Terry Root	18,255	8,750	47.93%	\$12.00	N/A	Stars Dance Academy, Bridal Traditions
Hy-Vee SWC 90th & W Center Rd	4	1999	HyVee, Inc.	62,808	0	0.00%	N/A	N/A	Hy-Vee
Kohl's SEC 72nd & Rose Blumkin Dr	4	1997	The Lerner Company Rick Quinlevan	82,798	0	0.00%	N/A	N/A	Kohl's
Kush Plaza 72nd & L St	3	1961/ 2001	Cushman & Wakefield   The Lund Company Mike Earl/Max Honaker	177,906	0	0.00%	N/A	N/A	Kush Furniture
Loveland Centre NEC 90th & W Center Rd	4	2014	Slosburg Company Leigh Andres	44,625	12,373	27.73%	\$28.00	N/A	Fareway Meat Market, Bookworm, Market Basket
Lowe's SEC 76th & W Dodge Rd	3	2001	Lowe's Home Center	138,789	0	0.00%	N/A	N/A	Lowe's
Main Street Plaza 5405 S 72nd St	5	2006	NAI NP Dodge Julia Roberts/Deb Graeve	24,588	8,183	33.28%	\$14.25	N/A	The Alchemy, CarStar, Nail's Express, Winners Lounge Keno, Off the Bench Sports Gear, Phoenix Pools & Waterfalls
Menard's 72nd & L St	3	2013		179,205	0	0.00%	N/A	N/A	Menard's
MidCity Plaza NEC 84th & G St	5	1986	Investors Realty Lee Ehlers/Brian Farrell	16,286	4,060	24.93%	\$9.00	N/A	Re-Bath
Nebraska Furniture Mart NWC 72nd & Rose Blumkin Dr	2	1965	Nebraska Furniture Mart	414,206	0	0.00%	N/A	N/A	Nebraska Furniture Mart, Mrs. B's, Mega Mart
Oak Plaza NEC 84th & Spring Plz	4	1973	Investors Realty Brian Farrell	46,614	15,931	34.18%	\$11.00	N/A	Goodwill, Hector's, Flashbacks
Office Max 6940 Dodge St	4	1996	Kalihi Kai Partners	30,098	0	0.00%	N/A	N/A	Office Max
One Pacific Place SWC 103rd & Pacific St	4	1987/ 2010	RED Development/Lund Company Tamie Osterloh	91,143	7,767	8.52%	\$28.00	\$36.00	Trader Joe's, Sur La Table, Eddie Bauer, Talbots
Pacific Village SEC 78th & Pacific St	5	1966	CB Richard Ellis	18,200	792	4.35%	\$9.00	N/A	State Farm Insurance, Interlude Lounge
Park Drive Shopping Center 8430 Park Dr	3	1970	CB Richard Ellis	104,000	2,910	2.80%	\$10.00	N/A	Dollar General, Xenon, Brewsky's, Spaghetti Works
Peaches Plaza SWC 75th & Pacific St	5	1986	Real Estate Brokerage Co. Brad Underwood/Sue Chastain	26,000	6,616	25.45%	\$8.00	\$12.00	El Basha, Custom Electronics
Peony Park NWC 78th & Cass St	4	1996	Omaha Group, LLC	80,557	0	0.00%	N/A	N/A	Hy-Vee
Petco, Fedex Kinko's NEC 72nd & W Dodge Rd	5	1978	Five Fifty Two Corp.	29,748	0	0.00%	N/A	N/A	Petco, Fedex Kinko's
Place 72 NWC 72nd & Harrison	5	1986	Cushman & Wakefield   The Lund Company Holly Jones	27,550	4,250	15.43%	\$10.00	\$11.00	State Farm Insurance, Harrison Street Animal Hospital
Place 96 SEC 96th & L St	5	1974	Cushman & Wakefield   The Lund Company Kurt Weeder/Marty Patzner	23,230	2,189	9.42%	\$10.50	N/A	Wells Fargo Bank, Edward Jones
Plaza 72 NWC 72nd & Jones St	5	1979	McGregor Interests Geoff McGregor	15,503	0	0.00%	N/A	N/A	Smash Burger, TREK, H&R Block
Ralston Town Square 72nd & Main St	5	2004	Access Commercial, LLC Dan Fishburn	27,850	2,100	7.54%	\$17.50	N/A	First State Bank
Regency Court Regency Pkwy & Regency Cir	3	1974	RED Development Tamie Osterloh	162,096	28,619	17.66%	\$28.00	\$45.00	Anthropologie, Borsheims, Pottery Barn, Williams & Sonoma

# SOUTH CENTRAL SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Rockbrook Village SWC 108th & W Center Rd	3	1960/ 2006	Colliers International Cindi Incontro	175,148	5,280	3.01%	Neg.	Neg.	Taste, Pasta Amore
Roxbury Plaza NWC 108th & Q St	4	1977	World Group Dan Dutton/Dan Goaley/Nancy Klauschie	31,104	14,046	45.16%	\$7.50	\$12.00	Down the Rabbit Hole, Rythmn Z Lounge, PNK Foods, Julie Dall Studio
Shaker Place NEC 107th & Pacific St	4	1970	World Group Dan Dutton/Dan Goaley/Nancy Klauschie	33,354	5,340	16.01%	\$12.00	\$16.00	Blue Martini, Minute Man Printing
Shoppes at Aksarben Village SEC 72nd & Pacific St	4	2005	Colliers International Adam Marek/Chris Mensinger	57,280	0	0.00%	N/A	N/A	Bed Bath & Beyond
Tower Plaza NEC 78th & W Dodge Rd	3	1998	First Management Inc. Eric Wieseler	102,823	7,200	7.00%	\$14.50	\$20.00	Duluth Trading, Goodwill, Old Chicago
Tractor Supply Co NWC 79th & L St	4	1968		30,156	0	0.00%	N/A	N/A	Tractor Supply
Walgreens 8380 Harrison St	5	1999	Walgreen Co.	12,808	0	0.00%	N/A	N/A	Walgreens
Walgreens 8989 W Dodge Rd	5	2002	Village Development	14,462	0	0.00%	N/A	N/A	Walgreens
Walgreens 9001 W Center Rd	5	1998	Center 90 LLC	13,698	0	0.00%	N/A	N/A	Walgreens
Walgreens SWC 72nd & Cass St	5	2000	Walgreen Co.	15,048	0	0.00%	N/A	N/A	Walgreens
Walmart Supercenter 72nd & Hickory St	3	2008	Walmart Stores, Inc.	217,750	0	0.00%	N/A	N/A	Walmart Supercenter
Westgate Plaza NEC 84th & Grover St	3	1962	First Management Inc. Randy Wieseler/Eric Wieseler	104,563	43,041	41.16%	\$10.00	\$12.00	Mangelsen's, Farmhouse Café
Westroads Mall NEC 102nd & W Dodge Rd	1	1968	General Growth Properties Jim Sadler/Hope Matthews	1,210,156	10,000	0.83%	\$10.00	\$90.00	Von Maur, Younkers, JC Penney, Dick's Sporting Goods, AMC 14, The Container Store
Whole Foods Market 10020 Regency Cir	4	1979/ 2005	Beekman Street Partners c/o Slosburg Co.	54,868	0	0.00%	N/A	N/A	Whole Foods Market

South Central Submarket Totals

6,655,580 814,041 12.23%

# EAST DOWNTOWN SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
1011 Capitol Ave 10th & Capitol Ave	4	1928/ 2003	Investors Realty Pat Regan/Mike Moylan	54,000	5,820	10.78%	\$25.00	N/A	DJ's Dugout
48th Street Square 4827 L St	4	1999	Colliers International Cori Adcock	32,654	0	0.00%	N/A	N/A	H&R Block, Dollar General
50 Ames Place NWC 50th & Ames Ave	3	1965/ 1987	The Lerner Company Lindsay Banks/Rick Quinlevan	199,460	1,565	0.78%	\$17.00	N/A	Walmart Supercenter
Ames Place 5921 Ames Ave	4	1960/ 2013	Colliers International Cori Adcock	34,296	6,324	18.44%	\$10.00	N/A	Mid K Beauty Supply
Auto Zone NEC 50th & W Center Rd	5	1999	Marathon Realty Cindy Makinster	15,333	0	0.00%	N/A	N/A	Auto Zone
Baker's SWC Saddle Creek & Leavenworth	4	1989	Dillon Stores	63,632	0	0.00%	N/A	N/A	Baker's
Big Kmart Plaza NWC 50th & L St	3	1967	World Group Dan Dutton/Dan Goaley/Ben Pearson	121,977	8,000	6.56%	\$9.00	N/A	Kmart, Papa Johns
CVS 4840 Dodge St	5	2011	Nebraska CVS Pharmacy LLC	13,194	0	0.00%	N/A	N/A	CVS
Grover Plaza SWC 50th & Grover St	4	1966	E & W Real Estate Christopher Erickson	57,440	0	0.00%	N/A	N/A	Family Fare
Hy-Vee NEC 52nd & W Center Rd	4	2004	HyVee, Inc.	65,732	0	0.00%	N/A	N/A	Hy-Vee
Long School Marketplace 24th & Hamilton St	5	2005	Omaha Economic Developpent	22,740	0	0.00%	\$9.50	\$10.50	Family Dollar, Jackson Hewitt
Midtown Crossing 33rd & Dodge St	3	2006	CB Richard Ellis/MEGA Jamie Heideman	223,472	14,306	6.40%	\$18.00	N/A	Prairie Life Fitness, Marcus Theatres, Tru Salon and Spa, Wohlners Grocery
Midtown Plaza NEC Saddle Creek & California St	3	1991	First Management Inc. Randy Wieseler	105,000	4,215	4.01%	\$12.00	N/A	Family Fare
Old Market Lofts 10th & Jones St	4	1910/ 2000		37,398	0	0.00%	N/A	N/A	Anytime Fitness, Hudl, Brick & Mortar Bar

# EAST DOWNTOWN SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Plaza Q 36 NEC 36th & Q St	4	1971	Gordman Properties Jerry Gordman/Deborah Smith	84,911	14,886	17.53%	\$8.50	N/A	Planet Fitness, Thrift World, Family Dollar
Saddle Creek Center Saddle Creek & NW Radial Hwy	5	1954/ 2007	White Lotus Development Arun Agarwal	23,000	0	0.00%	\$11.00	\$14.00	Armor Storage
Saddle Creek Complex 1330 Webster St	4	2006	Saddle Creek Records Robb Nansel	39,028	0	0.00%	N/A	N/A	Urban Outfitters, Film Streams, Slowdown, Zipline Brewery
Southwest Plaza, LLC NEC 50th & L St	5	1964	CBS Home Jim Posey	23,529	0	0.00%	N/A	N/A	Lansky's Restaurant
Spring Valley SWC 50th & F St	3	1990	The Lerner Company Lindsay Banks/Dennis Thaumert	115,166	75,907	65.91%	Neg.	Neg.	No Frills, West Lake Hardware, Douglas County Treasurer
Stockyards Plaza SEC 36th & L St	3	1990	Perkins Properties Wendy Chapman	103,649	61,961	59.78%	\$7.00	\$10.00	Fmr HyVee
Supermercado NEC 36th & Q St	4	1981	The Lerner Company Boh Kurylo	39,317	0	0.00%	N/A	N/A	
Sutherlands Plaza 2910 K Street	4	1980	PJ Morgan Real Estate Bob Landhier	61,000	7,700	12.62%	\$8.00	\$8.00	Aldi Foods, Dollar Tree, Aaron's Rent-to-Own
The 1401 Building 1401 Jones St	4	1912	Cushman & Wakefield   The Lund Company Howard Shrier	41,844	30,096	71.92%	\$8.00	\$14.00	
The Limelight 16th & Harney	5	1947	World Group Ben Pearson/Dan Goaley/Dan Dutton	16,545	0	0.00%	N/A	N/A	
The Pavilion at the Brandeis 16th & Douglas St	5	1894/ 2006	Colliers International Cindi Incontro	25,337	16,151	63.74%	\$15.00	\$20.00	
Vinton Square NWC 24th & Vinton St	3	1981	Colliers International Jeffrey Wyatt/Tim Malm	103,323	3,230	3.13%	\$13.50	N/A	Family Fare
Wal creek Plaza 344-350 N Saddle Creek Rd	4	1968		31,591	0	0.00%	N/A	N/A	Westlake Ace Hardware, Panera Bread, Qdoba
Walgreens 225 N Saddle Creek Rd	5	2003	Clayton Properties II LLC	13,578	0	0.00%	N/A	N/A	Walgreens
Walgreens 2323 L St	5	1999	BDRE L Street LLC	13,905	0	0.00%	N/A	N/A	Walgreens
Walgreens 3001 Dodge St	5	2002	WG Omaha Realty LLC	14,530	0	0.00%	N/A	N/A	Walgreens
Walgreens 3005 Lake St	5	1999	BDRE Lake LLC	13,776	0	0.00%	N/A	N/A	Walgreens
Walgreens 3121 South 24th St	5	2002	Twenty Three Hundred	14,530	0	0.00%	N/A	N/A	Walgreens
Walgreens 4310 Ames Ave	5	2002	DAHO LLC	14,530	0	0.00%	N/A	N/A	Walgreens
Walgreens 5038 W Center St	5	2004	Walgreen Co.	13,500	0	0.00%	N/A	N/A	Walgreens
Walgreens 7202 North 30th St	5	1995	Marathon Properties LLC	13,404	0	0.00%	N/A	N/A	Walgreens
Walmart Neighborhood Center 51st & L	4	2013		35,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walmart Neighborhood Market SWC Capitol Ave & Saddle Creek	4	2014		42,533	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Weber Place SWC 30th & Forest Lawn Ave	3	1988	Cushman & Wakefield   The Lund Company	121,800	1,500	1.23%	\$13.50	N/A	No Frills, Dollar Tree

## East Downtown Submarket Totals

2,065,654 251,661 12.18%

## EAST DOWNTOWN NEW CONSTRUCTION

Capitol District 10th & Capitol		2017	The Lerner Company Boh Kurylo/Lindsay Banks	80,000	80,000	100.00%	N/A	N/A	
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## East Downtown New Construction Totals

80,000 80,000 100.00%

# SARPY SUBMARKET

25th Place 25th & Ponderosa Dr	5	1986	CB Richard Ellis Jason Ruegg	22,000	1,000	4.55%	\$9.75	N/A	Bellevue Dance Academy
American Plaza NEC Galvin Rd & Harvell Dr	3	1986	The Lerner Company Lindsay Banks/Boh Kurylo	164,848	17,632	10.70%	\$8.50	\$13.00	Baker's, ShopKo, Dollar Tree
Barrington Shoppes SEC 90th & Hwy 370	5	2015	NAI NP Dodge Tom Failla	26,372	18,321	69.47%	\$19.00	\$22.00	



# SARPY SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Bellevue Plaza NEC Wilshire Ln & Hwy 370	3	1972	Investors Realty Brian Kuehl/Brian Farrell	149,618	13,750	9.19%	\$8.00	\$10.00	Salvation Army, Family Fare
Brentwood Business Center 8610 Brentwood Dr	5	2000	First Management Inc. Randy Wieseler/Eric Wiesler	20,603	2,000	9.71%	\$8.50	N/A	Face to Face Salon & Spa, Acapriccio Dance Co
Brentwood Plaza NWC 84th & Brentwood Dr	5	1980	CB Richard Ellis Tracy Earnest	17,317	8,304	47.95%	\$3.75	\$8.90	Just Hair/Pro Hair
Brentwood Square NWC 84th & Giles Rd	3	1980	First Management Inc./World Group Randy Wieseler/Trenton Magid	124,040	63,448	51.15%	\$9.00	N/A	Dollar Tree
Brentwood Square II NWC 84th & Giles Rd	4	1980	Cushman & Wakefield   The Lund Company Howard Shrier/Kurt Weeder	89,359	5,517	6.17%	\$15.00	N/A	Office Depot
Brentwood Village NEC 84th & Giles Rd	4	1997	JSMN International, Inc	35,320	7,300	20.67%	\$10.00	N/A	Sprint, Creation Station
Cabela's SWC 126th & I-80	3	1985	CB Richard Ellis	127,876	0	0.00%	N/A	N/A	Cabela's
Capehart Square 25th & Capehart Rd	5	1990	CB Richard Ellis Jason Ruegg	26,000	5,000	19.23%	\$9.75	N/A	Edward Jones, Upstart Kitchen, Allstate
Cornhusker Center SEC 21st & Cornhusker Rd	3	2000	Hike Real Estate Rusty Hike	175,180	3,430	1.96%	\$12.00	N/A	Menard's, Famous Dave's
Cornhusker Plaza NEC 25th & Cornhusker Rd	4	1988	Wayne Street Properties Ed Gilbert	34,913	0	0.00%	N/A	N/A	Subway, Sear's Homestore
Costco NWC 125th & W Giles Rd	3	2016		154,302	0	0.00%	N/A	N/A	Costco
CVS 1701 S Galvin Rd	5	2011		13,220	0	0.00%	N/A	N/A	CVS
CVS 6901 S 84th St	5	2012		14,500	0	0.00%	N/A	N/A	CVS
Emporium Plaza NEC Galvin Rd & JF Kennedy Dr	5	1975	Investors Realty Brian Ferrell	17,679	3,679	20.81%	\$8.50	N/A	Jammer's Pub
Family Fare SEC 51st & Harrison St	4	1966	Family Fare	44,940	0	0.00%	N/A	N/A	Family Fare
Family Fare SWC 84th & Giles Rd	4	2009	Investors Realty Brian Kuehl	86,089	2,450	2.85%	\$15.00	N/A	Family Fare
Fareway Foods SWC 73rd Plz & Giles Rd	5	2004	Fareway Stores Inc.	24,484	0	0.00%	N/A	N/A	Fareway Foods
Former No Frills Supermarket SEC Fort Crook & Childs Rd	4	1984		66,930	66,930	100.00%	\$8.00	\$10.00	No Frills (Former)
Freeman Plaza SEC Galvin Rd & Harvell Dr	4	1973	Freeman Co. Jeannette Zeleny	42,000	4,018	9.57%	\$10.00	\$12.00	Westlake Ace Hardware, Wells Fargo Bank
Harrison Heights SEC 78th & Harrison	5	2013	NAI NP Dodge Vic Pelster/Kyle Pelster	15,400	15,400	100.00%	\$12.50	N/A	
Harrison Square SEC 36th & Harrison St	4	1972	Cushman & Wakefield   The Lund Company Kurt Weeder	60,177	0	0.00%	N/A	N/A	Dollar General, Walgreens
Harrison Square SWC 39th & Harrison St	4	1958	Colliers International Cori Adcock	31,580	4,752	15.05%	\$6.50	N/A	Bellevue Keno Casino
Home Depot SWC 6th & Washington St	4	2002	Home Depot	97,649	0	0.00%	N/A	N/A	Home Depot
La Vista Crossing NWC 72nd & Giles	5	2005	Investors Realty Pat Regan	23,415	1,960	8.37%	\$18.00	N/A	H&R Block, UPS Store, Midwest Eyecare
Midlands Place-Bldg 1,2,5,7 SEC 84th & Hwy 370	4	2013	Colliers International Cindi Incontro	61,637	2,160	3.50%	\$14.00	N/A	Jimmy John's, The Egg & I, Athletes Training Center, Spin Pizzeria
One Giles Place SWC 96th & Giles Rd	5	2006	Investors Realty Brian Kuehl/Brian Farrell	15,488	2,560	16.53%	\$12.00	N/A	Children's Physicians, Dominos, State Farm
One Val Verde Place SWC 96th & Giles Rd	4	1977	Investors Realty Brian Kuehl/Brian Farrell	47,505	9,377	19.74%	\$12.00	N/A	Val Verde Animal Hospital, Remax, JB Salon
Papio Pointe 741 Pinnacle Dr	5	2004	CB Richard Ellis	23,654	0	0.00%	N/A	N/A	Scooters, Papillion Chiropractic, Lifegate Church
Settler's Creek NEC 72nd & Cornhusker	3	2013	The Lerner Company Rick Quinlevan	233,136	12,600	5.40%	\$32.00	N/A	Hobby Lobby, Sam's Club, Chipotle, Smoothie King
Shadow Lake Towne Center SWC 72nd & Hwy 370	2	2007	RED Development Tamie Osterloh	734,666	80,813	11.00%	\$34.00	\$54.00	Aspen Athletics, Bed, Bath & Beyond, Best Buy, Dick's, Gordmans, Hy-Vee, JCPenney, Old Navy, PierOne, PetsMart, Office Max, TJ Maxx, Sprint, Mattress Firm

# SARPY SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Shoppes at Hickory Hills SWC 72nd & Giles Rd	5	2009	CB Richard Ellis Jason Ruegg	19,180	1,246	6.50%	\$19.00	N/A	Trek Bicycle, Max I Walker
Shoppes at Southport West 12744 Westport Pkwy	4	2016	CB Richard Ellis Dennis Hoth/Gerald Daly	76,293	26,180	34.32%	\$27.00	N/A	Alamo Draft House, Boot Barn
Shoppes at Tregaron 2211 Capehart Rd	5	2006	NAI NP Dodge Tom Failla	18,312	0	0.00%	N/A	N/A	Scooters, Ferrell's Extreme Body Shaping
Southport Center Giles Rd & Eastport Pkwy	5	2008	Hoich Enterprises John Hoich	20,430	0	0.00%	N/A	N/A	Jimmy John's
Star Park NEC 36th & Chandler Rd	5	2004	World Group Nancy Klauschie	19,500	4,500	23.08%	\$8.00	N/A	Cash Advance
Super Target NWC Washington & Hogan Dr	3	1996	Target Stores	200,793	0	0.00%	N/A	N/A	Super Target
Tara Plaza NEC Washington St & Hogan Dr	4	1968/ 1987	Hogan Real Estate Company Michael J. Hogan	95,312	0	0.00%	N/A	N/A	24 Hour Fitness
The Shoppes at Market Pointe SEC 72nd & Giles Rd	2	2005	Dial Properties Brian Reilly	470,314	4,032	0.86%	\$28.00	N/A	Walmart Supercenter, Lowe's, Kohl's
The Shops at Daniell Crossing NEC 36th & Hwy 370	5	2002	The Lerner Company Sara Hanke/Lindsay Banks	28,800	7,400	25.69%	\$12.50	N/A	The Asthma and Allergy Center
Twin Creek NWC 36th & Hwy 370	3	1968/ 2004	CB Richard Ellis Mark Obermeyer	248,206	7,889	3.18%	\$14.00	\$14.95	Baker's, Target
Twin Creek Cinema 3909 Raynor Pkwy	4	2003	Marcus Theaters	75,000	0	0.00%	N/A	N/A	Twin Creek Cinema
Walgreens SEC 72nd & Settlers Creek Dr	5	2009	Village Development	14,820	0	0.00%	N/A	N/A	Walgreens
Walgreens SEC 96th & Hwy 370	5	2008	Village Development	14,924	0	0.00%	N/A	N/A	Walgreens
Walgreens SWC Galvin Rd & Hwy 370	5	1995	Walgreen Co	16,528	0	0.00%	N/A	N/A	Walgreens
Walmart Neighborhood Market NEC 96th & Giles	4	2014	Walmart Stores, Inc.	42,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walmart Neighborhood Market SEC 25th & Capehart Rd	4	2013	Walmart Stores, Inc.	42,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walnut Creek Village SWC 96th & Hwy 370	4	2007	First Management Inc. Eric Wieseler	32,577	0	0.00%	\$18.00	N/A	LaPetite Academy, Jensen Tire, Anytime Fitness, Pizza Hut
Wolf Creek Plaza SEC 15th & Cornhusker Rd	2	2004	Hogan Real Estate Company Michael J. Hogan	315,613	4,080	1.29%	\$17.50	N/A	Michaels, Gordmans, Walmart Supercenter, Petco
<b>Sarpy Submarket Totals</b>				<b>4,572,499</b>	<b>407,728</b>	<b>8.92%</b>			

# COUNCIL BLUFFS SUBMARKET

3415 W Broadway SEC 34th & W Broadway	4	1968	Heartland Properties John Jerkovich	46,068	16,500	35.82%	\$3.75	N/A	Octapharma Plasma
Auto Zone Plaza SEC 28th & W Broadway	4	1955		43,677	0	0.00%	N/A	N/A	AutoZone, Family Dollar
Bass Pro Shops 2911 27th Ave	3	2005	Bass Pro Shops	120,000	0	0.00%	N/A	N/A	Bass Pro Shops
Bluffs Plaza NEC N Broadway & Kanesville Blvd	4	1970	TKG Management Alex Hepper	87,032	14,080	16.18%	\$8.00	N/A	Supersaver
Broadway Plaza NEC 18th & W Broadway	4	1991	Heartland Properties John Jerkovich/James Kaiser	32,612	6,240	19.13%	\$12.00	\$14.00	China Buffet, Family Dollar
CVS 545 W Washington St	5	2011		13,160	0	0.00%	N/A	N/A	CVS
Family Fare NEC Valley View & Madison Ave	4	1992	Family Fare Steve Moskovits	63,228	0	0.00%	N/A	N/A	Family Fare
Fareway Foods NWC McKenzie & Kanesville Blvd	5	2006	Fareway Stores Inc.	24,426	0	0.00%	N/A	N/A	Fareway Foods
Former No Frills Supermarket SWC 18th & W Broadway	4	1976		48,836	48,836	100.00%	N/A	N/A	No Frills (Former)
Hy-Vee Plaza SEC 25th & Broadway	4	2010	HyVee, Inc.	67,000	0	0.00%	N/A	N/A	Hy-Vee
Lake Manawa Power Center SEC 30th Ave & Dial Rd	1	1995	Dial Properties Sarah O'Connor	804,909	23,012	2.86%	N/A	N/A	OfficeMax, Home Depot, Best Buy, Toys "R" Us, Menard's, Gordmans, Walmart, Sam's Club

# COUNCIL BLUFFS SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2016	2016 Vacancy	2016 % Vacancy	2016 Rate 1	2016 Rate 2	Anchor
Mall of the Bluffs NEC Madison Ave & Bennett Ave	2	1986	Berkshire Hathaway Gary Kuklin	701,242	251,000	35.79%	\$13.50	N/A	Dillards, Hy-Vee, Planet Fitness
Manawa Power Center 20 & 40 Power Dr	5	2004	Ramussen Mechanical	18,000	0	0.00%	N/A	N/A	Rentway, Complete Nutrition, CD Tradeport
McKenzie Place 320 McKenzie Ave	5	2009	Heartland Properties John Jerkovich	16,600	0	0.00%	N/A	N/A	McKenzie Medical Group
Metro Crossing I-29 & Hwy 92/275	2	2007	The Lerner Company Ben Meier/Boh Kurylo	496,871	1,787	0.36%	\$17.00	\$35.00	Target, Dick's Sporting Goods, Kohl's, Hobby Lobby, Bed Bath & Beyond, PetSmart, TJ Maxx, Ulta, Verizon, The Buckle
Ogden Place 201-295 W Broadway	5	1977	NAI NP Dodge	19,675	0	0.00%	N/A	N/A	Union Pharmacy, Ogden Salon
Peoples True Value Hardware SWC 29th & W Broadway	5	1974		23,612	0	0.00%	N/A	N/A	True Value Hardware
Sherwood Plaza SEC Sherwood Dr & Kanesville Blvd	3	1980		149,510	0	0.00%	N/A	N/A	Big Kmart, Bomgaars
Shoppes on Madison Ave 1851 Madison Ave	4	1978/ 2000	Heartland Properties John Jerkovich	58,315	0	0.00%	N/A	N/A	Midstates Bank, Echo Electric
Star Cinema 3220 23rd Ave	4	2002	Star Iowa LLC	76,570	0	0.00%	N/A	N/A	Star Cinema
Sundel Plaza SWC 22nd & W Broadway	5	1975	Sundel Company Mina Anderson	24,280	10,000	41.19%	N/A	N/A	Hair Masters, Old Home Bakery
The Marketplace I-80/I-29 & 24th St	2	2008	Legacy Development Paul Mulligan	276,020	21,745	7.88%	\$20.00	N/A	JCPenney, Shopko, Petco, Party City, VF Factory Stores, Boot Barn
The Plaza 20 & 40 Arena Way	4	2004	CB Richard Ellis	72,520	46,208	63.72%	N/A	N/A	Famous Dave's, Social Security Admin, US Armed Forces
Tractor Supply Co SEC Piute & Veterans Hwy	5	1993		19,050	0	0.00%	N/A	N/A	Tractor Supply
Valley View Village 928 Valley View Dr	5	2007	NP Dodge Real Estate Mark McKeever	25,000	3,150	12.60%	\$13.00	N/A	Godfather's Pizza, Valley View Bank
Walgreens 301 W Bennet Ave	5	2001	Starlight Motor Lodge LLC	14,368	0	0.00%	N/A	N/A	Walgreens
Walgreens 535 E Broadway	5	1997	Broadway East Properties LLC	13,833	0	0.00%	N/A	N/A	Walgreens
Walgreens NWC 25th & W Broadway	5	1997	Walgreen Co.	15,608	0	0.00%	N/A	N/A	Walgreens
Walmart - Bluffs Northway SWC Nash Blvd & Hwy 192	3	2014	Gordman Properties	207,530	13,200	6.36%	\$18.00	N/A	Walmart Supercenter, Urgent Care, Jusy Nails
Westlake Hardware, Hy-Vee Drug SEC Kanesville Blvd & 8th St	4	1980	721 Broadway, LLC	48,514	0	0.00%	N/A	N/A	Westlake Ace Hardware, Hy-Vee Drug Town
Woodbury Hills 900 Woodbury Avenue	5	1987	Heartland Properties James Kaiser	18,908	2,605	13.78%	\$12.50	N/A	Wells Fargo Bank
<b>Council Bluffs Submarket Totals</b>				<b>3,646,974</b>	<b>458,363</b>	<b>12.57%</b>			
<b>COUNCIL BLUFFS NEW CONSTRUCTION</b>									
Metro Crossing - Cox Bldg I-29 & Hwy 92/275		2017	The Lerner Company Ben Meier/Boh Kurylo	10,000	3,500	35.00%	\$35.00	N/A	Cox, Sports Clips, Eat Fit Go
<b>Council Bluffs New Construction Totals</b>				<b>10,000</b>	<b>3,500</b>	<b>35.00%</b>			

# Omaha Metropolitan Area - 2016 Year in Review

## The Lerner Company Team

### BROKERAGE



Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our property management portfolio is approximately 2.5 million square feet.

From identifying potential problems and finding solutions, to providing clients reliable contractors, our property management team works together to better serve you. We always strive to meet your needs with customizable, hands-on service.

We invite you to take advantage of our team's experience in development, financing, law, research, retailing, strategic planning, or tenant representation. We pledge to be innovative and create value for your benefit and for our community.

We would like to thank all of you, who have built relationships with The Lerner Company team over the years. We appreciate the trust and confidence you have bestowed upon us.

At the Lerner Company we are dedicated to one goal - providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers, rather we see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that - a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day is at The Lerner Company is a pleasure, not a contest.

### PROPERTY MANAGEMENT

