

2017

RETAIL MARKET SUMMARY

Omaha Metropolitan Area



The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT

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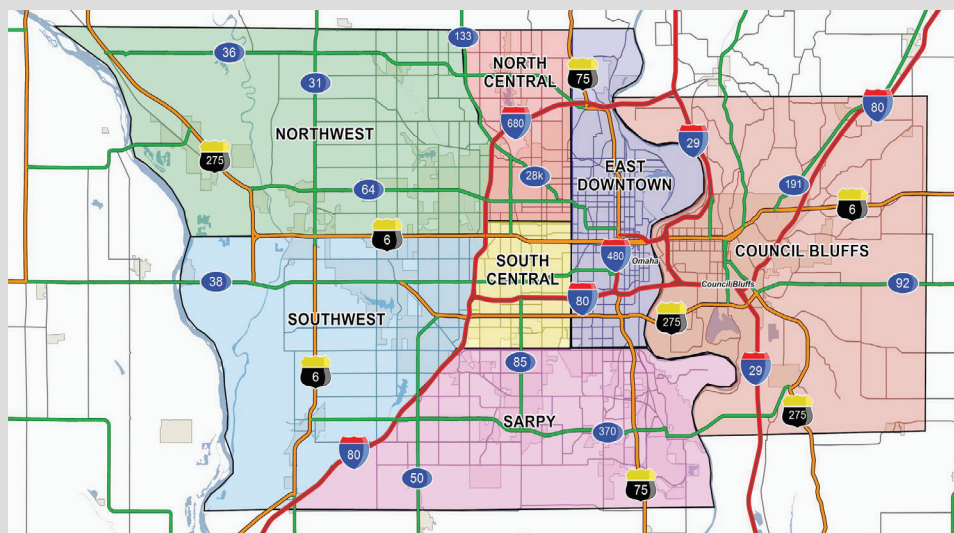


The most informative and detailed evaluation of the Omaha Metro retail market.

RETAIL MARKET SUMMARY

2017 Year in Review - Omaha Metropolitan Area

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Editors: Tasha Pettigrew and Jodi Meyer

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.

369 <i>Centers Surveyed</i>	32,024,555 SF <i>Inventory Total</i>	3,363,960 SF <i>Vacancy</i>	10.50% <i>Rate</i>	+364,101 <i>Absorption</i>	+159,725 SF <i>+/- Inventory Growth</i>
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2017 - A Look Back

The pace of evolution in the retail landscape is accelerating in a manner that few would have anticipated even five years ago. E-commerce has proven to be a very powerful disruptor, affecting both retailers and property owners alike. For some that have had the foresight and financial resources to adapt to this change, the disruption has brought opportunities for growth and increased market share. Clearly, not all have been able to adapt; some due to lack of execution and others seemingly caught in circumstances beyond their control. Despite the turbulence within the retail category, overall U.S. retail sales grew a very respectable 4.2% during 2017, bolstered by continuing gains in employment and a marked improvement in economic growth during the second half of the year.

On the local level, the Omaha retail market exhibited moderate improvement during 2017 following a year of weak performance in 2016. The market absorbed just over 364,000 square feet during the year, slightly under the average annual rate of absorption for the past five years of 378,000 square feet. The overall vacancy rate decreased from 11.2% to 10.5% during the year as vacancy improved in four of the seven submarkets. The bulk of the improvement was shown in the Southwest submarket which absorbed more than 331,000 square feet.

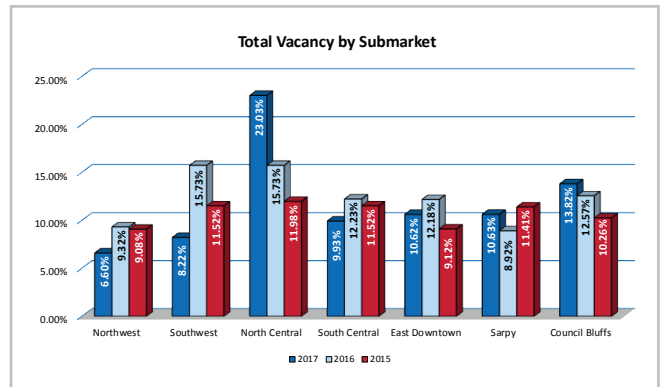
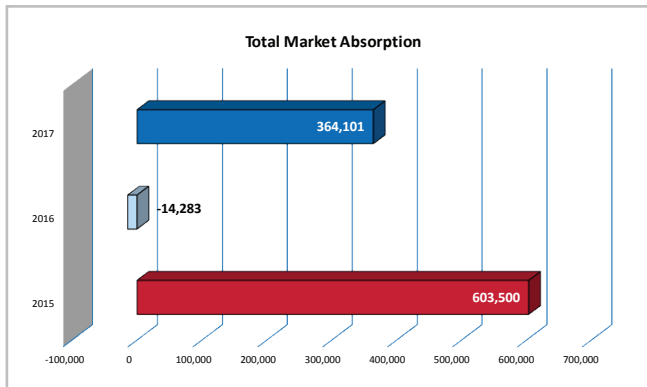
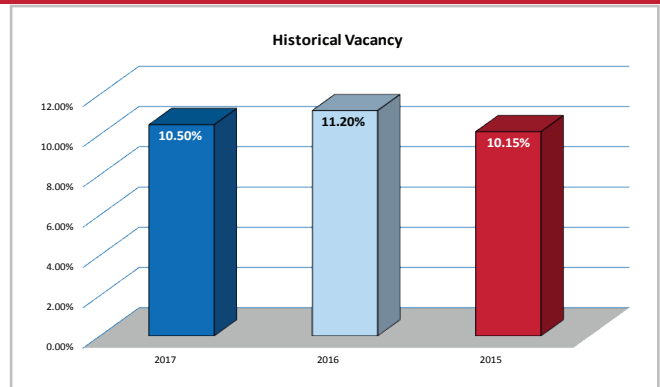
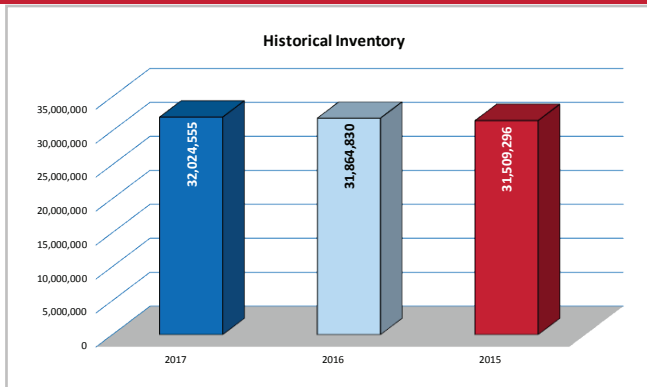
Consolidation continued to occur within the junior and anchor box market as Shopko, Gordman's and Office Max collectively closed a total of 8 stores containing just over 507,000 square feet. Excluding the big box vacancies within Crossroads and Mall of the Bluffs, the Omaha market now has 28 empty boxes comprising

Omaha Metro Shopping Centers by Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	3	2,877,413	71,400	2.48%
2	20	9,116,372	1,166,001	12.79%
3	65	10,152,756	881,022	8.68%
4	121	6,727,577	948,106	14.09%
5	160	3,150,437	297,431	9.44%
Totals	369	32,024,555	3,363,960	10.50%

*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)

RETAIL MARKET SUMMARY

2017 Year in Review - Omaha Metropolitan Area



approximately 1.35 million square feet, which represents 40% of the total vacancy. Additionally, Shopko and Kmart both announced that they would each be closing yet another store during the first quarter of the coming year. While consolidation took its toll, there were several anchors adding new stores. TJ Maxx, HomeGoods and Burlington opened within the former Kmart at Eagle Run Shopping Center located on the northwest corner of 132nd & West Maple. Aldi and Cavender's took advantage of prime space that was left vacant at 72nd & Jones when Sports Authority went out of business. Also, Fresh Thyme opened their 2nd and 3rd Omaha stores at 132nd & West Center and 175th & West Center.

2018 - LOOKING AHEAD

Five years following the initial announcement that the Capitol District would be developed in Downtown Omaha, the much-anticipated entertainment and restaurant component is coming to life, with as many as a dozen tenants expected to open during the coming year. Ross Dress for Less plans to open its first Omaha store at L Street Marketplace in March. Ross could have two additional stores open by year-end, and is eventually expected to operate as many as six stores in the Omaha Market. Sierra Trading Post will join its TJX sister stores TJ Maxx and HomeGoods when they open at Eagle Run in April. Five Below, a discount store that primarily focuses on teen and pre-teen customers is actively negotiating multiple LOI's, although the Five Below stores are not expected to open until 2019. TopGolf, an exciting entertainment and event venue will anchor a 14-acre project being developed immediately west of Westroads Mall on the west side of 102nd Street. TopGolf is expected to open for business in early 2020. Noddle Development continues to pursue anchors for the retail component of West Farm at Boystown and is known to be targeting multiple retailers without an existing presence in the Omaha market. West Farm is not expected to open prior to 2020.

Omaha Metro Demographic Comparison by Submarket

2017 Estimates	Northwest	Southwest	North Central	South Central	East Downtown	Sarpy	Council Bluffs	Omaha MSA
Population	120,008	163,631	60,148	73,364	180,633	138,797	79,938	928,136
Med HH Income	\$87,201	\$94,828	\$52,116	\$65,843	\$43,075	\$75,853	\$56,711	\$69,472
Daytime Population	55,885	104,780	26,199	79,514	134,808	63,312	38,571	543,493
<div> <div></div> Highest <div></div> Lowest </div>								

NORTHWEST

2017 Retail Year In Review - Omaha Metro Area

56
Centers Surveyed

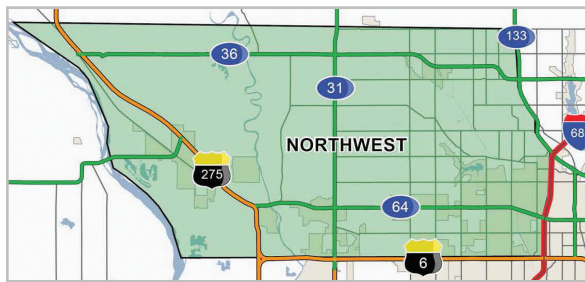
4,746,179 SF
Inventory Total

-1,032 SF
+/- Inventory Growth

313,421 SF
Vacancy

6.60%
Percentage Vacant

+128,057 SF
Absorption

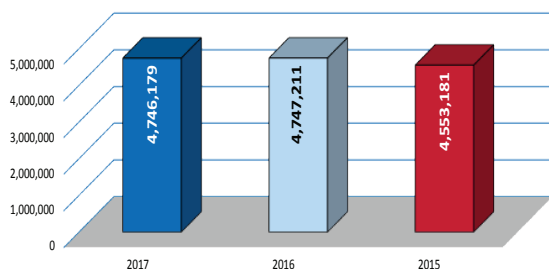


Boundaries: North-Washington/Douglas County Line;
South-W Dodge Rd; East-I-680 & Hwy 133; West-Platte River

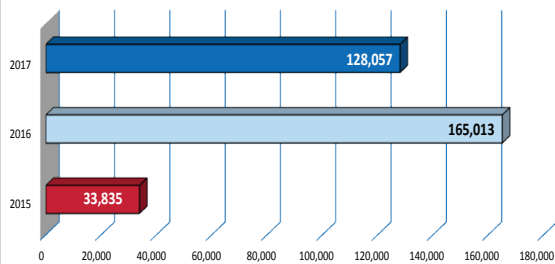
Northwest Demographic Comparison

2017 Estimates	Northwest	Omaha MSA
Population	120,008	928,136
Med HH Income	\$87,201	\$69,472
Daytime Population	55,885	543,493

Northwest Historical Inventory



Northwest Historical Absorption



Northwest Submarket by Shopping Center Size*

Size	Centers	GLA	Vacancy	% Vacant
1	0	0	0	0.00%
2	4	1,454,168	97,484	6.70%
3	12	1,884,245	107,632	5.71%
4	17	948,826	65,125	6.86%
5	23	458,940	43,180	9.41%
Totals	56	4,746,179	313,421	6.60%

*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)

SUBMARKET HIGHLIGHTS

- The Northwest Submarket has the highest per capita income and second highest median household income in the Omaha Metro.
- It has the lowest vacancy rate of all submarkets.
- 2017 is the third consecutive year with positive absorption.
- Gordman's closing at West Grayhawk occurred only thirteen months after the store's grand opening.
- Rental rates generally range from \$12.00 to \$25.00 per square foot. A noteworthy exception is Village Pointe where rents can reach \$50.00 per square foot.
- Submarket population continues to grow as the increasingly popular Elkhorn and Bennington school districts are fueling new home construction.

2017 - A Look Back

Eagle Run Shopping Center is certainly the dominant power center in the submarket following the addition of Burlington, TJ Maxx and HomeGoods. The closing of the 21,000 square foot Brix at Village Pointe came suddenly in early January. Many customers were reportedly left holding worthless gift cards received during the preceding holiday season. The prominent Brix space remained vacant at year-end. Perkins Properties continues to work on the redevelopment of Miracle Hills Park into a high density mixed-use project. Miracle Hills Park contains approximately 28% of the vacant space in the submarket.

2018 - Looking Ahead

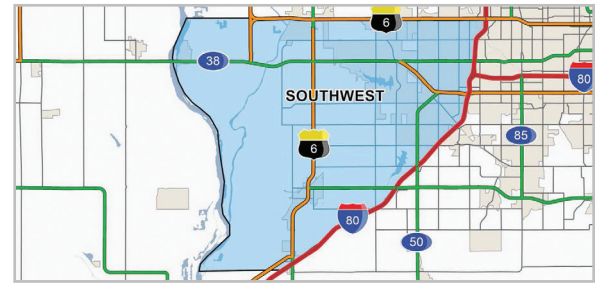
Another TJX retail concept, Sierra Trading Post, will open in March at Eagle Run along side TJX sister stores TJ Maxx and HomeGoods. We also expect that Ross Dress For Less will open in the third quarter in a portion of the former Sports Authority at Whispering Ridge.

Rick

89 Centers Surveyed	8,071,534 SF Inventory Total	+156,638 SF +/- Inventory Growth	663,617 SF Vacancy	8.22% Percentage Vacant	+331,144 SF Absorption
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SUBMARKET HIGHLIGHTS

- The Southwest Submarket continues to be the largest submarket in terms of total square footage and has the highest median household income.
- It has the most vacant square footage at 663,617 square feet, but is second lowest at 8.2% from a percentage rate.
- Rental rates have remained flat this year at \$13.00 to \$20.00 per square foot.
- The population growth continues to be strong, placing this submarket as the second highest, next only to East Downtown.
- West Center Road continues to be the dominant retail corridor from 120th to 144th Street and 168th to 180th Street, with secondary concentration on L Street from 120th to 132nd Street, and Q Street from 138th to 180th Street.
- Ross Dress for Less is under construction with the first store in the market opening in the former Best Buy space at L Street Marketplace in 2018.
- The former Upstream Brewing Company on West Center closed and will be converted into a multi-tenant building.

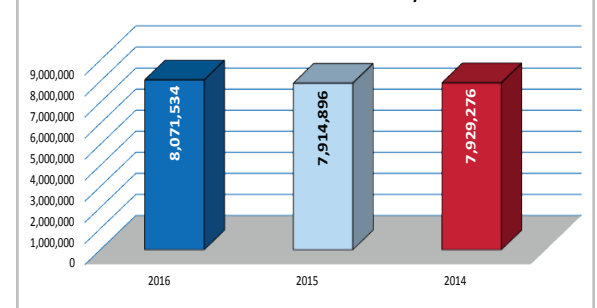


Boundaries: North-W Dodge Rd; South-Platte Rd Extension; East-I-680 & I-80; West-Platte River

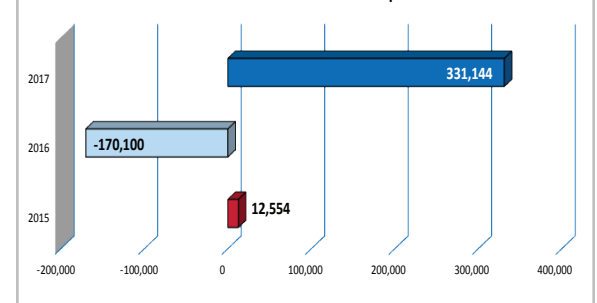
Southwest Demographic Comparison

2017 Estimates	Southwest	Omaha MSA
Population	163,631	928,136
Med HH Income	\$94,828	\$69,472
Daytime Population	104,780	543,493

Southwest Historical Inventory



Southwest Historical Absorption



2017 - A Look Back

L Street Marketplace seems to have stabilized, and with the addition of Ross Dress for Less in 2018 the shopping center's sales should improve, though the small shops will always struggle due to poor design. The submarket's vacancy rate continues to improve with the opening of two Fresh Thyme Markets. Urban Air Trampoline Park, a medical facility, and Planet Fitness took all of the former grocery store space at Walnut Grove Shopping Center. City Light Church purchased the former HyVee at Oakview. Oakview Mall continues to struggle with no new capitol or improvements. Oakview Plaza's ownership has gone back to a service provider.

2018 - LOOKING AHEAD

Large vacancies will continue to be a problem with Kmart, Office Max, and Gordmans spaces all unoccupied. Dick's Sporting Goods and Babies "R" Us at Oakview will be joining them in early 2018. New inventory will be slow coming, except for the large West Farm mixed-use development, which should have no real impact until 2019/2020. Nebraska Crossing's only planned expansion will open this year. With the exception of local restaurants, no new national chains are expected in the submarket.

Southwest Submarket by Shopping Center Size*

Size	Centers	GLA	Vacancy	% Vacant
1	1	862,348	60,000	6.96%
2	6	2,663,139	123,120	4.62%
3	14	2,217,682	118,771	5.36%
4	26	1,452,587	231,637	15.95%
5	42	875,778	130,089	14.85%
Totals	89	8,071,534	663,617	8.22%

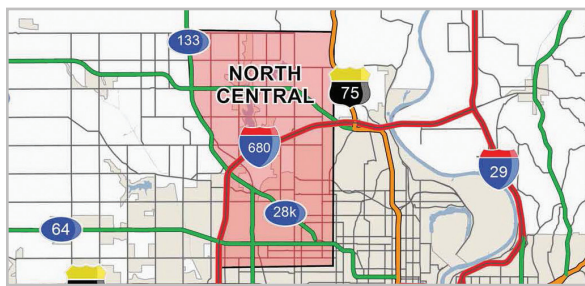
*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

Bak

NORTH CENTRAL

2017 Retail Year In Review - Omaha Metro Area

25 Centers Surveyed	2,201,927 SF Inventory Total	- 60,089 SF +/- Inventory Growth	507,072 SF Vacancy	23.03% Percentage Vacant	-211,251 SF Absorption
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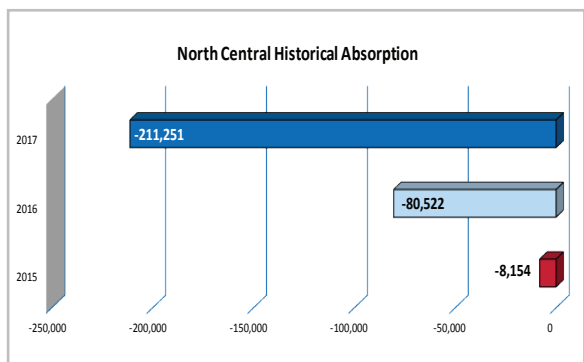
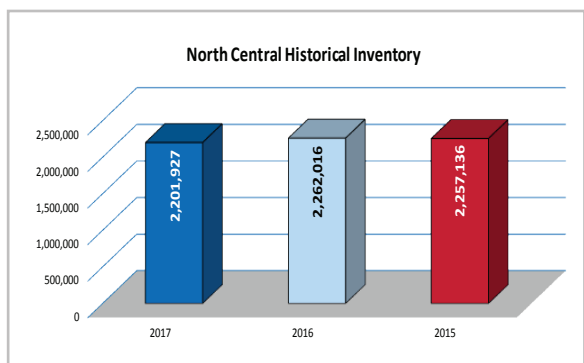


Boundaries: North-Washington/Douglas County Line;
South-Western Ave; East-52nd St; West-I-680 & Hwy 133

SUBMARKET HIGHLIGHTS

- The North Central Submarket has the lowest population rate in the Omaha Metro, including daytime population.
- Overall vacancy percentage increased 7.3% from 2016 into 2017.
- North 72nd Street and North 90th Street remain the dominant retail corridors.
- Gordmans on 90th and Military Avenue closed in Spring of 2017.
- Plaza North has a planned renovation to draw new retailers to the center.

North Central Demographic Comparison		
2017 Estimates	North Central	Omaha MSA
Population	60,148	928,136
Med HH Income	\$52,116	\$69,472
Daytime Population	26,199	543,493



North Central Submarket by Shopping Center Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	0	0	0	0.00%
2	2	757,351	41,795	5.52%
3	5	847,178	276,197	32.60%
4	6	380,383	189,080	49.71%
5	12	217,015	0	0.00%
Totals	25	2,201,927	507,072	23.03%

*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 - A Look Back

The North Central Submarket continued to feel the struggle of big box changes with the majority of 2016 vacancies carrying into 2017, along with a few additional closures. Gordmans on 90th and Military closed their doors while Shopko on North 90th was sold and is being redeveloped into a new indoor self-storage facility.

The largest regional shopping center in the submarket, Sorensen Park Plaza, remains widely vacant due to struggling anchors and small shop retailers.

As other submarkets continue to dominate retail, the pressure remains to keep asking rents low, while big box closures encourage a repurposing within larger retail spaces.

2018 - LOOKING AHEAD

The redevelopment plans of Plaza North will bring new energy and excitement to the North Central Submarket. The closure of ConAgra's office space provided the opportunity for new junior anchors, such as Planet Fitness. We expect to hear more announcements in the coming year. Additional centers are candidates for redevelopment, while demand for new construction remains minimal. We anticipate a Ross Dress For Less landing in this submarket. Additionally, the repurposing of retail space to other non-traditional uses will likely continue.

Jared

SOUTH CENTRAL

2017 Retail Year In Review - Omaha Metro Area

78 Centers Surveyed	6,647,796 SF Inventory Total	-7,784 SF +/- Inventory Growth	660,170 SF Vacancy	9.93% Percentage Vacant	+146,087 SF Absorption
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SUBMARKET HIGHLIGHTS

- The South Central Submarket has the second largest total inventory and the second highest market absorption.
- It has the top two busiest traffic intersections in the Omaha Metro.
- The trade area features both high residential density and high employment density.
- Cavender's and Aldi opened along South 72nd Street, replacing the former Sports Authority.
- Shopko and Canfields Sporting Goods, along West Center Road and South 84th Street, have both announced they are closing in 2018.



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

South Central Demographic Comparison

2017 Estimates	South Central	Omaha MSA
Population	73,364	928,136
Med HH Income	\$65,843	\$69,472
Daytime Population	79,514	543,493

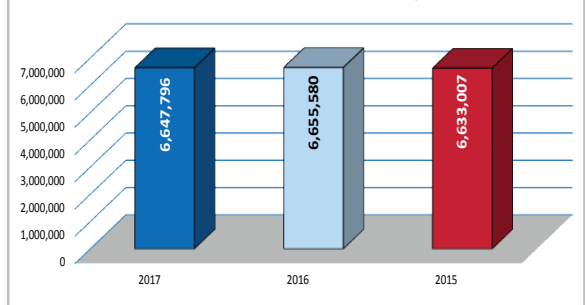
2017 - A Look Back

The South Central Submarket includes a wide range of lease rates and locations that encompass lifestyle centers, retail strip centers and big box stores. This submarket houses two major colleges (UNO and St. Mary's), and three major hospitals (Children's, Methodist and Bergan Mercy).

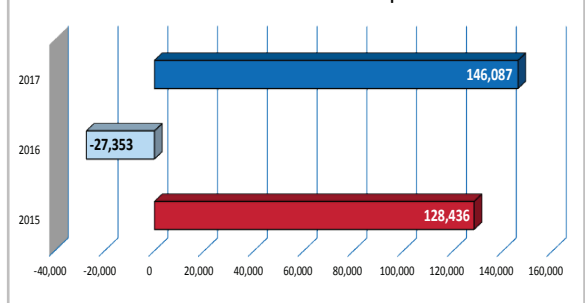
Despite the retail shift that some markets have seen from malls, Westroads continues to be Omaha's best performing mall with sales trending over \$488 per square foot and boasting the number one Yonkers and JCPenny in the region. HDR, Inc. broke ground in Aksarben Village and is slated to complete its 245,000 square foot headquarters building this year. This mixed-use project includes 18,000 square feet of retail on the first floor.

The former Sports Authority big box space was divided into two spaces with Aldi and Cavender's opening there in the fourth quarter of 2017.

South Central Historical Inventory



South Central Historical Absorption



2018 - Looking Ahead

The Crossroads Mall developer announced another plan for the site calling for less retail, 350,000 square feet, and more office space. When completed this project will include a 20,000 square foot health club, 500,000 square feet of apartments and a boutique hotel. Children's Hospital will be doing a major expansion in 2018.

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	2,055,325	80,860	3.93%
4	29	1,568,045	196,211	12.51%
5	32	645,438	48,173	7.46%
Totals	78	6,647,796	660,170	9.93%

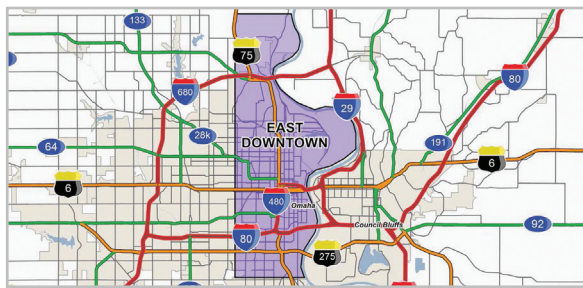
*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

Sara

EAST DOWNTOWN

2017 Retail Year In Review - Omaha Metro Area

37 Centers Surveyed	2,020,951 SF Inventory Total	- 44,703 SF +/- Inventory Growth	214,712 SF Vacancy	10.62% Percentage Vacant	-7,754 SF Absorption
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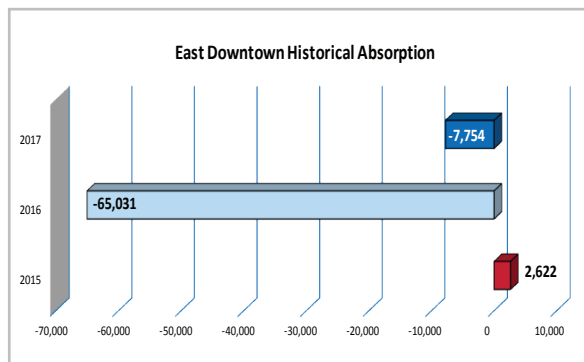
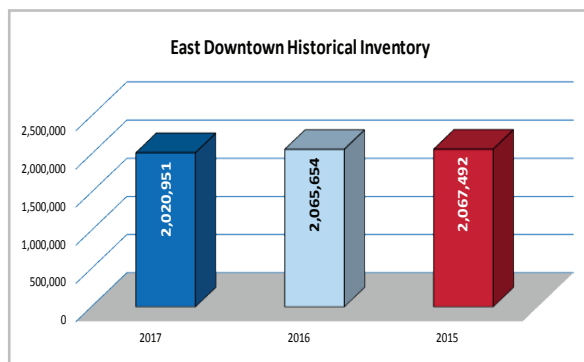


Boundaries: North-Washington/Douglas County Line;
South-Harrison St; East-Missouri River; West-52nd St

SUBMARKET HIGHLIGHTS

- Core retail areas of the East Downtown Submarket include Downtown Omaha, Saddle Creek, Midtown/Blackstone, Florence and South Omaha.
- Median household income is 38% below Omaha Metro's average.
- 25% of the Omaha Metro's daytime population works in the East Downtown Submarket.
- Retail rental rates remain flat with a starting range of \$8.00 to \$9.00 per square foot and topping off at \$25.00 per square foot.

East Downtown Demographic Comparison		
2017 Estimates	East Downtown	Omaha MSA
Population	180,633	928,136
Med HH Income	\$43,075	\$69,472
Daytime Population	134,808	543,493



East Downtown Submarket by Shopping Center Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	0	0	0	0.00%
2	0	0	0	0.00%
3	8	1,093,287	167,766	15.35%
4	14	676,233	30,795	4.55%
5	15	251,431	16,151	6.42%
Totals	37	2,020,951	214,712	10.62%

*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 - A Look Back

Marriott opened its 333-room Capitol District luxury hotel near the CenturyLink Center. Kiewit began providing learning and innovation classes for its employees at its new 62,000 square foot Kiewit University facility. Aggressive redevelopment efforts continue in the Blackstone District and the Midtown area with the emphasis on entertainment and apartments. The Buffet Cancer Center at UNMC was dedicated and opened to patients. The iconic Old Market restaurant, M's Pub, reopened one year after being gutted by fire.

2018 - LOOKING AHEAD

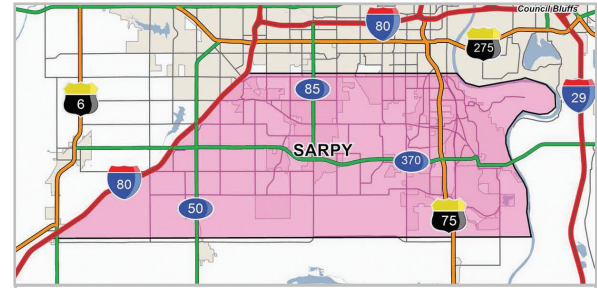
Development on the Capitol District will be completed during the year with most of the 80,000 square foot retail space being occupied by an eclectic mix of restaurants and bars. The ConAgra campus will begin a facelift and redevelopment under the guidance of Hines, a global real estate development company. Initial conversations indicate that a mixed-use master plan will be developed and put into play over the next decade. Kiewit is developing plans for a new corporate headquarters in the NoDo (North Downtown) District adjacent to Kiewit University, which is near the TD Ameritrade Stadium. Creighton University will open a newly constructed \$84 million dental school facility in 2018.

Dennis

52 <i>Centers Surveyed</i>	4,611,077 SF <i>Inventory Total</i>	+38,578 SF <i>+/- Inventory Growth</i>	490,298 SF <i>Vacancy</i>	10.63% <i>Percentage Vacant</i>	- 43,992 SF <i>Absorption</i>
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SUBMARKET HIGHLIGHTS

- Rental rates range from \$6.50 to \$32.00 per square foot for small shops. This is a great depiction of the quality gap that can be seen within a submarket, and sometimes within one mile of each other.
- Dominant areas continue to be Bellevue's Hwy 75 & Cornhusker; Papillion's 36th & Hwy 370; 72nd & Hwy 370; 72nd & Giles; and La Vista's I-80 corridor.
- Gordman's bankruptcy vacated two boxes in this submarket, one in Bellevue's Wolf Creek and one in Shadow Lake Towne Center.
- The Submarket's population had a slight uptick of 0.4% and we expect this number to increase in the coming years.



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

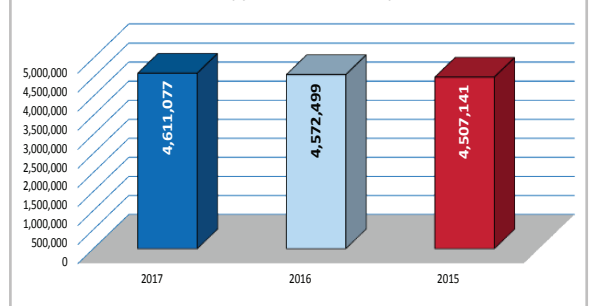
Sarpy Demographic Comparison

2017 Estimates	Sarpy	Omaha MSA
Population	138,797	928,136
Med HH Income	\$75,853	\$69,472
Daytime Population	63,312	543,493

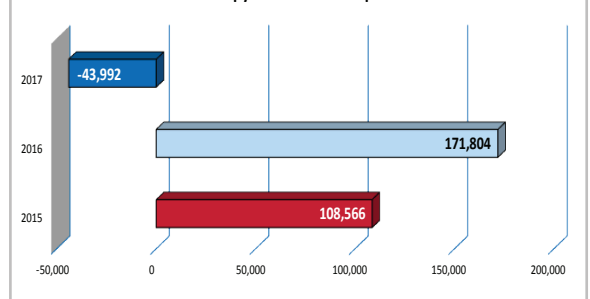
2017 - A Look Back

There is a fair amount of transition in place in Sarpy County. Grading work continues at 84th & Giles with the redevelopment of La Vista's mixed use City Center, although no anchors have been announced. The other dominant project, Shadow Lake Towne Center, saw the exodus of several junior boxes which accounts for a large portion of the vacancy factor. There is encouraging news on both vacated Gordmans' boxes with several national retailers expressing interest and currently negotiating to take a majority, if not all, of the space. These vacancies have had an effect on others projects, such as Lockwood Development's project at Hwy 75 & Cornhusker across from Wolf Creek. This project has taken a brief pause while some of the anchors they had investigate other opportunities.

Sarpy Historical Inventory



Sarpy Historical Absorption



2018 - LOOKING AHEAD

Compelling economic and community drivers such as Offutt Air Force Base, excellent school districts, attractive residential communities and strong demographics will continue to drive retailer's desire to be in this submarket. With the continued expansion of residential housing, we anticipate we'll see the announcement of a new grocer along Hwy 370 in the coming year or two. The Gordman's boxes in Wolf Creek and Shadow Lake Towne Center will be back-filled with strong national brands and the next wave of retailers such as Five Below will push to occupy space in the dominant trade areas.

Sarpy Submarket by Shopping Center Size*

Size	Centers	GLA	Vacancy	% Vacant
1	0	0	0	0.00%
2	3	1,544,244	196,742	12.74%
3	9	1,577,999	117,908	7.47%
4	18	1,057,131	142,022	13.43%
5	22	431,703	33,626	7.79%
Totals	52	4,611,077	490,298	10.63%

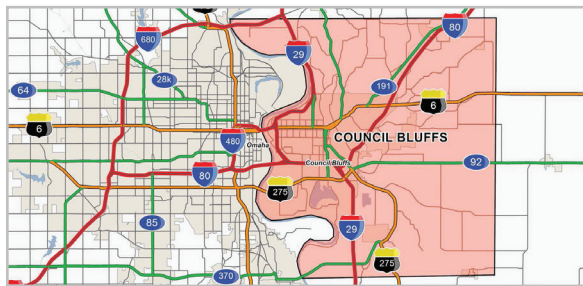
*Size 1-Super regional (800K SF plus); Size 2-Regional (250K-800K SF); Size 3-Community (100K-250K SF); Size 4-Neighborhood (30K-100K SF); Size 5-(15K-30K SF)

Detailed shopping center data located on pages 21-22.

COUNCIL BLUFFS

2017 Retail Year In Review - Omaha Metro Area

32 Centers Surveyed	3,725,091 SF Inventory Total	+78,117 SF +/- Inventory Growth	514,670 SF Vacancy	13.82% Percentage Vacant	+21,810 SF Absorption
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Boundaries: Western half of Pottawattamie County, Iowa.

SUBMARKET HIGHLIGHTS

- 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.
- JoAnn Fabrics at The Marketplace opened in June 2017 while the Shopko there closed.
- Harbor Freight backfilled the previously vacant Best Buy space at Lake Manawa Power Center.

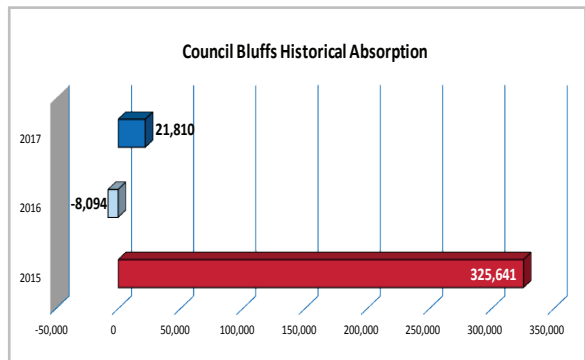
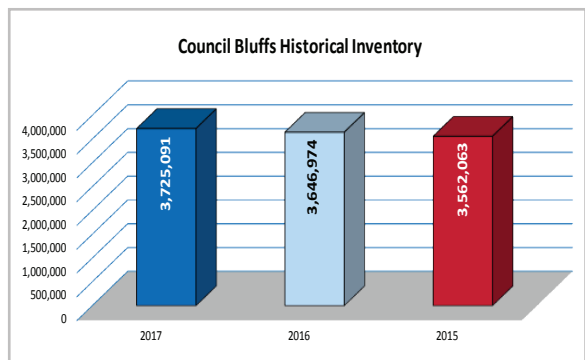
Council Bluffs Demographic Comparison		
2017 Estimates	Council Bluffs	Omaha MSA
Population	73,938	928,136
Med HH Income	\$56,711	\$69,472
Daytime Population	38,571	543,493

2017 - A Look Back

Generally speaking this submarket has a slightly lower household income and population density than the comparable figures for the Omaha Metro 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's 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 approximately 7%, which would be the second lowest in the Omaha Metro.

Retail options for Council Bluffs residents have expanded and modernized 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 the now defunct Mall of the Bluffs.



Council Bluffs Submarket by Shopping Center Size*				
Size	Centers	GLA	Vacancy	% Vacant
1	1	804,909	1,400	0.17%
2	3	1,528,638	381,934	24.99%
3	3	477,040	11,888	2.49%
4	11	644,372	93,236	14.47%
5	14	270,132	26,212	9.70%
Totals	32	3,725,091	514,670	13.82%

*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)

2018 - LOOKING AHEAD

There are two dominant retail shopping centers in Council Bluffs, Metro Crossing and The Marketplace. Metro Crossing is effectively 99% occupied due to its very strong sales as demonstrated by retailers exiting and their space getting backfilled almost immediately. The Marketplace has also seen a pickup in activity with the addition of Boot Barn and JoAnn Fabrics in recent years and will soon announce new tenants to backfill the recently closed 80,000 square foot Shopko.

Lindsay

RETAIL CENTER TABLES

2017 Year In Review - Omaha Metropolitan Area

NORTHWEST SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
13004-13058 W Dodge NEC 130th & W Dodge	5	1988	Investors Realty Brian Farrell	17,475	0	0.00%	N/A	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	1,434	4.53%	\$12.00	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	6,731	4.22%	\$18.00	\$20.00	HyVee
Blondo 120 SWC 120th & Blondo St	4	1980	NAI NP Dodge Julia Roberts	34,875	3,684	10.56%	\$12.00	\$13.50	Liberty Tax, Rivera's, Billy's Café, American Family
Candlewood Centre NWC 120th & Franklin St	5	2007	Colliers International Cindi Incontro	16,341	3,750	22.95%	Neg.	Neg.	Mediterranean Bistro, Hair Studio 120
Candlewood Hills 124th & W Dodge Rd	3	2007	Lockwood Development Bob Begley/Emily O'Connor	156,764	6,919	4.41%	\$24.00	\$30.00	Costco
Cross County NEC 132nd & Maple Rd	3	1994	Magnum Realty, Inc. Cindy Makinster	216,261	0	0.00%	N/A	N/A	Super Target, Walgreens
CVS 10770 Fort 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 Lindsay Banks/Rick Quinlevan	355,557	2,580	0.73%	\$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	4,708	6.22%	\$14.00	N/A	Walmart Neighborhood Market, Old Chicago, UPS Store
Eagle Run Square SEC 129th & Maple Rd	4	1997	Investors Realty Brian Kuehl/Brian Farrell	40,136	7,262	18.09%	\$13.00	N/A	Summer Kitchen Café, Nebraska Medicine
Elk Ridge Plaza 20275 Honeysuckle Drive	5	2006	CBRE/MEGA Talia Swanson	20,353	0	0.00%	N/A	N/A	Thompson Music, Behaven Kids
Grayhawk Pointe NWC 144th & Eagle Run Dr	4	2001	Bear Properties Terry Hogan	70,000	0	0.00%	N/A	N/A	Bike Rack, Blue Sushi Sake & Grill
Greenfields Plaza WSWC 156th & W Dodge Rd	4	2000	CBRE/MEGA Talia Swanson	49,000	2,500	5.10%	\$14.50	N/A	Starbucks, Allstate, Little Caesars
Hacienda Heights SWC 108th & Maple Rd	5	1982	Berkshire Hathaway/Ambassador Scott Daugherty	22,500	4,700	20.89%	\$8.90	N/A	Salon Centric, American Family, DMV
Hillrise Shopping Center 2949 N 204th St	4	2008	OMNE S. Scott Moore	30,165	920	3.05%	\$10.50	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	1,820	1.57%	\$17.50	N/A	HyVee
Magestic Marcus Theaters NEC 144th & Maple Rd	4	1996	Marcus Theaters	69,780	0	0.00%	N/A	N/A	Magestic Theater
Maple 108 SEC 108th & Maple Rd	3	1984	CBRE/MEGA Jason Ruegg	105,325	0	0.00%	\$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	2,475	8.80%	\$7.50	N/A	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	34,551	25.15%	N/A	N/A	The Rush Market, Kohl's Pharmacy, Cilantro's
Miracle Hills Square NNEC 114th & W Dodge Rd	4	1979	Investors Realty Brian Kuehl/Pat Regan	87,350	7,400	8.47%	\$15.14	N/A	DJ's Dugout, Wells Fargo, Jack & Mary's

NORTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Miracle Village NEC 120th & Webster St	5	1989	Investors Realty Brian Farrell	27,150	4,200	15.47%	\$9.50	N/A	Midwest Urgent Care, Jensen Tire
North Park Commons	4	1986	Investors Realty Brian Kuehl/Brian Farrell	65,496	11,879	18.14%	\$10.00	\$12.50	Potbelly, Pepper Jax Grill, Qdoba
Old Mill Centre NWC 108th & W Dodge Rd	4	1998/ 2003	CBRE/MEGA	69,750	9,222	13.22%	\$9.50	\$15.00	New York Burrito
Pepperwood Village NEC 156th & W Dodge Rd	3	2000	The Lerner Company Lindsay Banks/Rick Quinlevan	125,732	6,131	4.88%	\$18.50	\$18.50	Baker's, Le Voltaire
Richland Park Plaza ENEC 120th & W Dodge Rd	5	1999	Investors Realty	16,800	2,400	14.29%	\$10.50	N/A	Jerico's Restaurant
Roanoke Retail SSEC 120th & Fort St	5	2007	Investors Realty Brian Kuehl/Brian Farrell	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	CBRE/MEGA Jason Ruegg	20,116	0	0.00%	N/A	N/A	Pittsburgh Paints, Black Clover Fitness, Urgent Care of Omaha
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 SSWC 144th & Maple Rd	2	2002/ 2007	Cushman & Wakefield The Lund Company Holly Jones	267,079	15,732	5.89%	\$16.00	N/A	Sprint, Massage Envy
Skyline Pointe 920 N 204th Ave	5	2008		22,134	3,587	16.21%	\$17.50	N/A	U-Save Pharmacy, Donut Professor, Verizon
Standing Bear Pointe NEC 144th & Fort St	4	2008	True Horizon Real Estate	40,544	0	0.00%	N/A	N/A	Bright Beginnings, Cheesecake Bakery
Stone Creek Plaza SSWC 156th & Fort St	5	1976	Cushman & Wakefield The Lund Company Justin Riviera/Kurt Weeder	16,202	5,415	33.42%	\$13.50	\$14.50	Children's 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, Gentle Doctor
Tranquility Place SEC 124th & Maple Rd	5	1997	Investors Realty Tim Kerrigan/Brian Farrell	22,772	1,934	8.49%	\$8.95	N/A	Dolce, Kolache Factory
Village Pointe SWC 168th & W Dodge Rd	2	2004	RED Development Tamie Osterloh	571,587	37,229	6.51%	N/A	N/A	Best Buy, Beauty Brand, Bed Bath & Beyond, 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	2,933	9.74%	N/A	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%	N/A	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	Cushman & Wakefield The Lund Company Holly Jones/Richard Secor	105,900	50,030	47.24%	Neg.	Neg.	Fresh Thyme, Uita, Shoe Carnival, R Taco
West Grayhawk	4	2008	CBRE/MEGA Seth Campbell/Michael Kaufman	32,844	1,600	4.87%	\$18.00	N/A	Starbucks, Little King, CBS Home Real Estate
West Maple Square NWC 156th & Maple Rd	5	1999	Investors Realty Brian Kuehl/Brian Farrell	24,464	2,910	11.90%	\$14.50	N/A	ABC Childcare, Domino's, State Farm
West Point	4	1993	Investors Realty Brian Kuehl	98,024	11,583	11.82%	\$12.50	\$15.50	Walmart'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	PJ Morgan Real Estate Derick Lewin/Ryan Ellis	18,960	7,430	39.19%	\$12.00	N/A	U-Save, Jimmy John's
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				4,746,179	313,421	6.60%			
NORTHWEST NEW CONSTRUCTION									
Whispering Ridge Small Shops 168th & W Maple	5	2018	CBRE/MEGA Nancy Johnson/Talia Swanson	27,984	27,984	100.00%	N/A	N/A	

NORTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Candlewood Hill 124th & W Dodge Rd	5	2018	Lockwood Development Bob Begley/Emily O'Connor	15,338	15,338	100.00%	N/A	N/A	
Northwest New Construction Totals				43,322	43,322	100.00%			

SOUTHWEST SUBMARKET

159th Place NEC 160th & W Center Rd	5	1974	Investors Realty JP Raynor/Rensch	27,648	3,456	12.50%	\$10.00	N/A	The Nest Lounge
180th Plaza SWC 180th & Q St	4	2004	Investors Realty/7 Oaks Investments Brian Kuehl/Brian Farrell	58,554	1,600	2.73%	\$15.50	N/A	Walgreens, Goodwill, Sherwin Williams
Armbrust Village SEC 168th & W Center Rd	4	2006	Woodsonia Drew Snyder	31,044	6,849	22.06%	N/A	N/A	Clancy's Pub, The Egg & I
At Home 12990 W Center Rd	3	2009	Garden Ridge, LP	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	41,854	26.22%	\$9.00	\$15.00	Fresh Thyme, JoAnn Fabrics, Alegent/Creighton
Bel Air Plaza NWC 120th & W Center Rd	3	1964	Investors Realty John Dickerson/Pat Regan	192,412	5,184	2.69%	\$10.00	\$10.50	Nobbies, Omaha State Bank
Bel Drive Plaza NWC 120th & Arbor St	5	1981	Vacanti Real Estate Paul Vacanti	18,000	0	0.00%	N/A	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	Super Saver Grocery
Boardwalk Square 119th & Pacific St	4	1975	OMNE Dan Dutton/Dan Goaley	61,762	1,088	1.76%	\$10.00	N/A	Tanner's Bar & Grill, Shucks
Cattail Creek Retail NEC 192nd & Q St	4	2005	Investors Realty Brian Kuehl/Brian Farrell	31,812	1,625	5.11%	\$15.50	N/A	Tanner's Bar & Grill, Imagine & Explore Preschool
Chicago Square NEC 114th & Davenport St	5	1983	NAI NP Dodge Todd Schneidewind	23,150	1,930	8.34%	\$13.00	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	CBRE/MEGA Jason Ruegg	22,770	1,987	8.73%	\$13.95	N/A	Bruegger's Bagels, Green Belly
Davenport Square SEC 114th & Davenport St	4	1985	7 Oaks Investments Paul Waggener	31,766	2,367	7.45%	\$13.50	N/A	Children's Heaven Daycare, D'Leons
Davenport Square NWC 114th & Davenport St	4	1970		31,766	0	0.00%	N/A	N/A	Nebraska Dance, Little King, Green Onion
Deerfield Place SWC 136th & Q St	3	1987	The Lerner Company Lindsay Banks/Boh Kurylo	129,812	7,187	5.54%	Neg.	Neg.	Crunch Fitness
Discovery Plaza 136th & Discovery Dr	4	1991	CBRE/MEGA Heidi Rush/Bill Bowers	50,687	9,530	18.80%	\$7.95	\$20.50	Adventure Childcare, Fast Forward Gym, Play by Play
Former Office Max NWC 132nd & Arbor	4	1995	The Lerner Company Dennis Thaemert /Rick Quinlevan	31,500	31,500	100.00%	\$9.80	N/A	Office Max (Former)
Former Upstream West 17070 Wright Plz	5	2004	Investors Realty JP Raynor/Brian Kuehl	20,883	17,535	83.97%	\$14.96	N/A	
Fresh Thyme 17550 Gold Plz	5	2017		29,092	0	0.00%	N/A	N/A	Fresh Thyme
Galleria Collection SWC 146th & W Center Rd	4	1986	Cushman & Wakefield The Lund Company Holly Jones	53,194	12,294	23.11%	\$12.00	\$16.00	Shopko, Panda House, Genji Steakhouse
Georgetown Place NWC 140th & W Center Rd	5	1980	NAI NP Dodge Todd Schneidewind	16,719	5,408	32.35%	\$11.00	\$13.00	Stereo West, Sean O'Casey Pub
Harrison Village 168th & Harrison St	5	2002	NAI NP Dodge Vic Pelster	26,382	6,687	25.35%	\$15.00	\$15.00	Sun Tan City
Harrison Village Fareway SWC 168th & Harrison St	4	2004	NAI NP Dodge Vic Pelster	80,118	6,687	8.35%	N/A	N/A	Fareway Foods, Sun Tan City
Harvey Oaks Plaza NWC 144th & W Center Rd	3	1983	Colliers International Cori Adcock	141,778	7,158	5.05%	\$13.00	N/A	Family Fare
Hawthorne Court NEC 180th & Q St	3	2005	Investors Realty Pat Regan	123,838	0	0.00%	N/A	N/A	HyVee, Verizon, DJ's Dugout, Hiro 88
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
HyVee NEC 180th & Pacific	4	2011	HyVee, Inc.	85,198	0	0.00%	N/A	N/A	HyVee

SOUTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
HyVee Stony Brook SWC 144th & Stony Brook Blvd	4	2010	HyVee, Inc.	88,000	0	0.00%	N/A	N/A	HyVee
L Street Marketplace 120th & L St	2	2008	OMNE Dan Dutton/Daniel Goaley	439,542	55,597	12.65%	\$12.00	\$18.00	Super Target, Cost Plus, Michael's, Ulta, Buy Buy Baby, Ross Dress For Less (Future), Shoe Carnival
Lakeside Plaza NEC 175th & W Center Rd	3	2000	CBRE/MEGA Mark Obermeyer/Heidi Rush	212,000	2,520	1.19%	\$12.00	\$18.50	Baker's, The Rush Market
Legacy Village 17520-602 Wright St	4	2004	Lockwood Development Bob Begley/Emily O'Connor	37,267	5,528	14.83%	\$16.50	N/A	Spin Pizza, Natural Grocer, Copacabana Cigar Bar, Little Waves
Legacy West SEC 177th & W St	4	2004	NAI NP Dodge Deb Graeve/Julia Roberts	32,254	1,560	4.84%	\$15.00	N/A	Chipotle Mexican Grill, LePeep, HuHot, Sprint, Jimmy John's
Lumberyard 135th & Millard Ave	5	2017	Investors Realty Pat Regan	15,264	0	0.00%	N/A	N/A	Dunkin Donuts
Millard Park Plaza 156th & Harrison St	5	2008	Colliers International Cori Adcock	16,920	0	0.00%	N/A	N/A	Millard Oaks Dental
Millard Plaza I 13905 S Plaza	4	1977		93,946	0	0.00%	N/A	N/A	Amazing Pizza Machine
Mission Pines 168th & Harrison St	5	2006	Investors Realty Pat Regan	22,258	2,452	11.02%	\$14.00	N/A	Skybox Bar & Grill, Jimmy John's, Doc & Eddie's BBQ
Mission Village SWC 168th & Q St	5	1995	CBRE/MEGA	15,583	0	0.00%	N/A	N/A	Omaha State Bank, Palm Beach Tan
Montclair on Center 13055 W Center Rd	3	1971	OMNE Grace Pavlik	250,000	28,942	11.58%	\$13.50	\$18.00	Home Goods, Marshalls, Party City, Gamers
Nebraska Crossing NEC I-80 & Hwy 6	2	1991/ 2013	OTB Destination Rod Yates	359,000	0	0.00%	N/A	N/A	Under Armor, Coach, Brooks Bros, Polo
Nelson Square 167th & Harrison St	5	1999	NAI NP Dodge Tom Failla	15,000	2,743	18.29%	\$12.00	\$12.00	Sylvan Learning
Oak Hills Shopping Plaza 12701-59 Q St	5	1967		28,402	0	0.00%	N/A	N/A	Kohl's Pharmacy
Oakview Mall SWC 144th & W Center Rd	1	1991	General Growth Properties Amber Bakken/Craig Tobin	862,348	60,000	6.96%	\$10.00	\$70.00	Younkers, Dillards, JC Penney, Sears
Oakview Plaza SEC 144th & Oakview Dr	2	1998	CBRE/MEGA	474,021	28,058	5.92%	\$14.50	\$22.00	PetSmart, Dick's Sporting Goods, Kohl's, Toy's R Us, Barnes & Noble, AMC Theaters
Olde L Plaza 13502 L Street	5	1994		21,000	0	0.00%	N/A	N/A	Nano Electric
Orchard Plaza NNEC 132nd & W Center Rd	4	1977	Slosburg Company Leigh Andres	58,298	25,874	44.38%	\$16.50	\$18.00	Pepperjax Grill, Hunan Fusion, Malbar Vision, Beyond the Vine
Orchard West NWC 133rd & W Center Rd	3	1983	Gordman Properties	107,003	12,086	11.30%	\$8.50	N/A	Aldi, Dave & Busters, Planet Fitness
Pacific Crest WSWC 120th & Pacific St	5	1974	CBRE/MEGA Seth Campbell/Talia Swanson	23,936	1,371	5.73%	\$8.75	N/A	Boys Town Health, Camelot Cleaners
Pacific Pointe SEC 204th & Pacific St	3	2009	Magnum Realty, Inc. Joe Kutilek	107,312	1,299	1.21%	\$23.00	\$26.00	Family Fare
Pacific Pointe Village 203rd & Blue Sage Pkwy	5	2017	Investors Realty Pat Regan	21,280	15,280	71.80%	\$20.00	\$25.00	Zestos, Excel Physical Therapy, Max I Walker, Verizon
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	800	4.23%	\$13.00	N/A	Dunkin Donut, Flowerama
Plaza II NEC 120th & Arbor St	5	1981	Colliers International Terry Root	23,844	12,013	50.38%	\$10.00	N/A	Creative Visions, First Nebraska Title & Escrow Co.
Progress Plaza 3425 Oakveiw Dr	4		Buyers Realty Harry Wolf	34,535	0	0.00%	N/A	N/A	Golf Galaxy, 2nd Wind
Ridgeview SWC 180th & W Center Rd	2	2004	NAI NP Dodge	413,190	1,240	0.30%	\$16.25	N/A	Walmart Supercenter, Lowe's
Rockbrook Camera SWC 168th & W Center Rd	5	2009	Investors Realty	16,820	0	0.00%	N/A	N/A	Rockbrook Camera
S & U Plaza 14235 S St	5	1984	CBRE/MEGA Seth Campbell	15,750	2,000	12.70%	\$8.00	\$9.00	Choo Choo's Lounge
Shoppes at Lakeside 16909 Lakeside Hills Plz	4	2004	OMNE Dan Dutton/Dan Goaley/Nancy Klauschie	35,373	3,173	8.97%	\$14.75	N/A	Ragazzi's Pizza, Tuffy Shoes

SOUTHWEST SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Skylark Plaza 1101 S 119th St	5	1963	OMNE Dan Dutton/Dan Goaley	19,523	3,066	15.70%	N/A	N/A	Big Fred's Pizza
South View Center 3720 S 132nd St	5	1978	Investors Realty Kevin Stratman	18,018	1,599	8.87%	\$9.95	N/A	India Mart, Pawn Shop
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	\$18.00	Better Bodies, Guns Unlimited, Echo Lighting, Golf USA
Spring Ridge Plaza SEC 180th & Pacific St	4	2004	Investors Realty Brian Kuehl/Brian Farrell	64,373	9,424	14.64%	\$14.50	\$18.00	Pizza Hut, Anytime Fitness, Harbor Farms
Sterling Ridge 130th & Pacific St	5	2015	Lockwood Development Bob Begley/Emily O'Connor	30,000	4,500	15.00%	\$20.00	\$22.00	Summer Kitchen Café/Scooters, She La, Trio, Charred, Grae
Summit Pointe NEC 144th & W Center Rd	5	1999	Investors Realty Pat Regan	29,675	8,412	28.35%	\$15.00	N/A	Old Chicago
Sun Ridge Shopping Center SWC 180th & Harrison St	4	2006	Investors Realty Brian Kuehl/Brian Farrell	63,477	4,659	7.34%	\$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	125,000	3,500	2.80%	\$18.00	\$22.00	Roja Mexican Grill, Verizon, Baby Blue Sushi, Blatt
Tiburon Point 10177 S 168th Ave	5	2017	CBRE/MEGA Michael Kaufman/Jami Heidemann	27,200	1,600	5.88%	\$15.50	\$22.50	The Lighthouse
Tiburon Village SWC 168th & Cornhusker	5	2016	The Lerner Company Sara Hanke/Lindsay Banks	21,636	5,432	25.11%	\$15.00	\$17.00	Waterfall Lounge, ATA Martial Arts
Tiffany Square 2305 South 133rd Plz	5	1982	7 Oaks Investments Paul Waggener	16,766	5,428	32.38%	\$13.50	N/A	Caps Etc., Esquire Hair, Bliss Salon
Tivoli 175th & W Center Rd	5	2006	CBRE/MEGA	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%	N/A	N/A	Meineke
Walgreens 13155 W Center Rd	5	2003	Montclair Investment Co.	14,946	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 NEC 171st & W Center Rd	5	2000	Village Development	15,048	0	0.00%	N/A	N/A	Walgreens
Walgreens 18040 R Plz	5	2004	Walgreen Co.	14,544	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
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	West Bay, Inc. Char VanMaanen	128,277	2,000	1.56%	\$12.00	\$15.00	Urban Air, Prime Time Healthcare, Tan Image
West Center Oaks SEC 140th & Center	4	1985	Cushman & Wakefield The Lund Company Richard Secor	44,746	0	0.00%	N/A	N/A	Leslie's Pool Supply
West Pacific Crossing SWC 156th & Pacific St	4	2001/ 2006		36,053	0	0.00%	N/A	N/A	Hector's Mexican Restaurant, Mama's Pizza
Western Springs NWC 177th & W Center Rd	3	2000	CBRE/MEGA Seth Campbell/Michael Kaufman	250,000	2,687	1.07%	\$20.00	N/A	Super Target
Westport Commercial SWC 144th & F	5	1993	N & M Brokerage Services Erin Pogge	26,921	4,793	17.80%	\$15.95	\$16.95	Charlie's on the Lake
Westport Financial SWC 144th & F	5	2005	N & M Brokerage Services Erin Pogge	20,353	0	0.00%	\$18.95	N/A	Metro Credit Union, Varsity, Roman Coin Pizza
Westport Village 14440 F St	5	2006	Access Commercial, LLC Amber Olson	18,623	8,075	43.36%	\$15.00	N/A	Cilantros
Westwood Plaza SWC 120th & W Center Rd	2	1964	OMNE Grace Pavlik	510,000	38,225	7.50%	\$8.00	\$22.00	Baker's, TJ Maxx, Westwood Cinema, Burlington, Office Depot
Wick's South Pointe SSWC I-80 & Hwy 370	3	2009	Investors Realty Brian Kuehl/Brian Farrell	187,321	4,354	2.32%	\$14.00	\$25.00	Walmart Supercenter
Southwest Submarket Totals				8,071,534	663,617	8.22%			

NORTH CENTRAL SUBMARKET

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Ames Ave Property 6553 Ames Ave	5	1967/ 2012		16,782	0	0.00%	N/A	N/A	Thai Restaurant & Grocery
Benson Park Plaza NEC 72nd & Ames Ave	2	2001	OMNE Grace Pavlik	400,000	17,273	4.32%	\$8.00	\$9.50	Baker's, Home Depot, Cox, State Farm, Metro CU, Ihop
Blondo Plaza SEC 81st & Blondo St	4	1968	Cushman & Wakefield The Lund Company Holly Jones/DeAnn Hill	91,071	60,552	66.49%	\$9.00	\$10.00	No Frills (Former)
Bloomfield Plaza 90th & Blondo St	5	1974/ 2007	NAI NP Dodge Todd Schneidewind	23,680	0	0.00%	\$13.00	\$14.00	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	11,285	25.69%	\$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	17,712	0	0.00%	N/A	N/A	Aksarben TV
Fort Plaza NWC 90th & Fort St	3	1990	Cushman & Wakefield The Lund Company Holly Jones/DeAnn Hill	134,044	108,445	80.90%	\$10.00	\$12.00	Dollar General
Gordmans NWC 90th & Military Ave	4	1989	The Lerner Company Sara Hanke/Rick Quinlevan	77,660	77,660	100.00%	\$6.00	N/A	Gordmans (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 Mark Beacom	36,000	17,000	47.22%	\$5.00	N/A	Auction Solutions
Maple Village NEC 102nd & Maple Rd	4	2000	Slosburg Company Leigh Andres	42,500	12,583	29.61%	\$14.50	\$16.50	Valentino's Pizza, Scooters, Malbar Vision, Specialized Physical Therapy
Maplewood Square A SWC 90th & Maple Rd	3	1964	Cushman & Wakefield The Lund Company Holly Jones	148,114	19,000	12.83%	N/A	N/A	Family Fare, Westlake Ace Hardware
Mormon Bridge Plaza 9229 Mormon Bridge Plz	5	2007	Cubby's, Inc.	16,500	0	0.00%	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	Woodsonia	203,250	135,253	66.55%	\$8.00	\$14.00	Baker's
Sorensen Park Plaza 72nd & Sorensen Pkwy	2	2006	Cushman & Wakefield The Lund Company Howard Shrier/Holly Jones	357,351	24,522	6.86%	\$15.00	N/A	Target, Marshalls, PetSmart, Great Escape Movie Theater
Starwood Shopping Center SEC I-680 & Hwy 133	3	2004	Midwest Retail Properties Jordan Breck	233,981	4,350	1.86%	\$14.00	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	9,149	7.16%	\$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	5	1976	PJ Morgan Real Estate	20,112	0	0.00%	N/A	N/A	Maaco
North Central Submarket Totals				2,201,927	507,072	23.03%			
NORTH CENTRAL NEW CONSTRUCTION									
Accelerator/Highlander 3003 Patrick Ave	4	2019	OMNE Ben Pearson/Eric Renner	91,000	9,331	10.25%	N/A	N/A	
North Central New Construction Totals				91,000	9,331	10.25%			

SOUTH CENTRAL SUBMARKET

4442 S 84th 84th & J	5	1966	CBRE/MEGA Seth Campbell/Nicholas Weideman	18,000	5,200	28.89%	\$9.50	\$12.00	Costa, El Sol, Rapid Graphics & Signs
600 S 72nd St NWC 72nd & Jones Cir	4	1944/ 2007	PJ Morgan Real Estate Bob Lanphier	50,400	5,000	9.92%	\$9.00	N/A	Kids Stuff Superstore, The Bedding Company, Penzey's, Brick Oven Pizzeria, The Omaha Baker

SOUTH CENTRAL SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
7010 Dodge Building 7010 Dodge Rd	5	1994	CBRE/MEGA Mark Obermeyer	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
72nd Crossing SEC 72nd & Jones St	4	1989	The Lerner Company Dennis Thaemert/Boh Kurylo	96,657	0	0.00%	N/A	N/A	PetSmart, Michaels, Big Lots
72nd Pacific Plaza NWC 72nd & Pacific St	5	2001		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%	N/A	N/A	Longhorn Steakhouse, Dollar Tree
74 Pacific Plaza NEC 74th & Pacific St	5	1972	Investors Realty Jerry Huber	26,400	1,200	4.55%	\$14.50	N/A	Pepperjax Grill, Pegasus Travel
7510 Dodge Plaza ENEC 76th & W Dodge Rd	4	1967	Cushman & Wakefield The Lund Company Justin Riviera	92,247	45,000	48.78%	Neg.	Neg.	Best Buy
84th & F Plaza 4087 S 84th St	5	1985	Investors Realty John 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	Intertech Collision
ACE Hardware/CJ 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%	N/A	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	551	0.71%	\$270.00	N/A	Spirit World, Jones Bros
Aksarben Village (Zone 5, Bldg 2) SWC Aksarben Dr & Mercy	5	2015	Magnum Realty, Inc. Joe Kutilek	20,000	0	0.00%	N/A	N/A	Pacific Life, Freshii, Pauli's
Aksarben Village (Zone 5, Bldg 3) NWC 67th & Mercy	4	2010	Magnum Realty, Inc. Joe Kutilek	90,000	0	0.00%	N/A	N/A	Aksarben Cinema, Genesis Health Club
Aksarben Villlage (Zone 8) NWC Frances St & 67th St	4	2014	Colliers International Adam Marek/Chris Mensinger	30,475	1,356	4.45%	\$27.00	N/A	Pickleman's, Togs, Eat Fit Go
Anthony's 72nd & F	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 Danielle Wheeler	111,636	3,072	2.75%	Neg.	Neg.	HyVee
Applewood Plaza SEC 96th & Q St	5	1985/ 1998	Blue Jay Development Brett Klug	23,100	4,950	21.43%	N/A	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%	\$23.00	N/A	Jerry Ryan's, Jam's, Beauty First
Beverly Plaza SWC 78th & W Dodge Rd	4	1999	7 Oaks Investments Paul Waggener	30,580	0	0.00%	\$22.00	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	0	0.00%	N/A	N/A	Canfield's, Westlake Ace Hardware
Cass Court 7609 Cass St	4	1975	Access Commercial, LLC Amber Olson	35,944	11,471	31.91%	\$12.00	\$16.00	New York Pizzeria, Tuesday Morning, Sherwin Williams
Cedamole Shopping Plaza 72nd & Jones St	4	1971	NAI NP Dodge	30,955	9,515	30.74%	\$9.50	\$9.50	National MS Society, Mattress People
Clocktower Village SWC 98th & Nicholas St	4	1983	Cushman & Wakefield The Lund Company Holly Jones	43,716	2,684	6.14%	\$16.00	\$18.00	America's Best, Salon Tino, Casual Male
Countryside Village NEC 87th & Pacific St	4	1953	Countryside Village, Inc.	60,000	14,700	24.50%	N/A	N/A	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	0	0.00%	N/A	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

SOUTH CENTRAL SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Empire Park NWC 108th & Q St	3	1979	Colliers International/The Lund Company Cori Adcock/Holly Jones	102,927	8,688	8.44%	N/A	N/A	Family Fare
Ethan Allen 10820 Pacific St	5	1979		26,902	0	0.00%	N/A	N/A	Ethan Allen
Exec West Retail SWC 96th & L St	5	1989	Investors Realty Jeanette Weber/Mike Rensch	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 Lindsay Banks/Boh Kurylo	42,687	0	0.00%	N/A	N/A	Aldi, Cavender's
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	19,180	9.39%	\$9.00	\$11.00	Shopko, Pizza Ranch
Furniture Row 119 N 72nd St	4	1961	Real Estate Brokerage Co. Sue Chastain/Brad Underwood	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	105,479	5,587	5.30%	\$10.00	\$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, Bella Dea Day Spa, College of Nail Design
HyVee SWC 90th & W Center Rd	4	1999	HyVee, Inc.	62,808	0	0.00%	N/A	N/A	HyVee
Kohl's SEC 72nd & Rose Blumkin Dr	4	1997	The Lerner Company Rick Quinlevan/Boh Kurylo	82,798	0	0.00%	N/A	N/A	Kohl's
Kush Plaza 72nd & L St	3	1961/ 2001		177,908	0	0.00%	N/A	N/A	Kush Furniture
Loveland Centre NEC 90th & W Center Rd	4	2014	Slosburg Company Leigh Andres	44,625	11,457	25.67%	\$25.00	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	8,110	32.98%	\$14.25	N/A	BigWay Burger, CarStar, Nail's Express, 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	16,286	0	0.00%	N/A	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%	N/A	N/A	Goodwill, Omaha Police Credit Union
Office Max 6940 Dodge St	4	1996	The Lerner Company Dennis Thaemert/Lindsay Banks	30,098	12,000	39.87%	\$15.00	N/A	Office Max
One Pacific Place SWC 103rd & Pacific St	4	1987/ 2010	RED Development Tamie Osterloh	91,143	14,476	15.88%	N/A	N/A	Trader Joe's, Sur La Table, Eddie Bauer, Talbots
Pacific Village SEC 78th & Pacific St	5	1966	CBRE/MEGA Tracy Earnest	18,695	0	0.00%	\$9.00	\$14.00	State Farm Insurance, Interlude Lounge
Park Drive Shopping Center 8430 Park Dr	3	1970	CBRE/MEGA Jason Ruegg	103,578	15,687	15.15%	\$10.00	N/A	Dollar General, Xenon, Spaghetti Works
Peaches Plaza SWC 75th & Pacific St	5	1986	Real Estate Brokerage Co. Brad Underwood/Sue Chastain	26,000	6,616	25.45%	\$12.00	N	El Basha, Custom Electronics
Peony Park NWC 78th & Cass St	4	1996		80,557	0	0.00%	N/A	N/A	HyVee
Petco, Fedex Kinko's NEC 72nd & W Dodge Rd	5	1978	Dial Properties	27,742	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	4,150	15.06%	\$10.00	\$10.00	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	1,637	7.05%	\$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

SOUTH CENTRAL SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Ralston Town Square 72nd & Main St	5	2004	CBRE/MEGA Dan Fishburn	27,051	2,100	7.76%	\$17.50	N/A	First State Bank
Regency Court Regency Pkwy & Regency Cir	3	1974	RED Development Tamie Osterloh	162,096	4,300	2.65%	\$15.00	N/A	Anthropologie, Borsheims, Pottery Barn, Williams & Sonoma
Rockbrook Village SWC 108th & W Center Rd	3	1960/ 2006	Colliers International Cindi Incontro	175,148	5,902	3.37%	Neg.	Neg.	Taste, Pasta Amore
Roxbury Plaza NWC 108th & Q St	4	1977	OMNE Grace Pavlik	31,104	14,046	45.16%	\$7.50	N/A	Down the Rabbit Hole, Rythmn Z Lounge, PNK Foods, Julie Dall Studio
Shaker Place NEC 107th & Pacific St	4	1970	OMNE Dan Dutton/Dan Goaley	33,354	3,000	8.99%	\$14.00	N/A	Blue Martini, Minute Man Printing
Shoppes at Aksarben Village SEC 72nd & Pacific St	4	2005	Colliers International Adam Marek/Chris Mensinger	57,280	882	1.54%	\$27.00	N/A	Bed Bath & Beyond, Verizon
Tower Plaza NEC 78th & W Dodge Rd	3	1998	First Management, Inc. Eric Wieseler	102,823	0	0.00%	\$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 9001 W Center Rd	5	1998	Center 90, LLC	13,698	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 8380 Harrison St	5	1999	Walgreen Co.	12,808	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	18,444	17.64%	\$10.00	\$15.00	Mangelsen's, Farmhouse Café
Westroads Mall NEC 102nd & W Dodge Rd	1	1968	General Growth Properties Jim Sadler/Jim Majzan	1,210,156	10,000	0.83%	\$10.00	\$90.00	Von Maur, Younkens, 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				6,647,796	660,170	9.93%			
South Central New Construction									
HDR Corp Headquarters (Retail) S 67th Street	5	2018	Colliers International Adam Marek/Chris Mensinger	23,614	23,614	100.00%	\$24.00	\$34.00	HDR
Aksarben Village (Bldg 1) 67th & Mercy	4	2019	Magnum Realty, Inc. Joe Kutilek	92,000	17,000	18.48%	\$25.00	N/A	
South Central New Construction Totals				115,614	40,614	35.13%			

EAST DOWNTOWN SUBMARKET

1011 Capitol Ave 10th & Capitol Ave	4	1928/ 2003	The Lerner Company Lindsay Banks/Boh Kurylo	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	4,404	12.84%	\$10.00	N/A	Mid K Beauty Supply
AutoZone NEC 50th & W Center Rd	5	1999	Magnum Realty, Inc. Cindy Makinster	15,333	0	0.00%	N/A	N/A	AutoZone
Baker's SaddleCreek & 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	OMNE Dan Dutton/Dan Goaley/Ben Pearson	121,977	8,000	6.56%	\$9.00	N/A	Kmart, Papa John's
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

EAST DOWNTOWN SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
HyVee NEC 52nd & W Center Rd	4	2004	HyVee, Inc.	65,732	0	0.00%	N/A	N/A	HyVee
Long School Marketplace 24th & Hamilton St	5	2005	Omaha Economic Developpent	22,740	0	0.00%	N/A	N/A	Family Dollar, Jackson Hewitt
Midtown Crossing 33rd & Dodge St	3	2006	CBRE/MEGA Jamie Heideman	223,472	14,273	6.39%	\$18.00	N/A	Prairie Life Fitness Center, Marcus Theatres, Tru Salon and Spa, Wohlner's Grocery
Midtown Plaza NEC SaddleCreek & California	3	1991	First Management, Inc. Randy Wieseler	105,000	0	0.00%	\$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
Plaza Q 36 NEC 36th & Q St	4	1971	Gordman Properties Jerry Gordman/Deborah Smith	84,911	14,886	17.53%	\$8.50	\$10.00	Planet Fitness, Thrift World, Family Dollar
Saddle Creek Center SaddleCreek & NW Radial Hwy	5	1954/ 2007	White Lotus Development Arun Agarwal	23,000	0	0.00%	N/A	N/A	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
Spring Valley SWC 50th & F St	3	1990	The Lerner Company Lindsay Banks/Dennis Thaemert	115,166	79,107	68.69%	\$10.50	N/a	No Frills, West Lake Hardware, Douglas County Treasurer
Stockyards Plaza SEC 36th & L St	3	1990	Perkins Properties Wendy Chapman	103,089	61,961	60.10%	\$7.00	\$16.00	HyVee (Former)
Supermercado NEC 36th & Q St	4	1981	The Lerner Company Boh Kurylo	39,317	0	0.00%	N/A	N/A	Supermacado
Sutherlands Plaza 2910 K Street	4	1980	PJ Morgan Real Estate Bob Landhier	58,701	5,685	9.68%	\$10.00	\$11.00	Aldi, Dollar Tree, Aaron's Rent-to-Own
SW Plaza NEC 50th & L St	5	1964	CBS Home Jim Posey	23,529	0	0.00%	N/A	N/A	Lansky's Restaurant
The Limelight NEC 16th & Harney	5	1947	OMNE 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%	\$12.00	N/A	Brandeis Condos
Vinton Square NWC 24th & Vinton St	3	1981	Colliers International Jeffrey Wyatt/Charles McNeil	103,323	1,360	1.32%	\$15.00	N/A	Family Fare
Walcreek 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 2323 L St	5	1999	BDRE L Street, LLC	13,905	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 225 N Saddle Creek Rd	5	2003	Clayton Properties II, LLC	13,578	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 7202 North 30th St	5	1995	Marathon Properties, LLC	13,404	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 5038 W Center St	5	2004	Walgreen Co.	13,500	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
Walmart Neighborhood Center 51st St & L St	4	2013		35,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walmart Neighborhood Market SSWC Capitol & SaddleCreek	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 Holly Jones/DeAnn Hill	121,800	1,500	1.23%	\$13.50	N/A	No Frills, Dollar Tree
East Downtown Submarket Totals				2,020,951	214,712	10.62%			
EAST DOWNTOWN NEW CONSTRUCTION									
Capitol District 10th & Capitol	4	2018	The Lerner Company Boh Kurylo/Lindsay Banks	80,000	80,000	100.00%	N/A	N/A	

EAST DOWNTOWN SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Capitol Place	5	2018	Cushman & Wakefield The Lund Company Holly Jones/Marty Patzner/Spencer Secor	27,769	27,769	100.00%	\$25.00	N/A	
East Downtown New Construction Totals				107,769	107,769	100.00%			

SARPY SUBMARKET

25th Place 25th & Ponderosa Dr	5	1986	CBRE/MEGA Jason Ruegg	22,000	0	0.00%	N/A	N/a	Bellevue Dance Academy
American Plaza NEC Galvin Rd & Harvell Dr	3	1986	The Lerner Company Lindsay Banks/Boh Kurylo	164,848	15,580	9.45%	\$8.50	\$11.00	Baker's, ShopKo, Dollar Tree
Barrington Shoppes SEC 90th & Hwy 370	5	2015	NAI NP Dodge Tom Failla	26,372	7,072	26.82%	\$21.00	\$21.00	Scooters, Papa Murphys, Nebraska Title Company
Bellevue Plaza NEC Wilshire Ln & Hwy 370	3	1972	Investors Realty Brian Kuehl/Brian Farrell	149,618	11,750	7.85%	\$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	4,065	19.73%	\$12.00	N/A	Face to Face Salon & Spa, Acapriccio Dance Co
Brentwood Plaza NWC 84th & Brentwood Dr	5	1980	CBRE/MEGA Tracy Earnest	17,917	0	0.00%	N/A	N/A	Just Hair/Pro Hair
Brentwood Square NWC 84th & Giles Rd	3	1980	First Management, Inc. Randy Wieseler	124,040	70,623	56.94%	\$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%	\$14.00	N/A	Office Depot, Planet Fitness
Brentwood Village NEC 84th & Giles Rd	4	1997	Investors Realty	37,000	6,800	18.38%	\$14.00	N/A	Sprint, Creation Station
Cabela's SWC 126th & I-80	3	1985		127,876	0	0.00%	N/A	N/A	Cabela's
Capehart Square 25th & Capehart Rd	5	1990	CBRE/MEGA	26,000	0	0.00%	N/A	N/A	Edward Jones, Upstart Kitchen, Allstate
Cornhusker Center SEC 21st & Cornhusker Rd	3	2000	Access Commercial, LLC Kirk Hanson/Amber Olson	175,180	5,250	3.00%	\$12.00	N/A	Menard's, Famous Dave's
Cornhusker Plaza NEC 25th & Cornhusker Rd	4	1988	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 Farrell	17,960	1,192	6.64%	\$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	0	0.00%	N/A	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%	N/A	N/A	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	1,540	10.00%	\$12.50	N/A	
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, Tobacco Hut
Harrison Square SEC 36th & Harrison St	4	1972	Cushman & Wakefield The Lund Company Kurt Weeder	60,177	1,100	1.83%	\$8.00	\$12.00	Dollar General, Walgreens
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	23,415	0	0.00%	N/A	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	15,351	24.91%	Neg.	Neg.	Jimmy John's, Athletes Training Center, Spin Pizzeria

SARPY SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
One Giles Place SWC 96th & Giles Rd	5	2006	Cushman & Wakefield The Lund Company	15,488	0	0.00%	N/A	N/A	Children's Physicians, Dominos, State Farm
One Val Verde Place SWC 96th & Giles Rd	4	1977	Cushman & Wakefield The Lund Company Holly Jones	47,505	2,840	5.98%	\$12.00	\$13.00	Val Verde Animal Hospital, Remax, JB Salon
Papio Pointe 741 Pinnacle Dr	5	2004		23,654	0	0.00%	N/A	N/A	Scooters, Papillion Chiropractic, Lifegate Church
Samson Square West 3512 Samson Way	5	2002	Colliers International Cori Adcock	16,801	8,750	52.08%	\$14.00	N/A	Peak Performance, Omaha Imaging
Settler's Creek NEC 72nd & Cornhusker	3	2013	The Lerner Company Rick Quinlevan/Boh Kurylo	233,136	8,100	3.47%	\$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	137,138	18.67%	N/A	N/A	Bed, Bath & Beyond, Best Buy, Dick's, Gordmans, TJ Maxx, HyVee, Old Navy, PetSmart, JCPenney
Shoppes at Hickory Hills SWC 72nd & Giles Rd	5	2009	CBRE/MEGA Jason Ruegg	19,220	0	0.00%	\$19.00	N/A	Trek Bycicle, Max I Walker
Shoppes at Southport West 12744 Westport Pkwy	4	2016	CBRE/MEGA Dean Hokanson	76,293	15,787	20.69%	\$27.00	N/A	Alamo Draft House, Boot Barn
Shoppes at Tregaron 2211 Capehart Rd	5	2006		18,122	1,507	8.32%	\$16.75	N/A	Scooters, Ferrell's Extreme Body Shaping
Southport Center Giles Rd & Eastport Pkwy	5	2008	Hoich Enterprises John Hoich	21,975	0	0.00%	N/A	N/A	Jimmy John's, Beyond Golf
Star Park Plaza NEC 36th & Chandler Rd	5	2004	OMNE 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	89,482	16,107	18.00%	N/A	N/A	Genesis Health
The Shoppes at Market Pointe SEC 72nd & Giles Rd	2	2005	Dial Properties Brian Reilly	493,965	6,204	1.26%	\$26.00	\$28.00	Walmart Supercenter, Lowe's, Kohl's
The Shops at Daniell Crossing NEC 36th & Hwy 370	5	2002	NAI NP Dodge	28,800	5,000	17.36%	\$12.00	\$12.00	The Asthma and Allergy Center
Twin Creek NWC 36th & Hwy 370	3	1968/ 2004	CBRE/MEGA Mark Obermeyer	248,206	6,605	2.66%	\$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 SEC 25th & Capehart Rd	4	2013	Walmart Stores, Inc.	42,000	0	0.00%	N/A	N/A	Walmart Neighborhood Market
Walmart Neighborhood Market NEC 96th & Giles	4	2014	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	2,820	8.66%	\$17.00	N/A	LaPetite Academy, Jensen Tire, Anytime Fitness, Pizza Hut
Wolf Creek Plaza SEC 15th & Cornhusker Rd	2	2004	The Lerner Company Jared Sullivan/Boh Kurylo/Ben Meier	315,613	53,400	16.92%	Neg.	Neg.	Michaels, Walmart Supercenter, Petco
Sarpy Submarket Totals				4,611,077	490,298	10.63%			

COUNCIL BLUFFS SUBMARKET

2917 W Broadway 2917 W Broadway	5	1974	Heartland Properties John Jerkovich	23,612	23,612	100.00%	\$5.50	N/A	
3415 W Broadway SEC 34th & W Broadway	4	1968	Heartland Properties John Jerkovich	46,068	0	0.00%	\$5.00	N/A	Octapharma Plasma
Auto Zone Plaza SWC 28th & W Broadway	4	1955	Cushman & Wakefield The Lund Company Holly Jones	43,677	18,800	43.04%	\$7.00	\$9.00	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 Broadway & Kanesville Blvd	4	1970	The Lerner Company Lindsay Banks/Boh Kurylo	87,032	14,080	16.18%	\$7.00	N/A	Supersaver

COUNCIL BLUFFS SUBMARKET cont.

Center Name & Address	Size	Year Opened	Leasing Co & Agent	GLA 2017	2017 Vacancy	2017 % Vacancy	2017 Rate 1	2017 Rate 2	Anchor
Broadway Plaza NEC 18th & W Broadway	4	1991	Cushman & Wakefield The Lund Company Holly Jones	32,612	11,520	35.32%	\$12.00	N/A	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	Cushman & Wakefield The Lund Company Holly Jones	48,836	48,836	100.00%	\$5.00	\$6.00	No Frills (Former)
HyVee Plaza SEC 25th & Broadway	4	2010	HyVee, Inc.	67,000	0	0.00%	N/A	N/A	HyVee
Lake Manawa Power Center SEC 30th Ave & Dial Rd	1	1995	Dial Properties Sarah O'Connor	804,909	1,400	0.17%	N/A	N/A	OfficeMax, Home Depot, Harbor Freight, Toys "R" Us, Menard's, Gordmans, Aldi, Walmart, Sam's Club
Mall of the Bluffs NEC Madison Ave & Bennett Ave	2	1986	Berkshire Hathaway/Ambassador Gary Kuklin	701,242	301,934	43.06%	\$13.50	N/A	Dillards, HyVee, Planet Fitness
Manawa Power Center 20 & 40 Power Dr	5	2004	Investors Realty	18,000	1,500	8.33%	\$14.00	N/A	Rentway, Complete Nutrition, CD TradePost
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	551,376	0	0.00%	\$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		19,675	0	0.00%	N/A	N/A	Pet Barn, Mad Ox Bakery, 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 & Kanesville Blvd	3	1980	Hyperbolic Properties, LLC	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	Susan Anderson	24,280	0	0.00%	N/A	N/A	Hair Masters, Old Home Bakery
The Marketplace I-80/I-29 & 24th St	2	2008	OMNE Dan Dutton/Daniel Goaley	276,020	80,000	28.98%	N/A	N/A	JCPenney, JoAnn Fabrics, Petco, Party City, VF Factory Stores, Boot Barn
The Plaza at Mid American Center 20-50 Arena Way	4	2004	CBRE/MEGA	72,520	0	0.00%	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	0	0.00%	N/A	N/A	Godfather's Pizza, Valley View Bank
Walgreens 535 E Broadway	5	1997	Broadway East Properties, LLC	13,833	0	0.00%	N/A	N/A	Walgreens
Walgreens 301 W Bennet Ave	5	2001	Starlight Motor Lodge, LLC	14,368	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 Jerry Gordman/Deborah Smith	207,530	11,888	5.73%	N/A	N/A	Walmart Supercenter, Urgent Care, Jusy Nails
Westlake Hardware, HyVee Drug SEC Kanesville Blvd & 8th St	4	1980	721 Broadway, LLC	48,514	0	0.00%	N/A	N/A	Westlake Ace Hardware, HyVee Drugstore
Woodbury Hills 900 Woodbury Avenue	5	1987	Berkshire Hathaway/Ambassador Gail Hunter	18,908	1,100	5.82%	\$18.55	N/A	Wells Fargo Bank
Council Bluffs Submarket Totals				3,725,091	514,670	13.82%			

Omaha Metropolitan Area - 2017 Year in Review

The Lerner Company Team

BROKERAGE



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 at The Lerner Company is a pleasure, not a contest.

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 4 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.

PROPERTY MANAGEMENT

