

# L STREET MARKETPLACE 12300 K PLAZA, OMAHA, NE 68137

RETAIL FOR LEASE | 1,146 - 21,344 SF | \$16 - \$24 SF/YR (NNN)



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# EXECUTIVE SUMMARY



## SPACES

| SUITE                 | SIZE (SF)        | LEASE TYPE           | LEASE RATE    |
|-----------------------|------------------|----------------------|---------------|
| U5-U6                 | 1,146 - 2,292 SF | NNN                  | \$16.00 SF/yr |
| U8                    | 2,390 SF         | NNN                  | \$16.00 SF/yr |
| U5-U8                 | 4,682 SF         | NNN                  | \$16.00 SF/yr |
| Pad Site (0.49 Acres) | 21,344 SF        | Ground Lease or Sale | Negotiable    |

## PROPERTY HIGHLIGHTS:

|                           |                         |
|---------------------------|-------------------------|
| <b>ASKING RATE:</b>       | \$16 - \$24 SF/yr (NNN) |
| <b>AVAILABLE SF:</b>      | 1,146 - 21,344 SF       |
| <b>NNN:</b>               | \$6.67 PSF              |
| <b>TOTAL BUILDING SF:</b> | ± 217,866 SF            |
| <b>YEAR BUILT:</b>        | 2008                    |

## PROPERTY HIGHLIGHTS:

- L Street Marketplace has 4.6 million visits annually.
- Located at 120th & L Street with 98,000 cars per day.
- Prime corridor with over 1,000,000 SF of retail from 120th to 132nd.
- Most coveted retail submarket
- Anchor spaces 100% leased!
- Up to 4,682 SF available at the I Street entrance
- 0.49 AC pad site available to ground lease or purchase



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

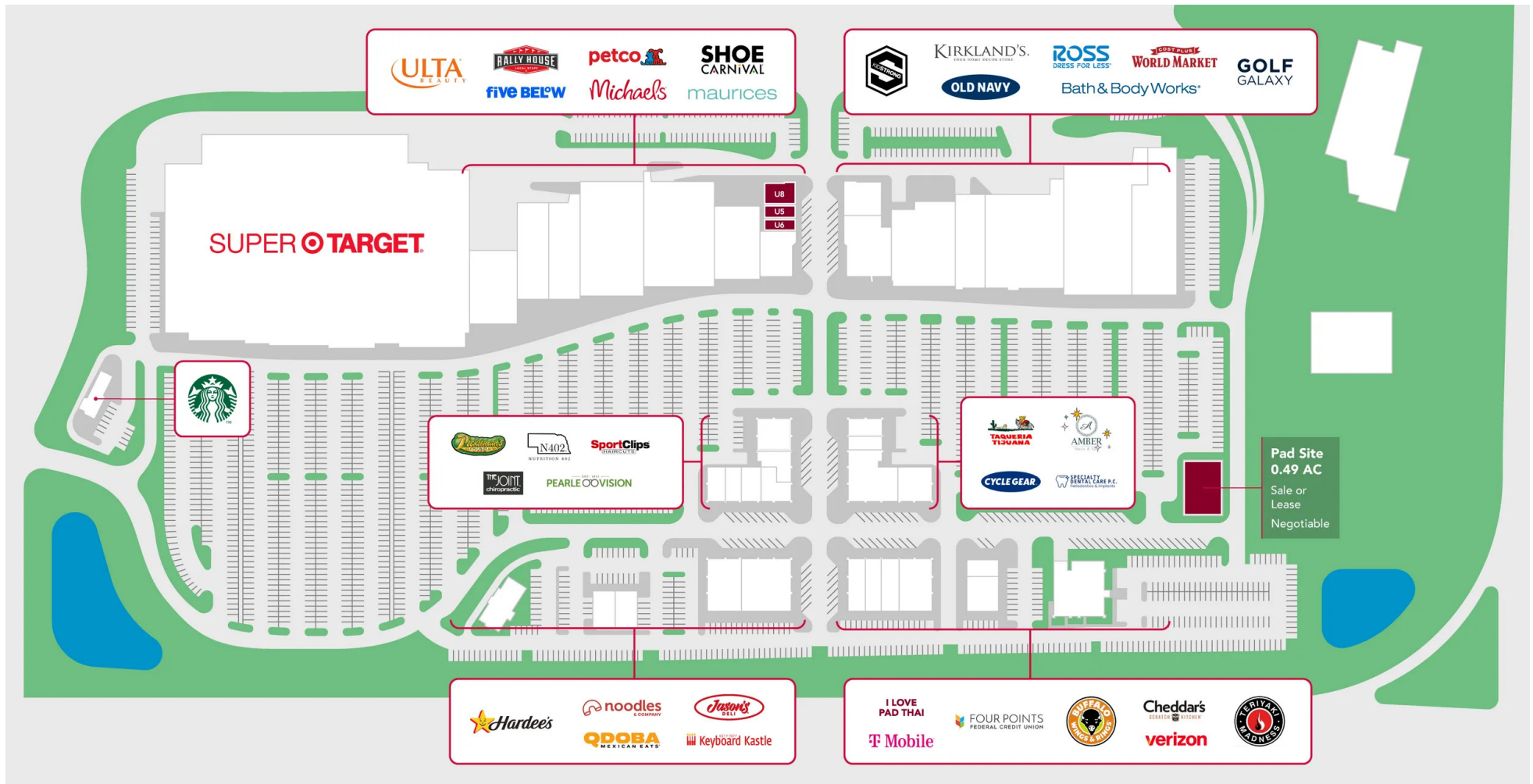
L Street Marketplace is Omaha's premier retail power center located on the NWC of 120th & L Streets. This center offers the strongest lineup of anchor tenants including Super Target, Ross Dress for Less, Old Navy, Cost Plus World Market, Michael's, Ulta, Golf Galaxy and more. Neighboring retailers include Sam's Club, Super Walmart and Home Depot. This regional shopping destination gives customers the opportunity to visit all their favorite stores in one afternoon offering a shopping experience like nowhere else in the metro.

The strong lineup of restaurants adds to the visitors each day by providing some of the best eating options available with Noodles & Co., Qdoba, Teriyaki Madness, Pickleman's, Hardee's, and Jason's Deli. This is the ultimate next location for your retail business.

## LOCATION DESCRIPTION

L Street Marketplace is centrally located on the NWC of 120th and L Streets. A top intersection in Omaha with 98,000 cars per day. The Center offers excellent visibility to the intersection, L Street and 120th. Just off I-680, this location makes it easy to get to from any spot in Omaha. Property allows easy access for travelers coming in or out of the metro. L Street is a regional retail corridor with over 1 million square feet of retail from 120th to 132nd. Located in the Southwest Submarket of Omaha, this is one of the most coveted retail submarkets.

# SITE PLAN



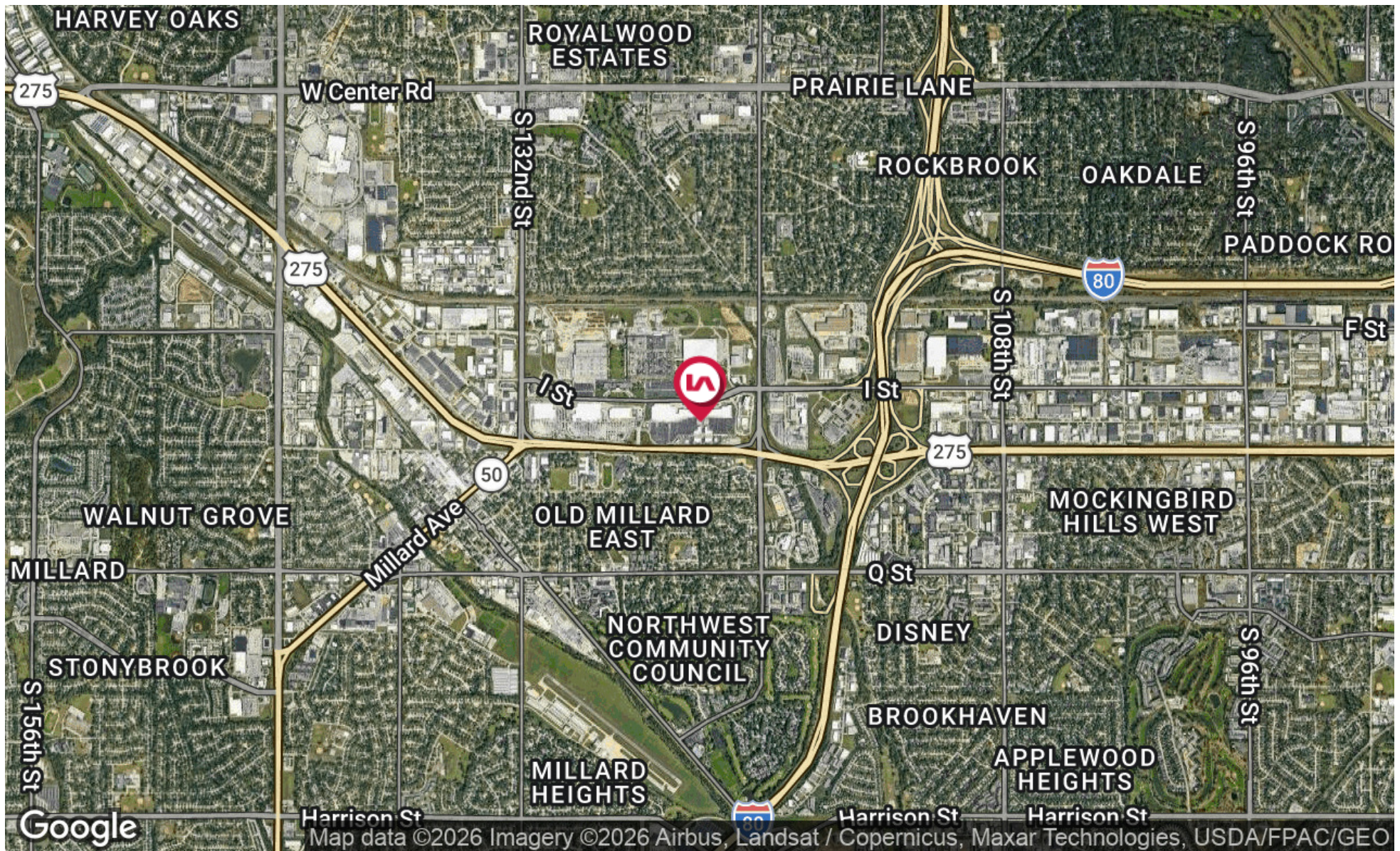


# SUITE U8 - 2,390 SF





## LOCATION MAP





# RETAILER MAP

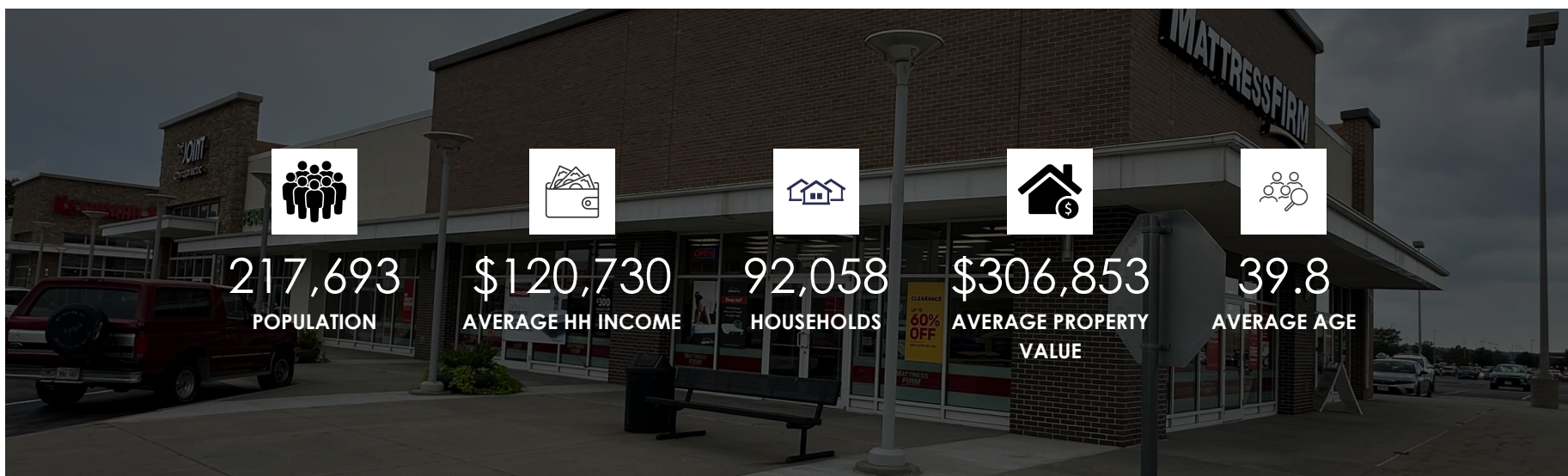




# OMAHA OVERVIEW

|                   | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Total Population  | 7,209  | 82,276  | 217,693 |
| Average Age       | 39.5   | 40.2    | 39.8    |
| Average HH Income | 90,280 | 108,327 | 120,730 |

2023 American Community Survey (ACS)





FOR  
LEASE

## 12300 K Plaza

OMAHA, NE 68137



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