

**FOR LEASE - ONE VAL VERDE**

**9631 GILES ROAD, LA VISTA, NE 68128**

**RETAIL | 1,162 - 6,533 SF | \$17.00 SF/YR (NNN)**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

Strong neighborhood shopping center with space available for lease for a variety of tenants. Mix of local and national tenants.

## PROPERTY HIGHLIGHTS

- Drive-thru potential
- Dense residential area
- 96th & Giles: 27,500 VPD
- 1 mile average household income: \$110,555
- Parking: 6:1

## LOCATION DESCRIPTION

Property is located at 96th & Giles in La Vista. Join the growing area with the Nebraska Multi-Sport Complex, Smash Park, Astro Theatre and more.

## OFFERING SUMMARY

<b>Available SF:</b>	1,162 - 6,533 SF
<b>Lease Rate:</b>	\$17.00 SF/yr (NNN)
<b>NNNs:</b>	\$6.87 PSF (est.)

## CONTACT

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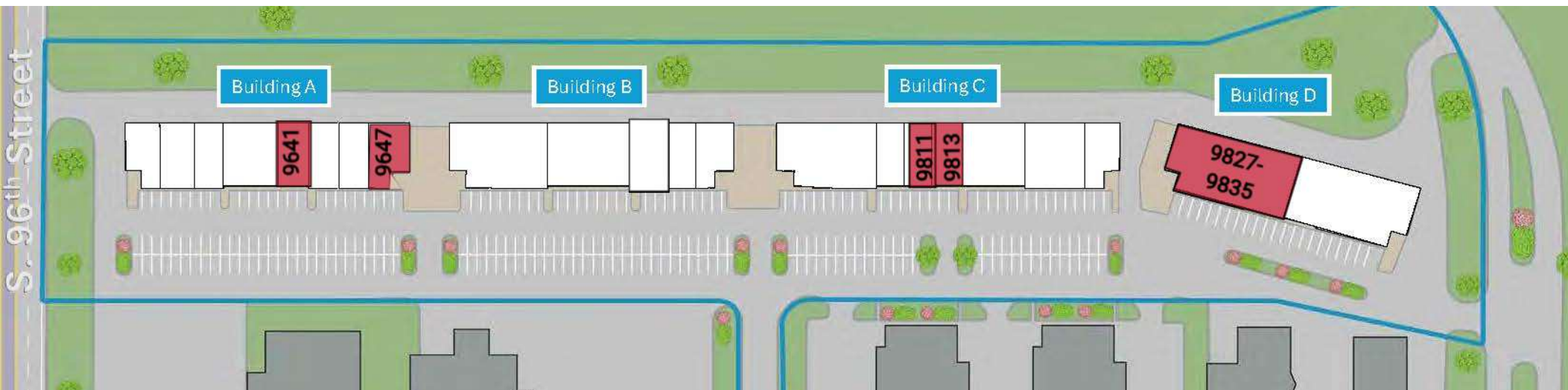
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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
9641	1,162 SF	NNN	\$17.00 SF/yr
9647	1,468 SF	NNN	\$17.00 SF/yr
9811	1,178 SF	NNN	\$17.00 SF/yr
9813	1,168 SF	NNN	\$17.00 SF/yr
9827-35	2,100 - 6,533 SF	NNN	\$17.00 SF/yr

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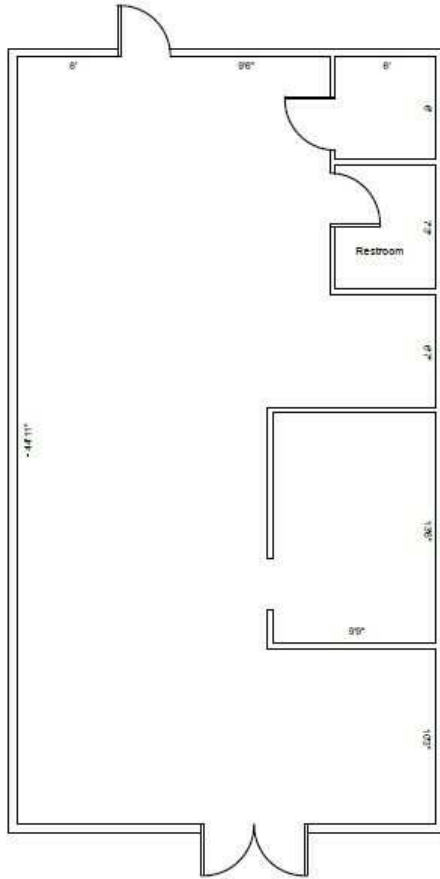
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**FOR LEASE**  
**SUITE 9641**

Retail | 1,162 - 6,533 SF | \$17.00 SF/yr (NNN)



Suite 9641 - 1,162 SF



Suite 9641

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**FOR LEASE**  
**SUITE 9647**

Retail | 1,162 - 6,533 SF | \$17.00 SF/yr (NNN)



Suite 9647



Suite 9647

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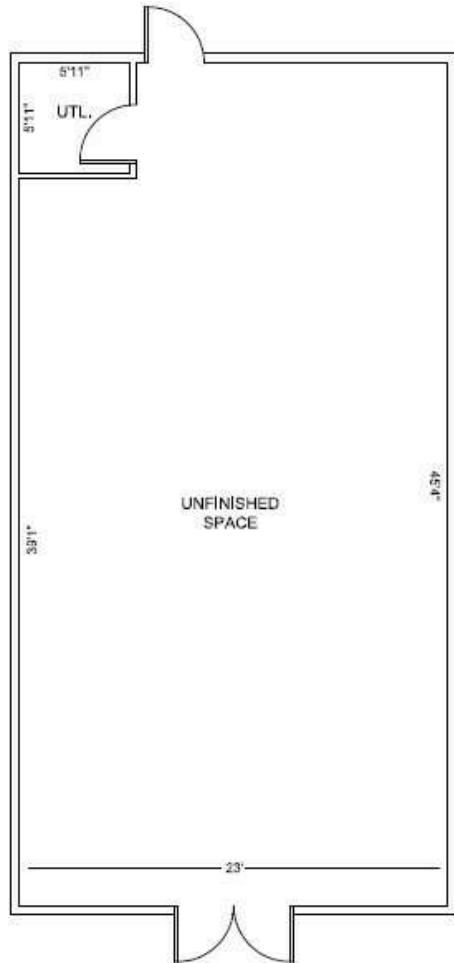
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**FOR LEASE**  
**SUITE 9811**

**Retail | 1,162 - 6,533 SF | \$17.00 SF/yr (NNN)**

**LEE & ASSOCIATES**

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Suite 9811 - 1,178 SF



Suite 9811

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# FOR LEASE SUITE 9813

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Suite 9813



Suite 9813

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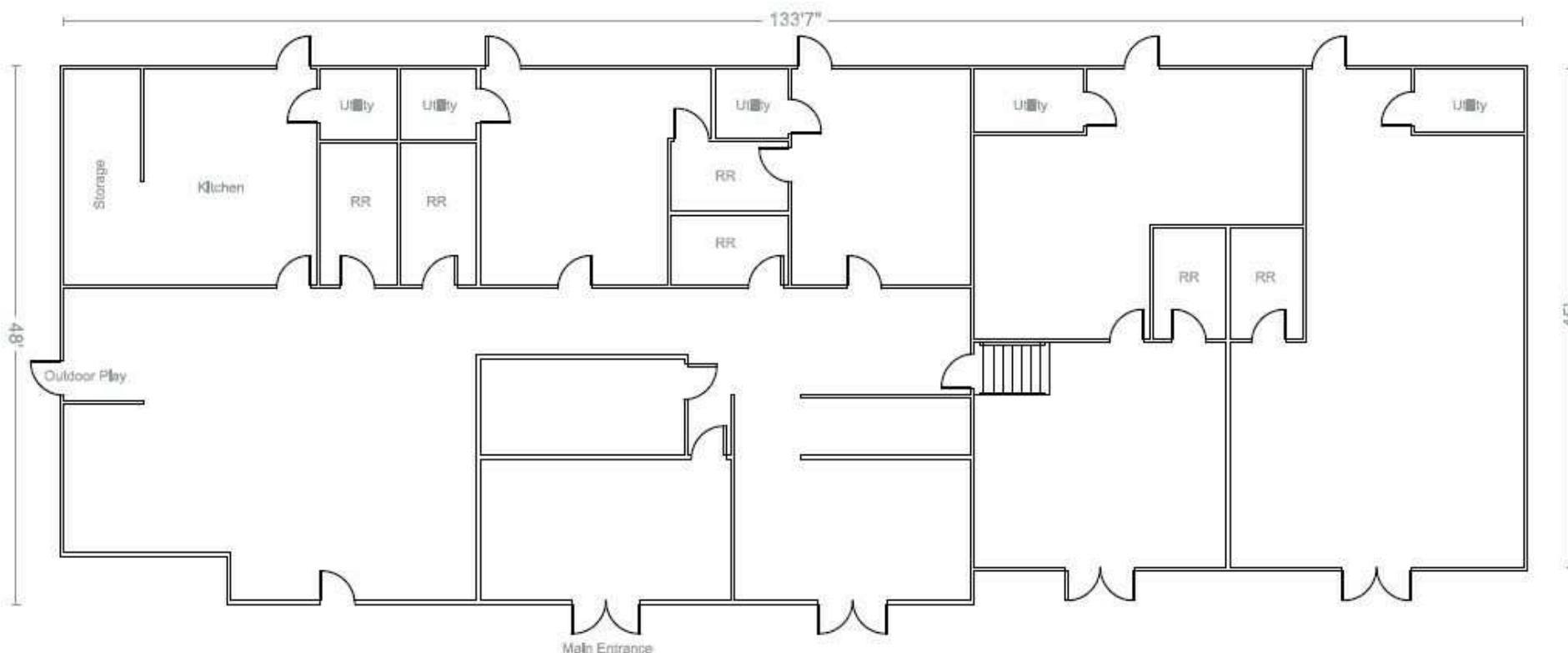
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# FOR LEASE SUITE 9827-35

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Suite 9827-35: 2,100 - 6,533 SF

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**SUITE 9827-35**

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Suite 9827-35



Suite 9827-35



Drive-Thru



Outdoor Area

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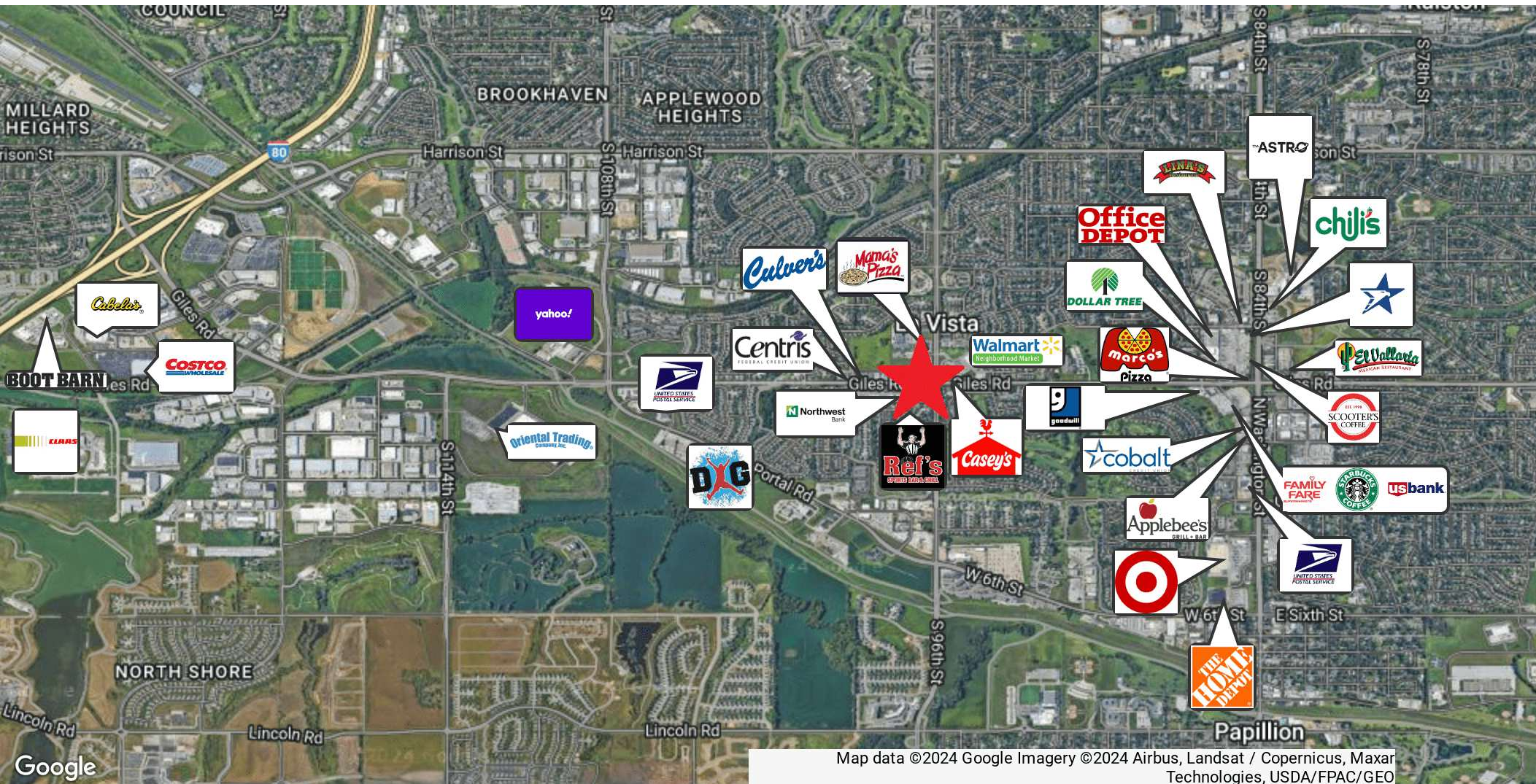
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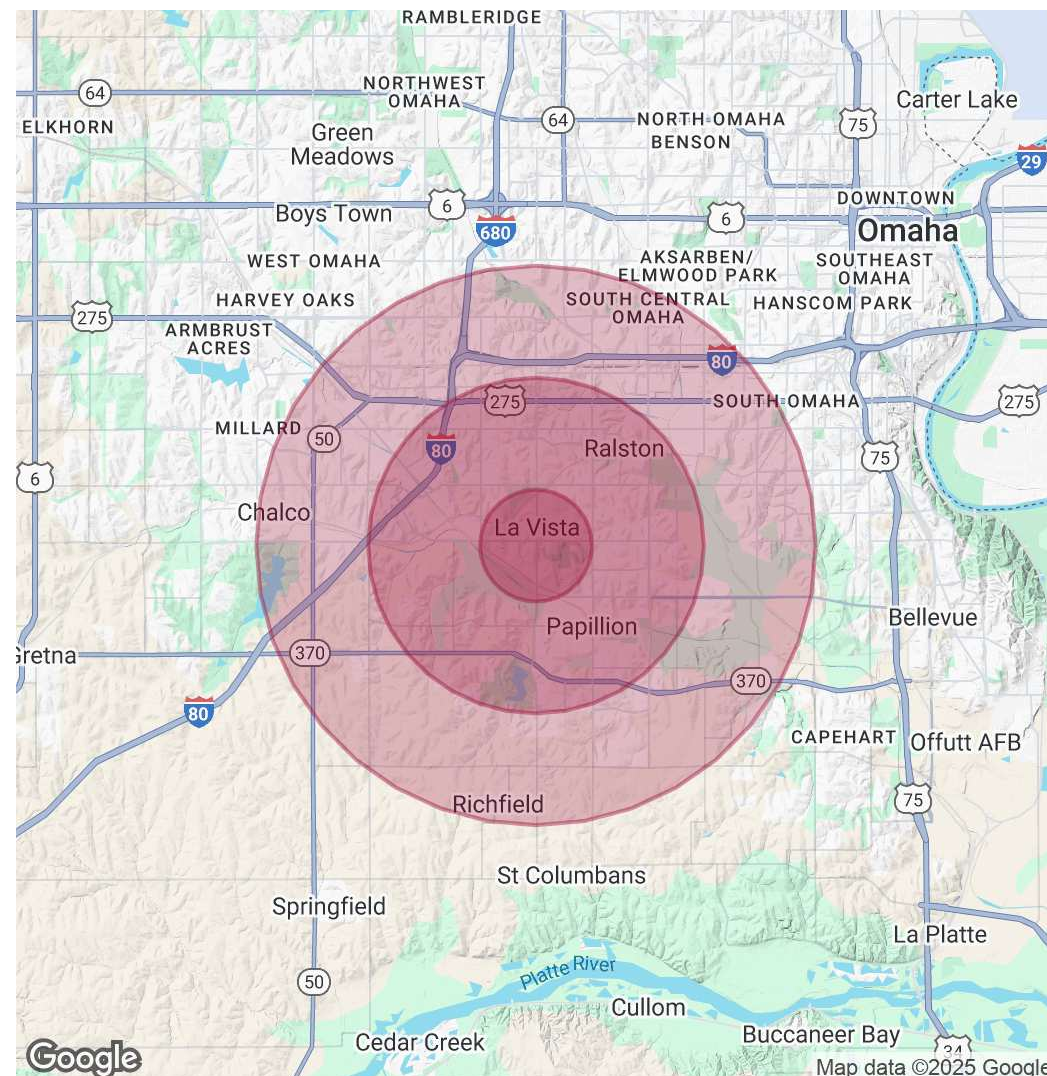
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,072	73,928	162,234
<b>Average Age</b>	40.4	36.8	37.6
<b>Average Age (Male)</b>	38.2	35.3	36.3
<b>Average Age (Female)</b>	42.5	38.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,160	30,992	67,301
<b># of Persons per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$102,786	\$85,074	\$86,803
<b>Average House Value</b>	\$235,122	\$180,972	\$188,203

2020 American Community Survey (ACS)



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