

OFFERING MEMORANDUM

PEACHES PLAZA

75th St & Pacific St
Omaha, NE



PRESENTED BY:
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EXECUTIVE SUMMARY

- Offering Summary 3
- Investment Highlights 4
- Tenant Information 5
- Tenant Profiles 7
- Site Plans 8
- Aerials 9

MARKET OVERVIEW

- Demographics 13
- Population Density/Average Income 14

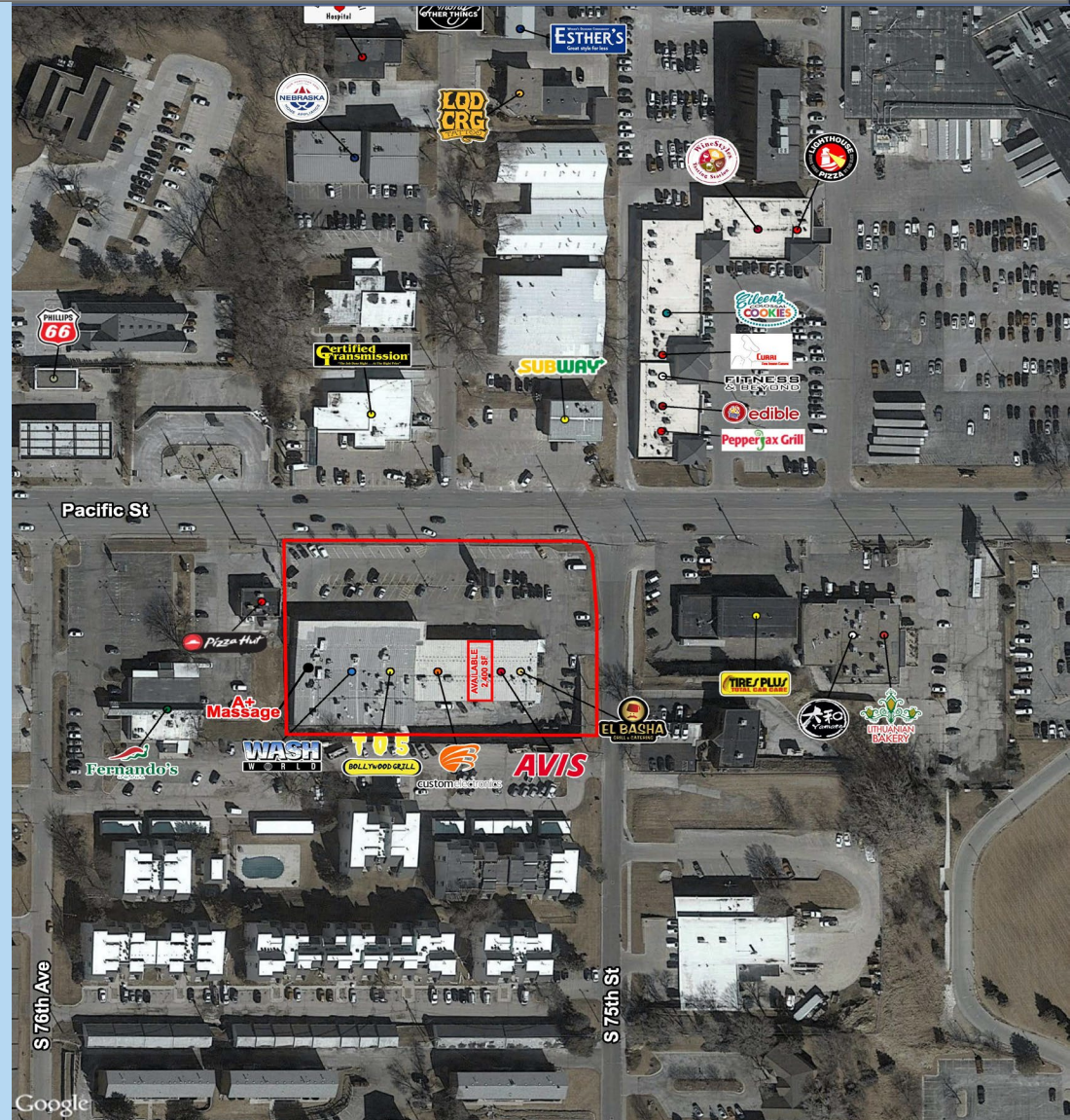
DISCLAIMER 15



Offering Summary

Property Address:	7503 – 7519 Pacific St Omaha, NE 68114
Year Built:	1986
Building Size:	25,860 SF
Land Area:	1.89 Acres
Occupancy:	91%
Offering Price:	\$3,780,253
Cap Rate:	7.50%
Proforma NOI*:	\$283,519
Contribution:	Tenants pay towards CAM, R.E. Taxes, and Insurance
Tenants:	Avis, El Basha, Wash World, Custom Electronics, TO5 Bollywood Grill, A+ Massage, Home Foods

*Includes Vacancy Factor and Reserve



Investment Highlights



The Lerner Company is pleased to announce an opportunity to invest in the heart of Omaha, NE. Located along the Pacific St corridor, just blocks west of 72nd St.

- **PRIME LOCATION:** Peaches Plaza is strategically positioned in high-trafficked corridor with easy access to I-80, Dodge Street, and public transportation routes.
- **ESTABLISHED COMMERCIAL HUB:** Central Omaha is known for its attractive mix of residential, retail and office spaces, promoting a thriving consumer base.
- **AFFLUENT DEMOGRAPHICS:** 5-mile population: 319,026, 1-mile average household income: \$133,010
- **PROXIMITY TO AMENITIES:** The asset is near well established mixed-use developments, event arenas, and large-scale retailers.
- **STABLE CASH FLOW with VALUE-ADD OPPORTUNITY:** Below market rents provide the potential to increase rental income through lease negotiations, upgrades, or service expansion.
- **REPLACEMENT VALUE:** Priced well below replacement cost at \$146 per square foot.

Tenant Profile



Avis Car Rental, is an American car rental company headquartered in Parsippany, NJ. Parent company is Avis Budget Group which operates in North America, South America, Europe, Australia, New Zealand, and South Africa. Avis was the first car rental business to be located at an airport



El Basha Grill is a Lebanese restaurant providing the best dishes of the Mediterranean. El Basha or The Basha was a term used to describe elite society.



Wash World Omaha offers traditional laundromat service as well as drop off or scheduled pick up and delivery laundry service. State-of-the-art ozone water system kills 99.9% of bacteria and is the only place in Omaha offering this service.



customelectronics

Custom Electronics sells and installs audio, video and home theater systems. Business started in 1968 and changed ownership in 2018. Previously operated under the name TAP Electronics

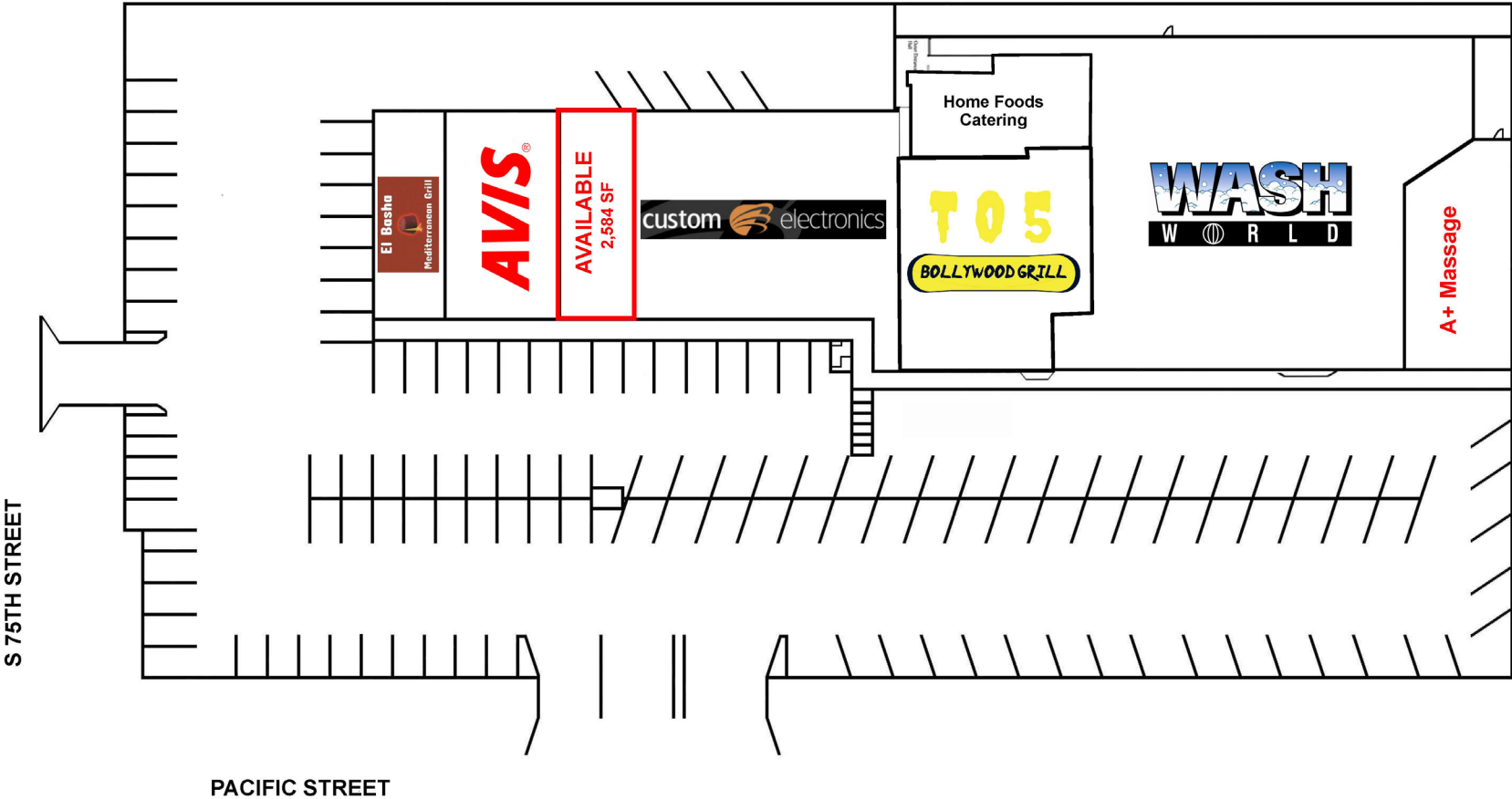


TO5 Bollywood Grill offers Indian delicacies in a classical ambiance. They boast a vegan menu. Originally opened in 2021, they are affiliated with Shahi India Grill located in Downtown Omaha.



A+ Massage boasts a team of massage therapists trained in various techniques and providing care and attention to your specific concerns .

Overall Site Plan



PEACHES PLAZA

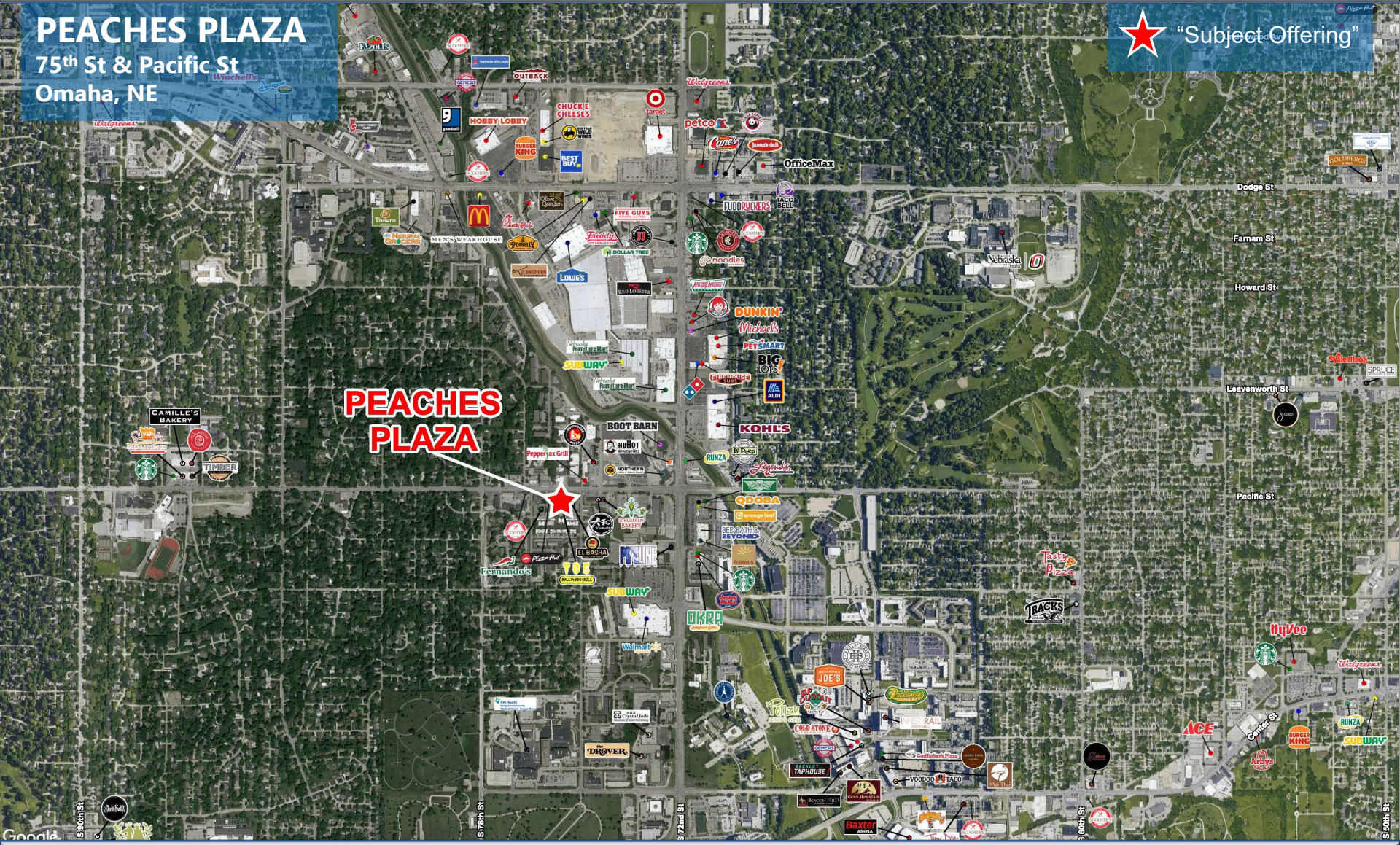
75th St & Pacific St
Omaha, NE

 "Subject Offering"



PEACHES PLAZA
75th St & Pacific St
Omaha, NE

★ "Subject Offering"



PEACHES PLAZA



Facing Southeast

□ "Subject Offering"



Facing Northeast

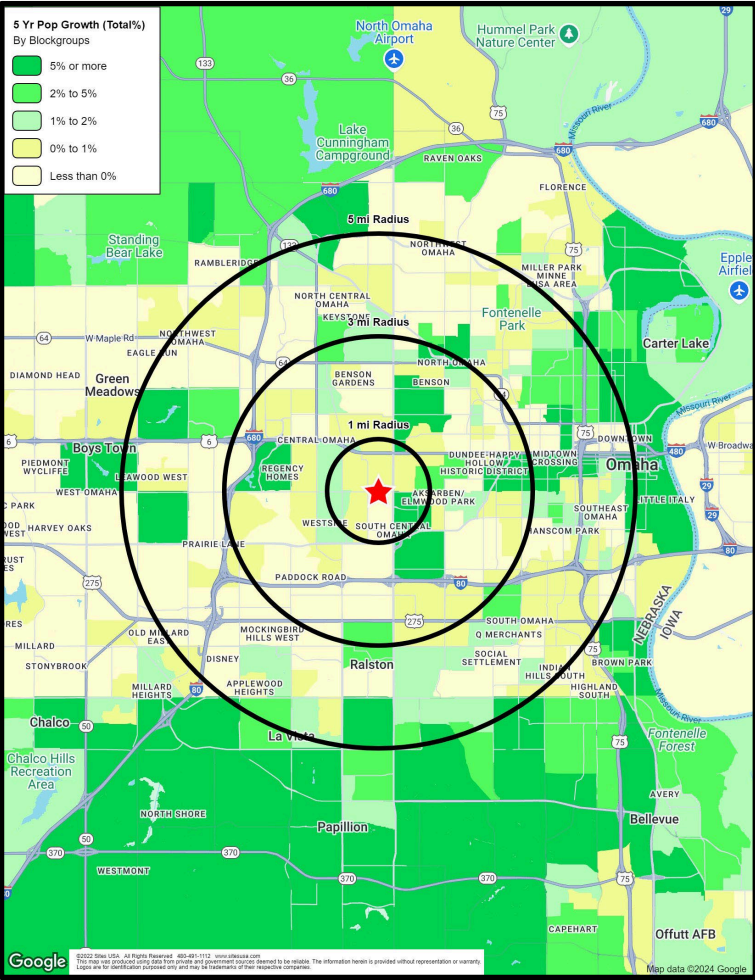


Demographics

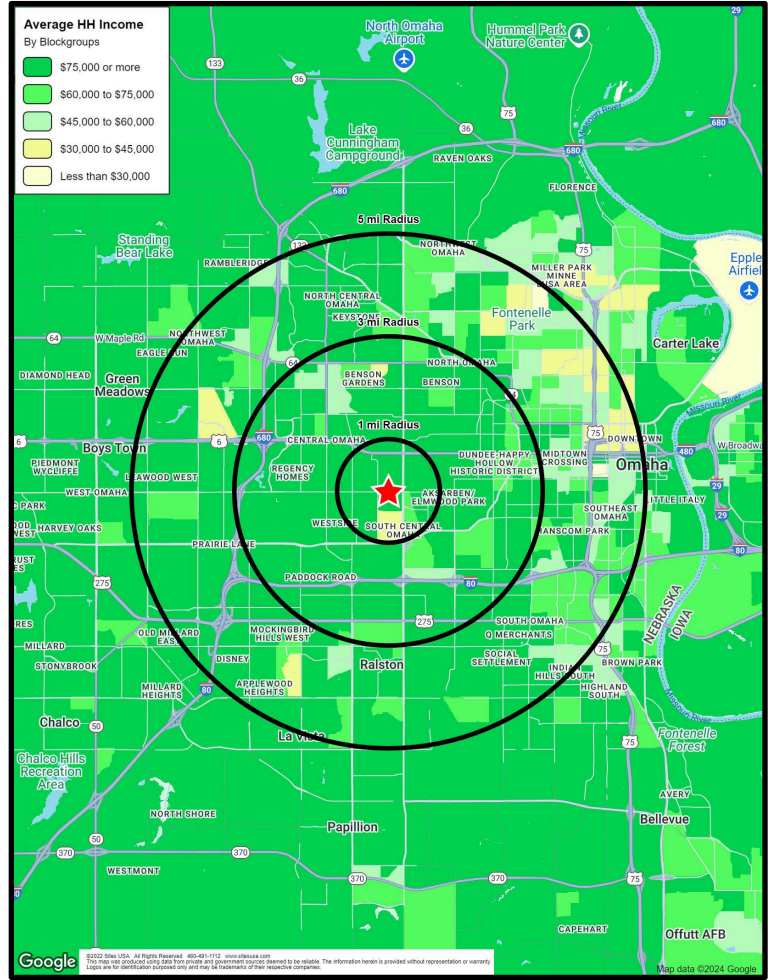
	1 Mile	3 Mile	5 Mile	MSA
2024 Estimated Population	8,671	97,109	319,026	986,822
2029 Projected Population	8,840	98,766	324,444	1.02 M
2020 Census Population	8,529	96,576	311,113	967,604
2010 Census Population	8,089	92,181	298,119	865,351
Projected Annual Growth (2024-2029)	0.4%	0.3%	0.3%	0.7%
Total Employees	22,094	88,196	190,085	409,923
Median Age	34.4	36.9	34.7	36.0
College Degree + (Bachelor Degree or Higher)	62.2%	49.2%	38.5%	39.8%
Total Households	3,993	44,601	137,009	394,300
Owner-Occupied Median Home Value	\$373,748	\$277,321	\$246,150	\$266,964
2024 Est. Average HH Income	\$133,010	\$119,525	\$96,758	\$119,649



Population Growth



Average HH Income



Confidentiality & Disclaimer

DISCLAIMER AND RELIANCE

This Offering Memorandum (“Memorandum”) information will be delivered to individuals and entities who have or may have expressed an interest in (collectively “Prospects”) Peaches Plaza (“Center”) for their limited use in evaluating the Center as a candidate for acquisition and not for any other purpose and not for distribution to any other person or entity without the express written consent of the Broker. Prospects acknowledge that this Memorandum, though containing some information relating to the Center, does not contain all of the information a Prospect may or should desire and each such Prospect is advised to conduct its own independent, thorough analysis and inspection of the Center and all information and data relating to the Center.

Every Prospect should not rely on this Memorandum or on the statements or actions of the Center’s owners (collectively “Owner”) or The Lerner Company or its agent, brokers, or employees (collectively “Broker”). Prospects should not rely upon, nor does the Owner nor the Broker make any representation or warranty, express or implied, to Prospects regarding the accuracy or completeness of this Memorandum, any oral or written communication of the Owner or the Broker, the condition of the Center, the financial information and other data relating to the Center, or any of its leases, tenants, and occupants.

CONFIDENTIALITY

This Memorandum has been prepared by the Broker based on information acquired by it and all Prospects are required and advised to make their own evaluation of the Center and the information contained in the Memorandum. Neither the Owner nor the Broker has independently verified any of the information contained in the Memorandum or otherwise available to Prospects whom are advised and required to conduct its own verification of the accuracy or completeness of the information contained in the Memorandum.

All summaries, discussions, presentations, and financial data submissions are hereby qualified by reference to the actual documents and financial statements upon which the foregoing were based and which are determinative and available upon request to the Broker. The Memorandum and any other information relating to the Center furnished to Prospects, whether oral or written, is confidential and its contents are the sole property of the Owner and will not be reproduced in whole or in part except as permitted herein. Prospects accepting delivery of this Memorandum will not disclose its contents to anyone except its employees, officers, auditors, financial advisors and counsel, each of whom will be required to comply with the terms of this Memorandum and will not use this Memorandum in any manner which is detrimental to the Owner or Broker.

NEGOTIATIONS

Prospects acknowledge that the Owner may negotiate with one or more Prospects at any time and does not have any obligation to discuss the Center or this Memorandum or the sale of the Center with any Prospect. The Owner may in its sole discretion, at any time, without notice, reject any offers or proposals and to terminate, at any time, discussions and negotiations with any Prospect including the request to return the Memorandum and any data and information furnished any Prospect.

Though a Prospect and Owner may reach an oral agreement regarding the sale and purchase of the Center, neither the Prospect nor the Owner shall be obligated or liable in any way to the other unless, until, and except as expressly set forth in a written agreement executed by both parties.

INQUIRIES

This Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Memorandum does not constitute an offer for the sale of a security. By accepting this Memorandum, a Prospect agrees to release the Owner and Broker and hold each of them harmless from any claim, liability, and expense arising from any Prospect’s activities regarding or purchase or attempted purchase of the Center. Any inquiries or questions involving the Center must be directed to the Broker and not the Owner. Any contacts with the Center’s existing or potential tenants, management personnel, or vendors must have the prior permission of the Broker.