

Menards Pad Site

Corporate/Personal Guaranty!



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN

Vice President

LIC # 20070698

justin@ciadvisor.com

480.718.5555 - direct

402.730.6021 - cell

JESSICA GIBSON

In-State Broker

LIC # BR509621000

CIA commercial
investment
advisors

**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

9383 East Bahia Drive, Suite 130

Scottsdale, Arizona 85260

480.214.5088 - main

www.ciadvisor.com



N 205TH ST

CUMBERLAND DR | 10,019 CPD



NE-31/N 204TH ST | 26,380 CPD

Highlights



PRICE

\$1,536,000

CAP RATE

6.25%

NOI

\$96,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to a Menard's; major retailers in the area include Walmart, Target, Costco, Lowe's, Scheels, Hobby Lobby, Nordstrom Rack, Gap, Old Navy, Ross Dress for Less, Best Buy, PetSmart, DSW, Five Below, Aldi, Baker's, Hy-Vee, Family Fare Supermarket, Lifetime Fitness, Marcus Theatres

Higher Education: Across the freeway from **Metropolitan Community College-Elkhorn Valley** - a public 2-year comprehensive college offering a variety of training programs in a variety of fields such as Business, Healthcare & Technology with 1,424 students (Fall 2025)

Healthcare: 2 miles from **Methodist Women's Hospital** - the region's only medical campus dedicated to women's health, offering specialized care including high-risk pregnancy, NICU, labor delivery, and gynecological services with 116 beds; 5 miles from **CHI Health Lakeside** - one of the 5 hospitals serving the Omaha metro area and is the largest full-service hospital in western Omaha with 153 beds



CORPORATE LONG-TERM LEASE

14 years remaining on initial 15-year NN* lease with attractive 10% rental escalations every 5 years!

** This is a NN lease. Landlord is responsible for the roof, structure and foundation.*



TENANT | PERSONAL GUARANTY

Abelardo's Mexican Food, LLC owns & operates ±70 restaurants in Nebraska, Iowa, Missouri, Kansas, Oklahoma, Illinois & Minnesota. Lease is further backed by Personal Guaranty from Abelardo's owner/operator.



PAD SITE | TRAFFIC COUNTS

Pad site to Menards - just off a signalized hard corner of N 204th St (main north/south artery) & Cumberland Dr with traffic counts of 36,399 CPD! Just one block north of W Dodge Rd exit ramp, benefitting from high traffic counts of 54,585 CPD!



STRONG INTRINSIC VALUE

Priced below replacement cost in RARE West Omaha location!



VERY AFFLUENT DEMOGRAPHICS (2025)

Population (5-mi)	124,620
Households (5-mi)	45,978

Average Household Income (3-mi) \$204,594



LOW UNEMPLOYMENT RATE (DECEMBER 2025)

According to the Bureau of Labor Statistics, Nebraska reported a 3.0% unemployment rate, ranking #5 lowest in the nation, compared to the 4.4% national average

Financial Analysis

SITE ADDRESS	811 North 205th Street Elkhorn Nebraska 68022 (Omaha MSA)
TENANT	Abelardo's Mexican Food, LLC
ENTITY TYPE	Corporate
GUARANTY	Personal (Hilda Alarcon)
GROSS LEASABLE AREA	±3,507 SF
LOT SIZE	±0.78 acre (±34,045 SF)
YEAR BUILT RENOVATED	2015** 2025
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for roof, structure & foundation.
LEASE TERM	14 years remaining
RENTAL INCREASES	10% annually every 5 years
RENT COMMENCEMENT DATE	February 15, 2025
EXPIRATION DATE	February 28, 2040
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow

** According to Douglas County Assessor



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	02/15/25 to 02/28/30	\$96,000	6.25%
Years 6-10	03/01/30 to 02/28/35	\$105,600	6.88%
Years 11-15	03/01/35 to 02/28/40	\$116,160	7.56%
		AVG ANNUAL RETURN	6.90%

RENEWAL OPTIONS

1st Option	03/01/40 to 02/28/45	\$127,776
2nd Option	03/01/45 to 02/28/50	\$140,554

Tenant Profile



At Abelardo's, their journey has always been rooted in the vibrant flavors and traditions of Mexican culture. Since 2002, they have proudly brought these heritage dishes from their hometown in Omaha, Nebraska, to ± 70 regional locations in Iowa, Missouri, Kansas, Oklahoma, Illinois & Minnesota.

They are committed to delivering fresh, high-quality Mexican cuisine such as Huevos Rancheros, Burritos, Tacos, Quesadillas, Birria Specialty, Tostadas, Enchiladas, Tortas, Rolled Taquitos and Rice Bowls at affordable prices.



Exterior Photos

As of March 2026



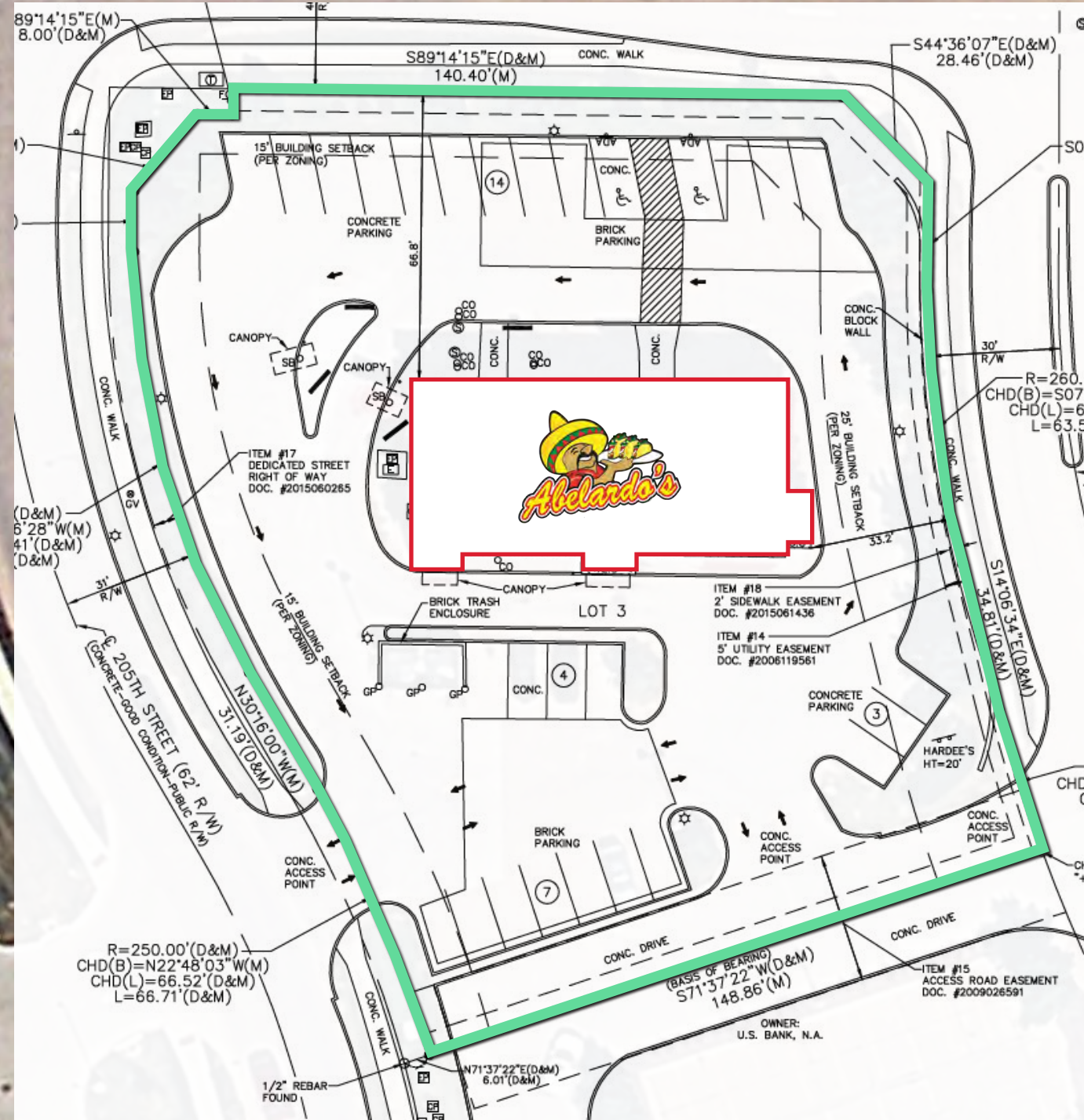
Site Plan

Property Specifications

County Douglas
Parcel # 1739441026
Lot Size ±0.78 Acre
GLA ±3,507 SF

Parking Stalls

Regular 26
Handicap 2



ELKHORN MIDDLE SCHOOL
638 STUDENTS

WESTRIDGE ELEMENTARY
373 STUDENTS

CHI Health
PRIORITY CARE



ELKHORN HIGH SCHOOL
749 STUDENTS



CUMBERLAND DR | 10,019 CPD



NE-31/N 204TH ST | 26,380 CPD



**ELKHORN
HIGH SCHOOL**
749 STUDENTS

1010 ON THE LAKE
193 UNITS

**WEST DODGE STATION
ELEMENTARY**
479 STUDENTS

METHODIST
METHODIST WOMEN'S
116 BEDS

**VILLAGE
POINTE**
An open-air lifestyle center featuring
over 60 premier retailers such as Apple,
Scheels, Lululemon, Madewell, Nordstrom
Rack, Banana Republic, Gap, Old Navy,
Maurices, DSW, Sephora, Marcus Theaters

**FIRE RIDGE
ELEMENTARY**
476 STUDENTS

METROPOLITAN
Community College
ELHORN VALLEY
1,424 STUDENTS

28B
LINK

NE-LINK 28B / W DODGE RD | 54,585 CPD

NE-31 / N 204TH ST | 26,380 CPD

NEBRASKA
31



Arby's

CUMBERLAND DR
10,019 CPD

BURGER KING



**ROCKET
CARWASH**

us bank

CHIPOTLE
MEXICAN GRILL

TACO BELL



MENARDS

South

2025 AVERAGE HOUSEHOLD INCOME (3-MI)
\$204,594

ELKHORN SOUTH HIGH SCHOOL
1,407 STUDENTS

ELKHORN VALLEY VIEW MIDDLE SCHOOL
622 STUDENTS

SKYLINE ELEMENTARY
476 STUDENTS

FAMILY FARE.

ExtraSpace Storage



NE-LINK 28B/W DODGE RD | 54,585 CPD



Dino's Storage

ROCKET CARWASH



TACO BELL

us bank

MENARDS®

Public Storage



CHIPOTLE MEXICAN GRILL

NE-31/N 204TH ST | 26,380 CPD

BURGER KING

CUMBERLAND DR | 10,019 CPD

Arby's

DQ



Domino's

Elkhorn



CHI Health
PRIORITY CARE

O'Reilly AUTO PARTS

BLONDO ST | 5,249 CPD

LUCKY X STRIKE
CLUB
LEGACY
VOLLEYBALL

NAPA

ELKHORN
HIGH SCHOOL
749 STUDENTS



MENARDS

UBT Union Bank & Trust,
Sports Complex

REGAL
PRINTING COMPANY

S 192ND ST | 9,023 CPD

NE-51/N 204TH ST | 26,380 CPD

METROPOLITAN
Community College
ELKHORN VALLEY
1,424 STUDENTS

METHODIST
METHODIST WOMEN'S
116 BEDS

HYUNDAI

TOYOTA

OPPD
Omaha Public Power District

MARCO'S
PIZZA

SCOOTER'S
COFFEE

CARMAX

NISSAN

SUBARU

S 168TH ST | 24,434 CPD

BEST BUY

OMAHA
SPORTS & GAMES
COMPANY

28B
LINK

NE-LINK 28B/W DODGE RD | 54,585 CPD

SHERWIN
WILLIAMS

ETC ELKHORN VALLEY CARE



ORTHO & SPINE
URGENT CARE

Primrose Schools

FIRERIDGE
ELEMENTARY
476 STUDENTS

INFINITI

PORSCHE

MADONNA
REHABILITATION
Hospitals
110 BEDS

RUNZA

BURGER KING
taco john's
SCOOTER'S
COFFEE
SUBWAY
Casey's

VILLAGE
POINTE
An open-air lifestyle center featuring
over 60 premier retailers such as
Apple, Scheels, Lululemon, Madewell,
Nordstrom Rack, Banana Republic, Gap,
Old Navy, Maurices, DSW, Sephora,
Marcus Theaters

W

Symphony
Pointe

THE ABACUS
248 UNITS

FIRST
WATCH

BROOKSTONE MEADOWS
REHAB & CARE CENTER
140 BEDS

31

RAVELLO 192
186 UNITS

ELKHORN RIDGE
HIGH SCHOOL
531 STUDENTS

HuVee

FAMILY FARE.

PACIFIC ST | 12,086 CPD

ELKHORN VALLEY
VIEW MIDDLE SCHOOL
622 STUDENTS

SPRING RIDGE
ELEMENTARY
490 STUDENTS

City View



Omaha Metro



METHODIST
METHODIST WOMEN'S
116 BEDS

REGENCY SHOPPING CENTER
Shopping center with a unique craftsman, lodge-like feel in the heart of Omaha, Nebraska. Home to Borsheim's, one of the nation's largest independent jewelers, upscale boutiques, retail shops, eateries and fine dining options including Ann Taylor, Anthropologie, Williams Sonoma, and Bonefish Grill.

WESTROADS MALL
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

UNIVERSITY OF NEBRASKA Omaha
14,954 STUDENTS

Creighton UNIVERSITY
7,757 STUDENTS

EPPLEY AIRFIELD
This airport covers 2,650 acres with 3 runways. In 2025, OMA was served by 7 airlines & handled 5.2 million passengers.

University of Nebraska Medical Center
NEBRASKA MEDICAL CENTER
A hospital anchored by tertiary/quaternary academic medical center w/ 718 beds and has 4,818 medical students

CHI Health Center
OMAHA

NFM Nebraska Furniture Mart

Baxter ARENA
Home of the Omaha Mavericks

BERKSHIRE HATHAWAY INC. CORPORATE OFFICE

City of **COUNCIL BLUFFS**



Oriental Trading
A Berkshire Hathaway Company
FULLFILLMENT CENTER

OMAHA STEAKS
AMERICA'S ORIGINAL BUTCHER SINCE 1917
F STREET PLANT

Oriental Trading
A Berkshire Hathaway Company
CORPORATE

City of **LA VISTA**

LIBERTY FIRST ARENA
ENERGY UNION
OMAHA BEEF



Cabela's

COSTCO WHOLESALE



NB NEBRASKA BEEF MEAT WHOLESALER

NEBRASKA IOWA

City of **GRETNA**

amazon
FULLFILLMENT CTR

SHADOW LAKE TOWNE CENTER
A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

City of **BELLEVUE**

BELLEVUE UNIVERSITY
19,000 STUDENTS ACROSS THE U.S. & WORLDWIDE

OFFUTT AIR FORCE BASE

Omaha Synopsis

Omaha is the largest city and the county seat of Nebraska's Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha's economy has grown dramatically since the early 1990s.

Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world's largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States' largest railroad operator, **Union Pacific Corporation**.

Omaha is the headquarters of several other major corporations, including the **Gallup Organization**, **Green Plains**, **Intrado**, **Valmont Industries**, **Werner Enterprises**, and **WoodmenLife**. Many other large national firms have major operations or operational headquarters in Omaha, including **Bank of the West**, **First Data**, **Sojern**, **LinkedIn**, **PayPal**, **Pacific Life**, **MetLife** and **Conagra Brands**. The city is also home to three of the 30 largest architecture firms in the United States, including **HDR, Inc.**, **DLR Group, Inc.**, and **Leo A Daly**.



OMAHA'S HIGHER EDUCATION ESTABLISHMENTS:



University of Nebraska Omaha (UNO) is a public research university (founded in 1908) - it is classified among "R2: Doctoral Universities - High research activity", offering a comprehensive range of bachelor's, master's and doctoral degrees over 200 programs, serving 14,954 students.

Creighton University is a private, Jesuit university (founded in 1978) known for its health sciences, business & law programs - offering over 140 academic programs across several schools with 7,757 students in its Omaha campus.



Metropolitan Community College (MCC) is a public community college that has three campuses & three centers throughout the Omaha-Council Bluffs metropolitan area, offering more than 100 one-and two-year career programs, as well as academic transfer programs, serving 18,251 students.

2025 Demographics

	1-MI	3-MI	5-MI
Population	5,511	49,525	124,620
Households	2,113	18,224	45,978
Historical Annual Growth (2010-2020)	7.2%	6.5%	3.5%
Labor Population Age 16+	4,134	37,197	94,383
Average Household Income	\$196,353	\$204,594	\$185,690

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FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President

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justin@ciadvisor.com

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