



RETAIL CENTER FOR SALE

Investment Opportunity

7826 S 123rd Plaza, LaVista, NE 68128

Offering Memorandum



ACCESS Commercial, LLC

Amber Olson

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THE OFFERING

CASEY'S ANCHORED RETAIL CENTER

7826 S 123RD PLAZA, LAVISTA, NE 68128

\$1,900,000

PURCHASE PRICE

Price PSF:

\$237.51

Gross Leasable Area:

8,000 SF

Occupancy:

83%

Lot Size*:

0.85 AC

In-Place NOI:

116,331

Stabilized NOI:

152,305

Cap Rate:

6.12%

Stabilized Cap Rate:

8.02%

*Estimated lot size after replat



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INVESTMENT HIGHLIGHTS

- **Immediate Value-Add Opportunity** - One remaining vacancy, allowing investors to immediately grow NOI upon lease-up
- **Below Market Rents** - \$19.70 average rent PSF
- **I-80 Exposure** - 110,000 vehicles per day
- **Strong, Growing Trade Area** - Nearby demand drives including Costco, Cabela's, Embassy Suites, Hampton Inn, Courtyard by Marriot, Alamo Drafthouse Cinema, Kiewit Corporation, and Securities America.
- **Demand Drivers:** CHI Health MultiSport Complex, a 12-field sports complex with a projected annual economic impact of \$9.9 million and 32,000 overnight visitors + 39,200 local visitors.

Casey's Anchored Retail Center

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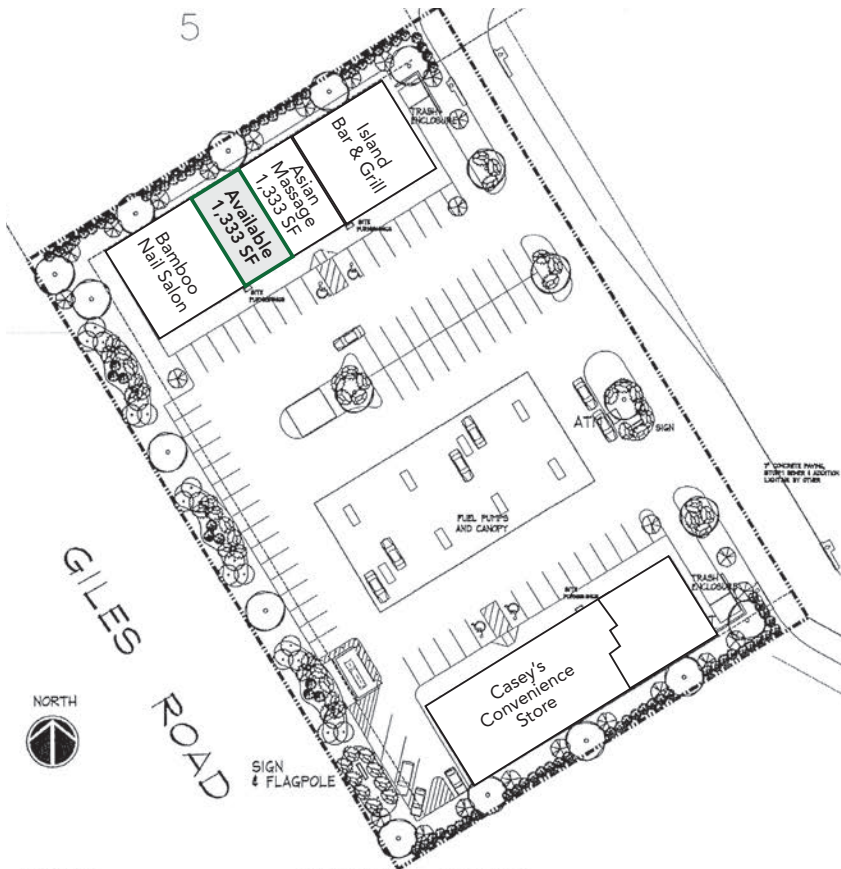
RENT ROLL

Space	SF	Tenant Name	Rent PSF	Type	Annual Rent	Lease Start	Lease Expiration	Escalations	Options
A + B	2,666	Bamboo Nail Spa	\$18.00	NNN	\$48,000	06/01/2015	6/30/2025	3% Annual	2 x 5 Year
C	1,333	Vacant	\$20.00	NNN	\$26,667	-	-	-	-
D	1,333	Asian Massage	\$16.00	NNN	\$21,328	11/01/2023	02/28/2029	3% Annual	-
E	2,666	Island Bar & Grill	\$23.26	NNN	\$62,018	01/15/2008	01/15/2028	3% Annual	-

TOTAL: 8,000 SF

CURRENT ANNUAL RENT: \$131,346

STABILIZED ANNUAL RENT: \$158,013



	In-Place	Stabilized
Gross Potential Rent	158,013	158,013
Less: Vacancy Loss	(26,667)	-
Total Rental Revenue	131,146	158,013
Expense Reimbursement	50,136	50,136
Less: Vacancy Loss	(9,308)	-
Total Expense Reimbursement	40,828	50,136
GROSS REVENUE	172,174	208,149
Operating Expenses - Estimated		
Common Area	1.20 9,583	9,583
Taxes	4.54 36,300	36,300
Insurance	1.25 9,961	9,961
Total Operating Expenses	6.98 55,843	55,843
Net Operating Income	116,331	152,305
Cap Rate	6.12%	8.02%

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THE OFFERING

- High visibility to 33,850 VPD
- Located within a 237 AC mixed-use development area
- Over 5,000 employees within the trade area
- Across from Cabela's, Costco, Embassy Suites, Courtyard by Marriott, and La Vista Conference Center

DEMOGRAPHICS

	1 Mile:	3 Mile:
Daytime Population	5,445	60,149
Population	4,379	67,642
Average HH Income	\$88,145	\$84,026





ACCESS Commercial, LLC



AMBER OLSON
SENIOR BROKERAGE ASSOCIATE



Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

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MATT ZIEGLER
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