

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

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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

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

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
9641	1,162 SF	NNN	\$17.00 SF/yr
9735	1,267 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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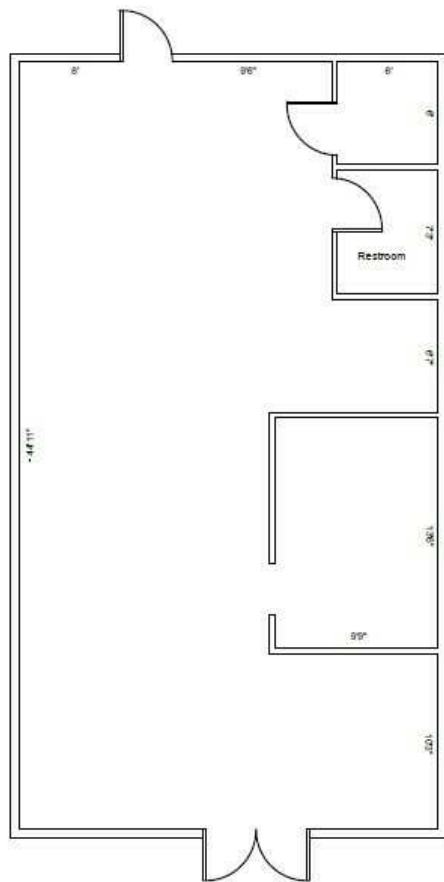
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FOR LEASE
SUITE 9641

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Suite 9641 - 1,162 SF



Suite 9641

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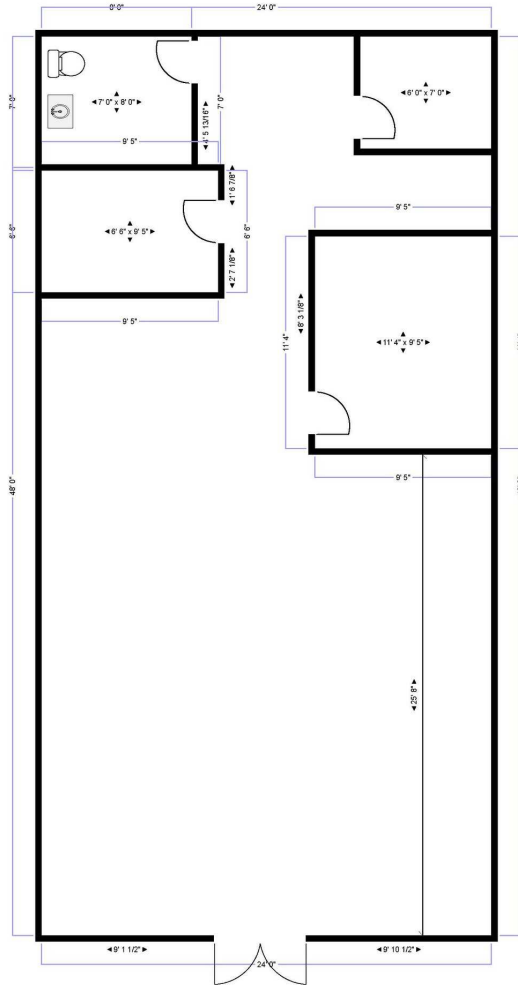
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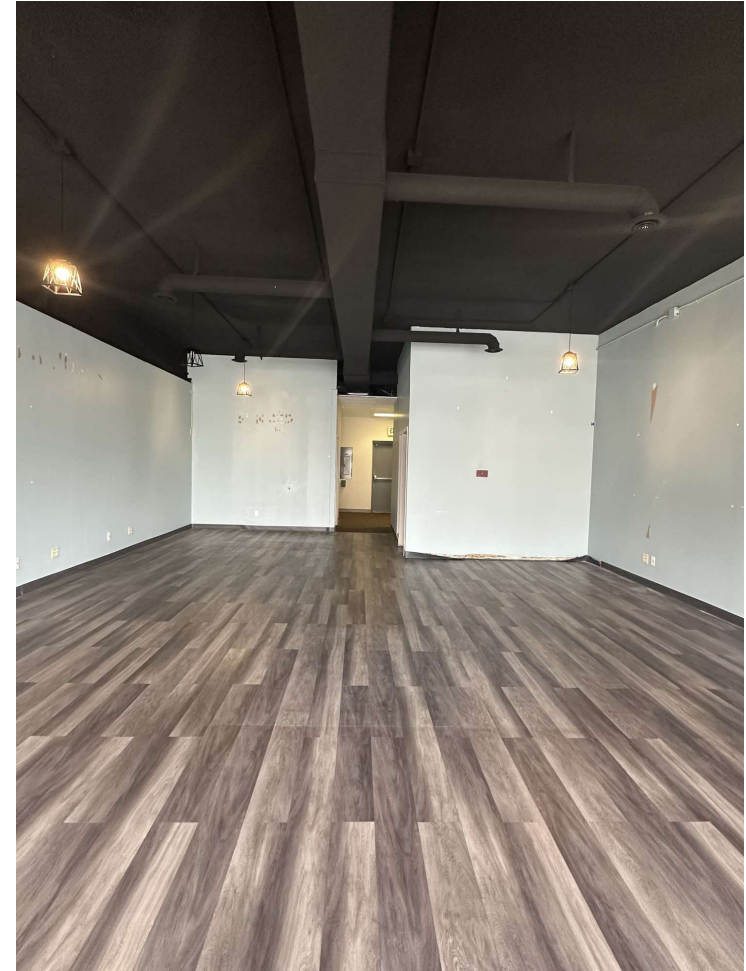
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FOR LEASE SUITE 9735

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



Suite 9735 - 1,267 SF



Suite 9735

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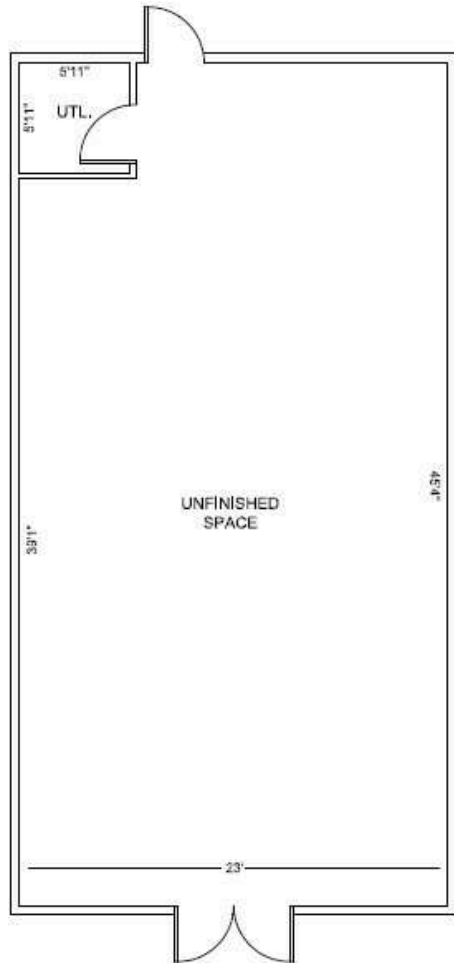
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FOR LEASE
SUITE 9811

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



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Suite 9811 - 1,178 SF



Suite 9811

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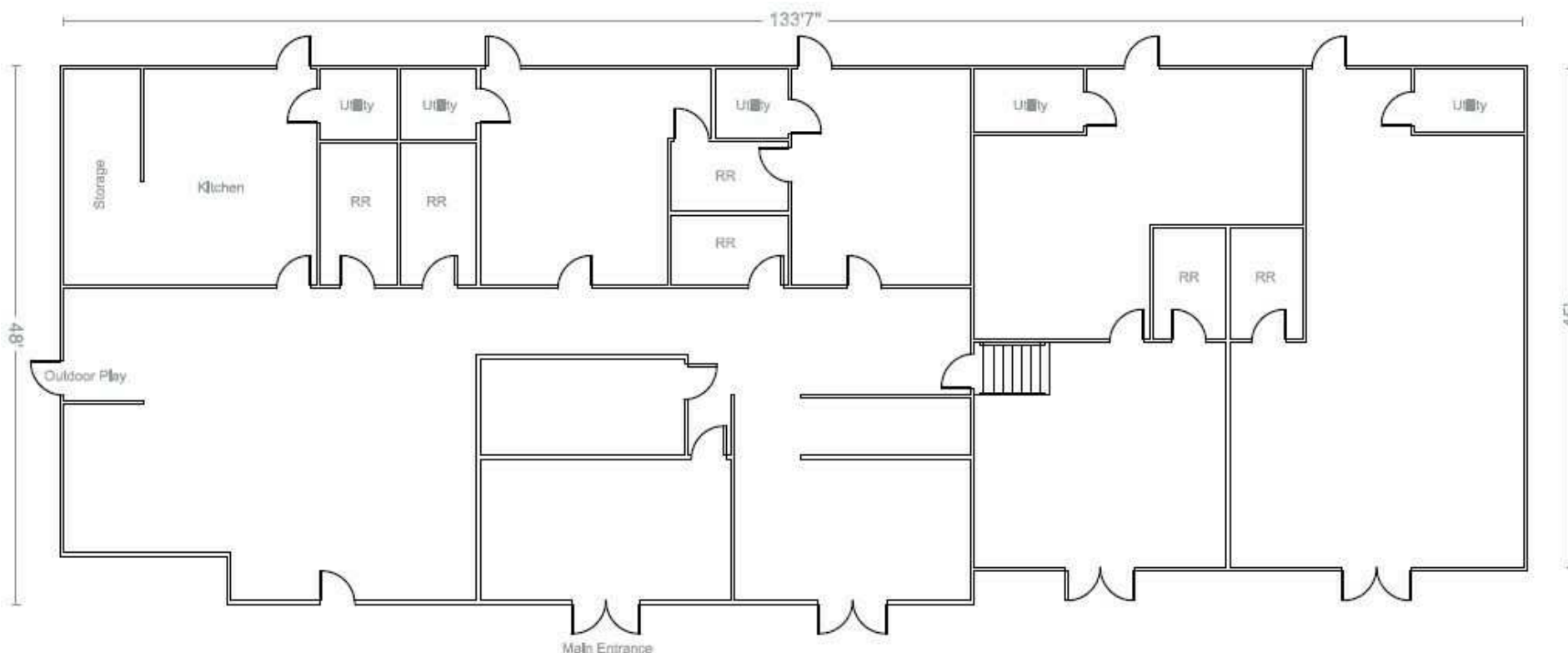
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FOR LEASE SUITE 9827-35

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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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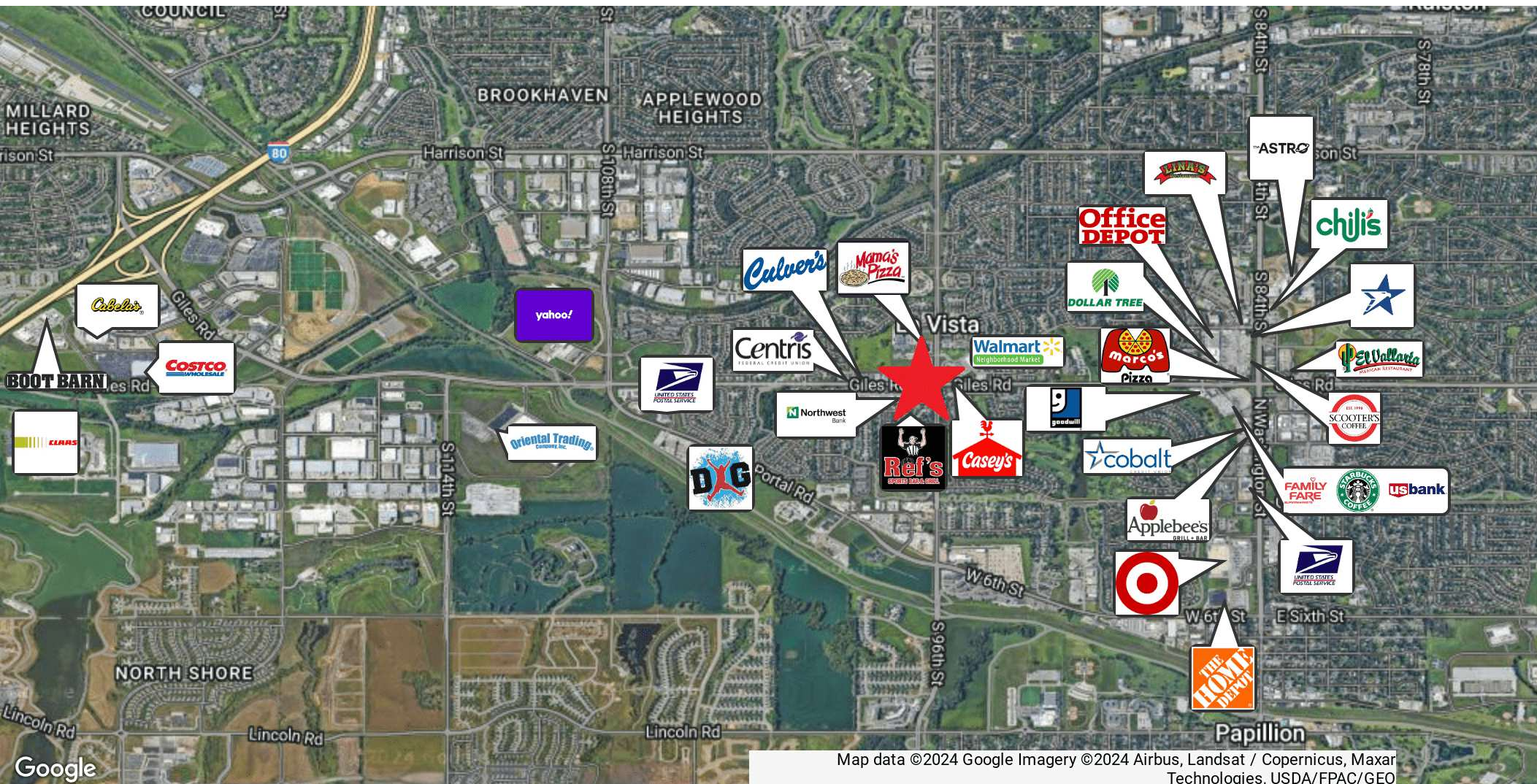


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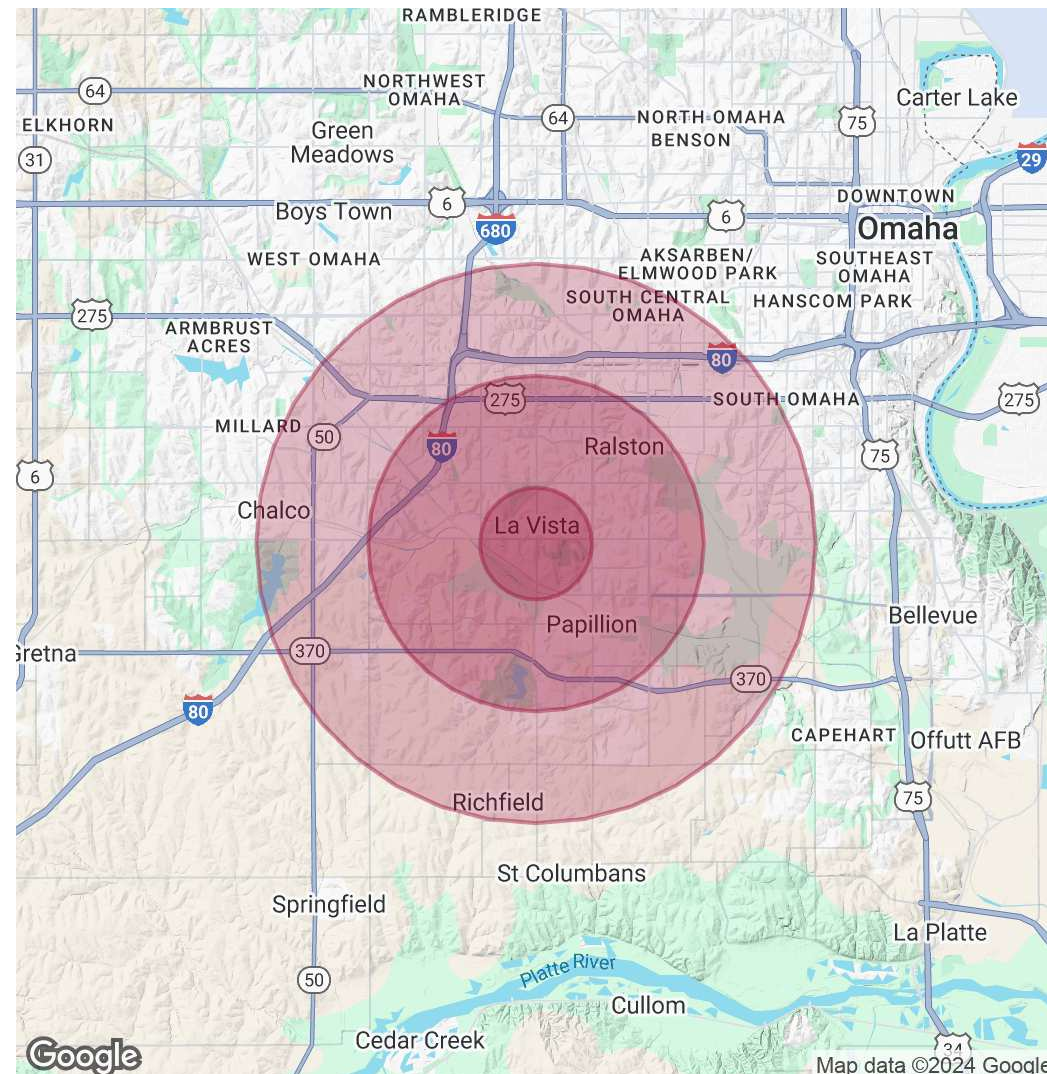


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,072	73,928	162,234
Average Age	40.4	36.8	37.6
Average Age (Male)	38.2	35.3	36.3
Average Age (Female)	42.5	38.3	38.8

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

2020 American Community Survey (ACS)



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