

FOR LEASE L STREET MARKETPLACE

120th & L Street, Omaha, Nebraska, 68137



Amber Olson
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AVAILABLE

SMALL SHOPS:

Negotiable

AVAILABLE:

1,146 SF -
2,390 SF

CAM
\$2.90

INS
\$0.44

TAX
\$3.78

TOTAL
\$7.12

PROPERTY HIGHLIGHTS:

- Strong mix of national and regional tenants
- Anchored by Super Target with 1.7M visits annually, ULTA, Petco, Michaels, Ross and Old Navy
- Turnkey restaurant space available
- Small shop and pad site available
- 2nd generation retail space available
- Easy access to I-80 and I-680
- High traffic counts
- 4.7M visits per year to L Street Marketplace
- L Street Marketplace is in the top 5% for most visited shopping centers in the US & Nebraska
- #1 Ross in Nebraska with 336K store visits annually
- #1 Ulta Beauty in Nebraska with 227K visits annually
- Dynamic retail trade area also includes Sam's, Wal-Mart Supercenter and Home Depot

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L STREET MARKETPLACE

is located in a dynamic retail trade area right off of I-680 and I-80 that includes Sam's, Wal-Mart Supercenter, Home Depot, Super Target, World Market, ULTA, Petco and Ross.



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PROMINENT TENANTS

TARGET



WORLD MARKET



ULTA BEAUTY



PETCO



BATH & BODY WORKS



KIRKLANDS



OLD NAVY



SHOE CARNIVAL



ROSS



FIVE BELOW



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SITE PLAN



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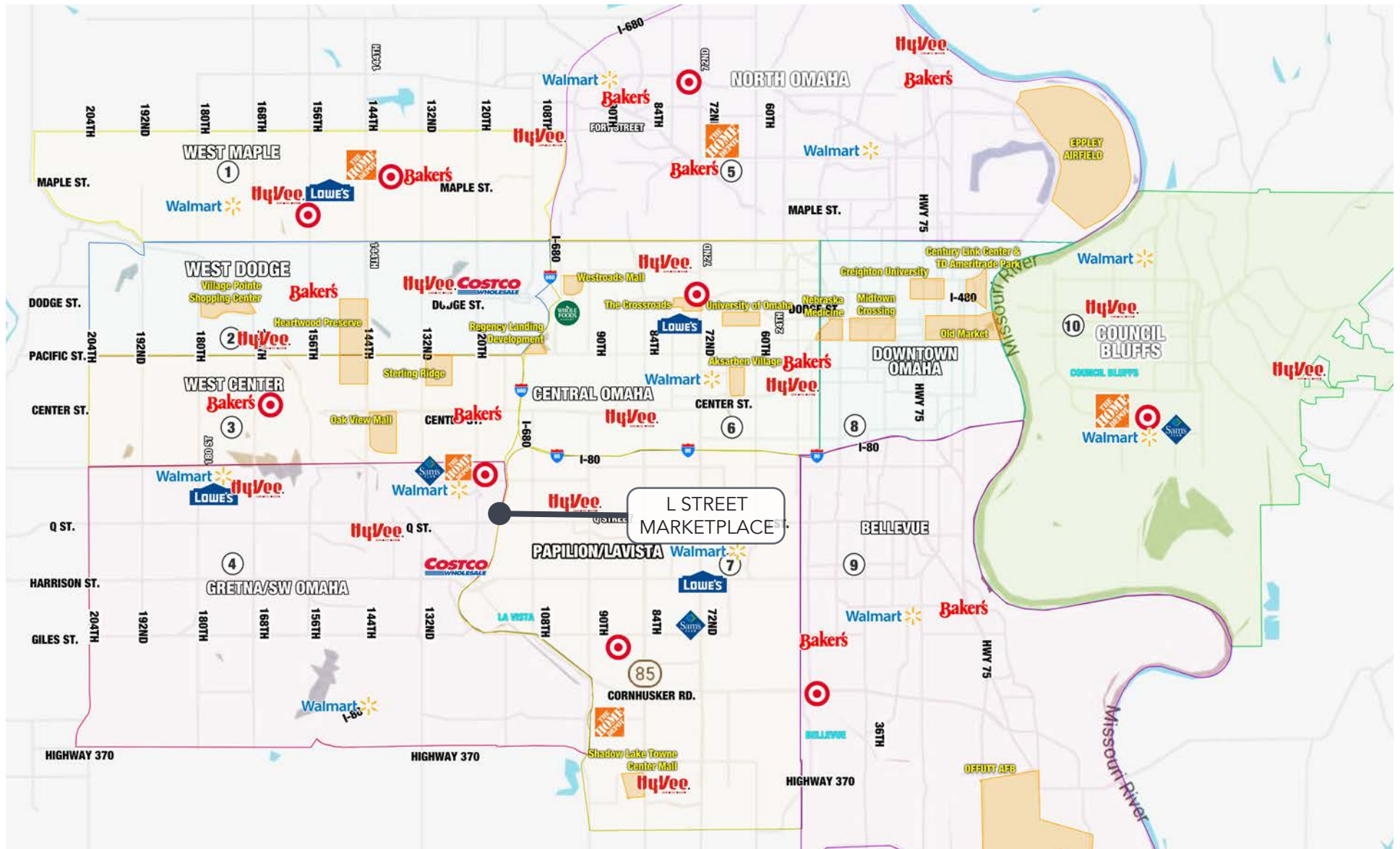
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ABOUT OMAHA

Omaha is Nebraska's largest and fastest-growing metropolitan area. Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters, including Mutual of Omaha, and Berkshire Hathaway. Omaha has a world-class concentration of medical facilities, including the University of Nebraska Medical Center, Methodist Health Systems, and CHI Health. The largest employer in the area is Offutt Air Force Base, which is home to the U.S. Strategic Command Center.

Omaha is consistently ranked on "Best Cities" lists year after year: Omaha was named the Best City for College Grads by Ziprecruiter, and #1 City Beyond Silicon Valley as an Up and-Coming Tech Hotspot. Omaha was ranked number three Most Up-and-Coming City in America by Time Magazine in 2017 and a Top Destination on the Rise by Trip Advisor. Greater Omaha was number one in Castlight Health's The U.S. Healthcare Affordability Index, and Omaha was ranked number two in CNBC's Best U.S. Cities for Millennial College Students.

(Source: Greater Omaha Chamber)

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HIGH QUALITY OF LIFE and LOW COST OF BUSINESS has made Omaha, Nebraska ideal for small businesses and Fortune 500 firms alike. These are also just a few of the reasons that the metro has been recognized nationwide as one of the country's top up-and-coming tech hot spots.

- #1 City for College Grads
ZIPRECRUITER, 2018
- #1 Best Cities to Move to in 2024
FORBES, 2024
- #2 Fastest-Growing US Cities for Tech Professionals
ZDNET, 2020
- #3 U.S. Cities Where Millenials are Moving and Staying
FINANCIAL ADVISOR, 2019
- #5 Best City for Young Professionals
YAHOO FINANCE
- #5 Best Large Cities for New College Grads
CHECKR, 2024



OMAHA TOP EMPLOYERS

1. Offutt Air Force Base
2. Nebraska Medicine
3. CHI Health
4. Methodist Health System
5. First National Bank
6. Mutual of Omaha
7. Fiserv
8. Union Pacific Railroad

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3
MILE

POPULATION
84,452

TOTAL HOUSEHOLDS
36,362

**AVERAGE HOUSEHOLD
INCOME**
\$114,575

**AVERAGE
HOUSEHOLD SIZE**
2.4

MEDIAN AGE
38.5

5
MILE

POPULATION
224,659

TOTAL HOUSEHOLDS
95,008

**AVERAGE HOUSEHOLD
INCOME**
\$130,738

**AVERAGE
HOUSEHOLD SIZE**
2.4

MEDIAN AGE
38.3



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View to the North



View to the North



View to the NE



View to the South



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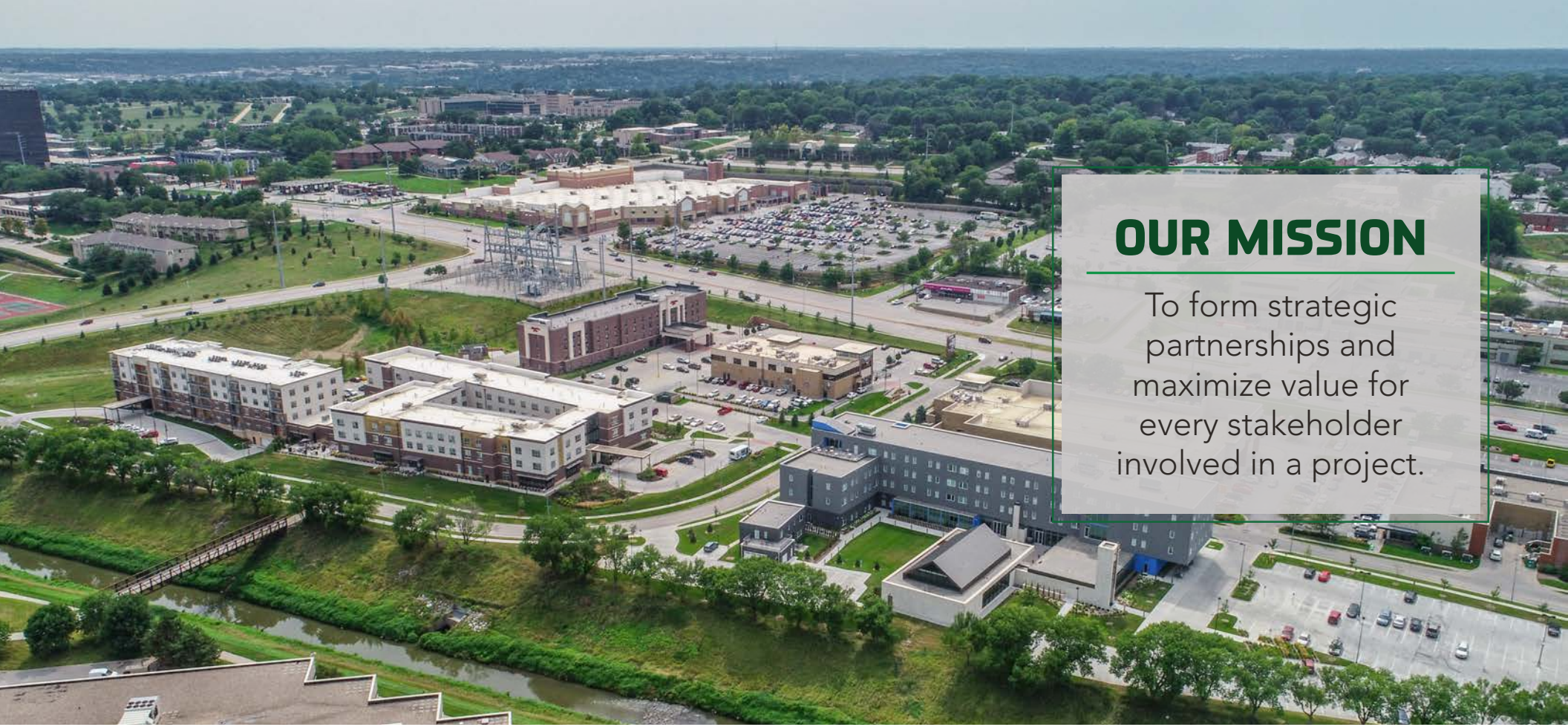
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OUR MISSION

To form strategic partnerships and maximize value for every stakeholder involved in a project.

Our Brokerage Team forms strategic partnerships by aligning with forward-thinking clients who are ready to experience a refreshing approach to their real estate objectives. Our experienced brokerage team creates value across all real estate sectors. Whether a single transaction or a large portfolio, we work relentlessly to execute your strategy. Although Omaha, Nebraska is our home, we have a strong transactional footprint in the Midwest and substantial National experience.

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AMBER OLSON

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.



EMILY FALTYS

JR BROKERAGE ASSOCIATE

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS

throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



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