

PORTAL PLAZA

RETAIL PROPERTY FOR LEASE | 10716 VIRGINIA PLAZA, LA VISTA, NE 68128



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 **LEE &
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EXECUTIVE SUMMARY



SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Phase 1	Available	1,500 - 6,000 SF	\$26.00 SF/yr

PROPERTY DETAILS:

ASKING RATE:	\$26 SF/yr (NNN)
TERMS:	Negotiable
TOTAL BUILDING SF:	± 6,000 SF
SF AVAILABLE:	1,500 - 6,000 SF
DELIVERY:	Q1 2027

PROPERTY HIGHLIGHTS:

- New construction with modern storefronts and channel-letter signage
- 6,000 SF available with bays ranging from 1,500 SF to 6,000 SF
- Hard corner at Giles Road & S 107th Street, strong visibility, and easy access off Giles Road
- 40,000+ vehicles per day through 108th and Giles intersection
- Affluent trade area with ~\$140,000 average household income with 69,000 residents in a 3-mile radius
- HVAC on rooftop, plumbing, rough-ins & standard electrical panel in each bay, 1/2 floor concrete ready
- Monument signage available (corner of 107th & Giles)

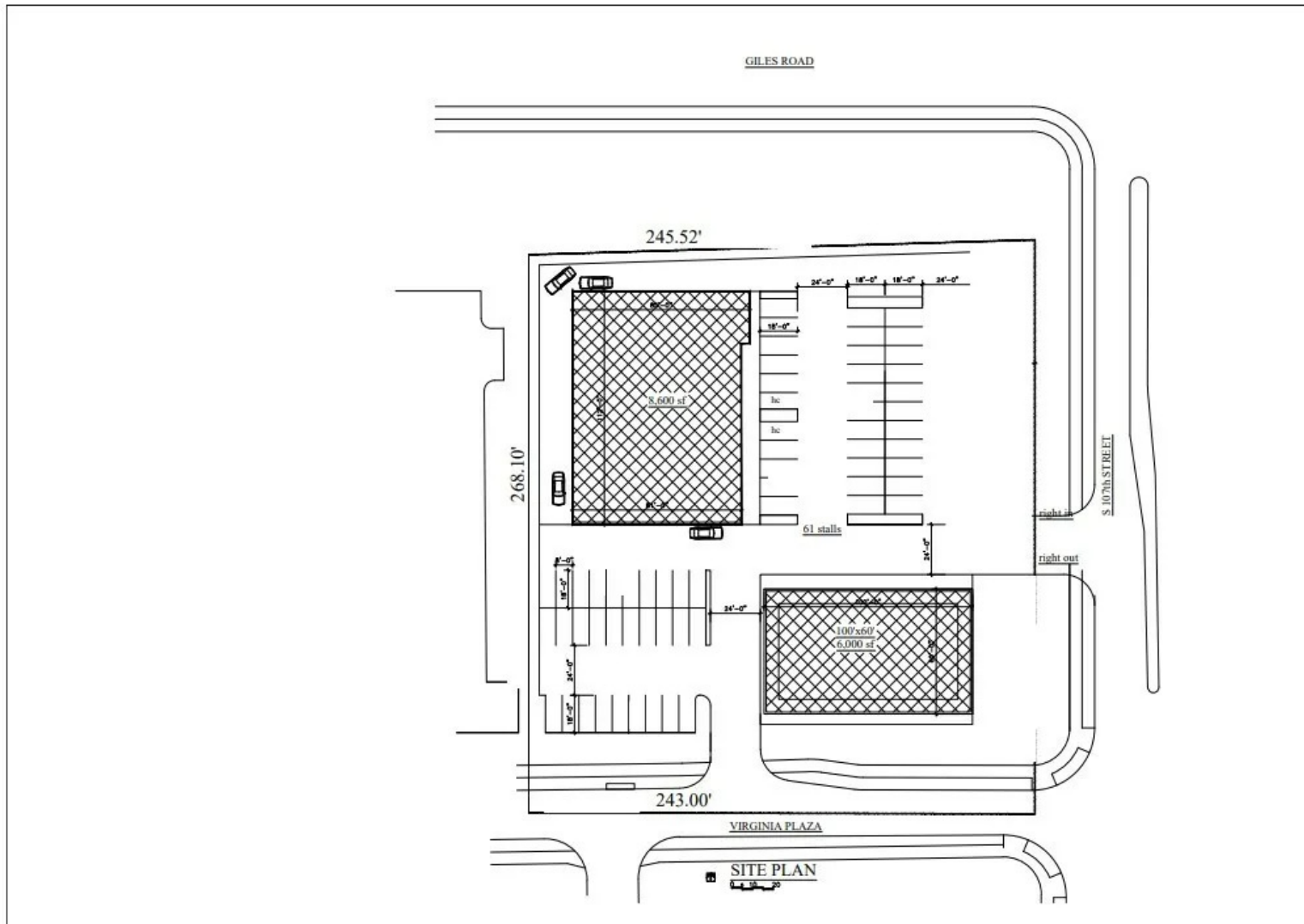


PROPERTY DESCRIPTION

Portal Plaza is a new retail development at the hard corner of Giles Road and S 107th Street in La Vista. Approximately 6,000 SF first-generation retail space with bays divisible from 1,500 SF up to 6,000 SF, modern storefronts, and dedicated channel-letter signage. Ideal for restaurant, coffee, service, beauty, and medical/wellness users targeting a proven, high-income trade area.

LOCATION DESCRIPTION

Portal Plaza fronts Giles Road just east of the 108th & Giles intersection, a corner moving 40,000+ vehicles per day. Highway 370 and I-80 are both minutes away, tying the property into Papillion, Bellevue, and the wider Omaha metro.



RETAILER MAP



LA VISTA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	5,944	69,172	166,907
Average Age	39.2	38.5	38.6
Average HH Income	139,463	107,516	112,741

2023 American Community Survey (ACS)

