



Retail/Restaurant Space Available

Builders District

1501 Mike Fahey | Omaha, NE

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BUILDERS DISTRICT

IN THE CENTER OF IT ALL

DOWNTOWN OMAHA



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BUILDERS DISTRICT



**MILLWORK
COMMONS**

charles SCHWAB
FIELD



B D

MIKE FAHEY



N 16TH ST.

CASS STREET

N 15TH STREET

N 14TH STREET

VIEW FROM SOUTHEAST

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Creighton
UNIVERSITY



Nationally Ranked University *Here in Nebraska*

Creighton University is a private Jesuit, Catholic institution and ranks in the **top third of U.S. News & World Report's** rankings for "Best Colleges." The Omaha campus is home to nine undergraduate, graduate and professional schools and colleges and brings an incredible amount of brain grain to the region.

94% first-to-second year retention rate

80% of Creighton students come from out-of-state; nearly half stay in Nebraska

A Vibrant Campus for Living and Learning

4,200
undergraduate students
(52%)



3,900
graduate students
(48%)

2,200
students living on campus
across eight residence halls

2,625
faculty and staff coming
to campus each day

8 On-Campus Student Residence Halls

- 3** halls include a refrigerator and microwave in each room
- 3** residence halls have kitchenettes
- 3** residence halls offer a full kitchen

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Omaha's Premier Sports Destination

Creighton Bluejays
compete in the:



17,000+ fans at each men's basketball home game with 275,000 fans total

130,000+ fans come to the Creighton campus for volleyball, men's and women's soccer, women's basketball, baseball, and softball



Top 6

in the U.S. for attendance at men's basketball games, all played at the CHI Health Center Arena

Investing in Omaha for Future Generations

Creighton is committed to building modern infrastructure and making lasting investments to support the future of our campus and city.

- Over **half a billion dollars** invested in Omaha's urban core by Creighton and partners between 2015 and 2025.

1.2 million sq. ft

of renovations and new spaces added to Creighton's campus since 2016

New state-of-the-art health sciences facility

The CL and Rachel Werner Center for Health Sciences Education fosters collaboration among students from multiple health sciences programs including medicine, nursing, pharmacy, physical therapy and occupational therapy. The donor-driven project, which included renovations to the Criss Complex, was \$90 million.

- Over 5,900 students, faculty, staff and visitors use the 145,000 square-foot building annually.

New freshman residence hall

Graves Hall is a \$37 million residence designed exclusively for first-year students. The 400-student hall features kitchenettes on each floor and offers innovative spaces designed to foster a sense of comfort and belonging, including shared spaces to cook, dine, study and socialize together.

New softball and baseball complex

Creighton is working with city and state partners on the construction of a new softball and baseball complex that will enhance recreation and wellness programs for Creighton and the Omaha community.

- The new fields will also be accessible spaces for state, regional, and national sporting and entertainment events.

This project will also bolster the **Men's College World Series** experience and secure its presence in Nebraska for years to come. Creighton has been the host institution for the Men's CWS since 1950.

- Over a span of 14 days, the annual economic impact of the Series exceeds \$88 million.
- CWS season ticket holders come from 45 states.

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OMAHA FACTS & DEMOGRAPHICS



POPULATION
1,058,125



YOUTHFUL
34% 24 years of age or younger



MEDIAN AGE
Omaha: 35.3
US: 38.5



#5 Best cities for young professionals
Yahoo Finance, 2024



#2 America's best midsize cities
SmartAsset, 2020



PER CAPITA INCOME
Omaha: \$57,809
US: \$53,504

2024 FORTUNE 500 HQ

5. Berkshire Hathaway
170. Union Pacific Railroad
239. Peter Kiewit Sons' Inc.
306. Mutual of Omaha

2024 FORTUNE 1000 HQ

726. Valmont Industries
845. Green Plains Inc.
846. Werner Enterprises
937. First National Bank of Omaha

ANCHOR COMPANIES

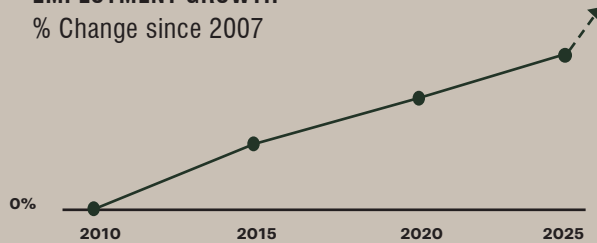
Conagra Brands	First National Bank	CSG International
Facebook	Kellogg's	HDR Inc
Fiserv	ACI Worldwide	LEO A DALY
Google	Woodmen of the World	DLR Group
LinkedIn	Physicians Mutual	Cargill
Novozymes	Charles Schwab	Lozier Corporation
Gallup	Verizon Media	Pacific Life
		Pinnacle Bank

TECH/STARTUP

Buildertrend	Proxibid	Election Systems and
Hudl	Spreetail	Engineering
Sojern	LinkedIn	CQuence Health
Toast	Quantum Workplace	ATS Secured
OpsCompass	Tigerpaw Software	Retail Aware

ECONOMIC GROWTH

EMPLOYMENT GROWTH
% Change since 2007

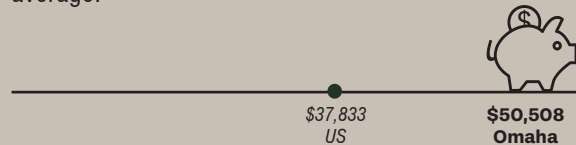


504,391 Total Jobs | 29,385 New Jobs

INDUSTRY

ENTREPRENEUR INCOME

Our entrepreneurs are more successful earning an income that is **34%** higher than the national average.

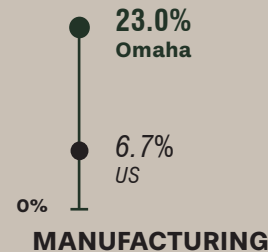
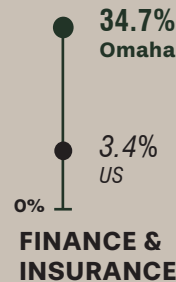


PRODUCTIVITY

GDP GROWTH, 2016-2020

Greater Omaha produces more than \$52 billion in goods and services each year.

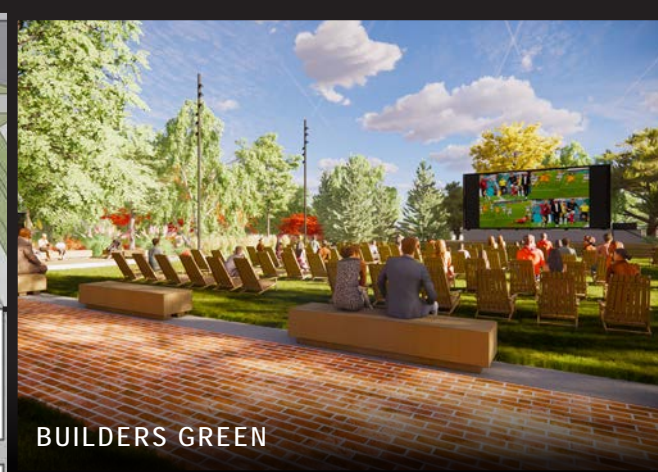
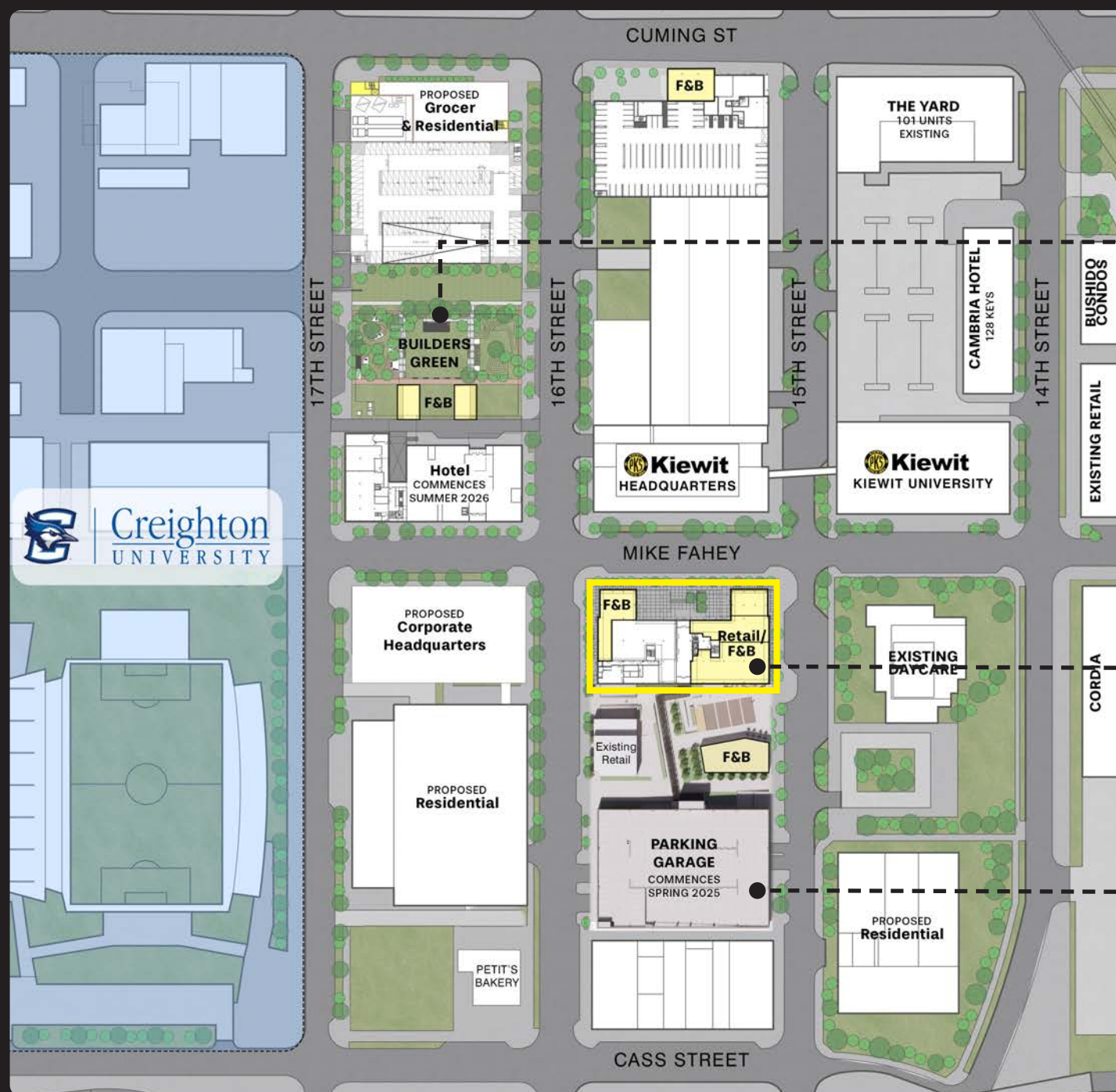
Outpaced the nation in economic growth for the past 5 years in:



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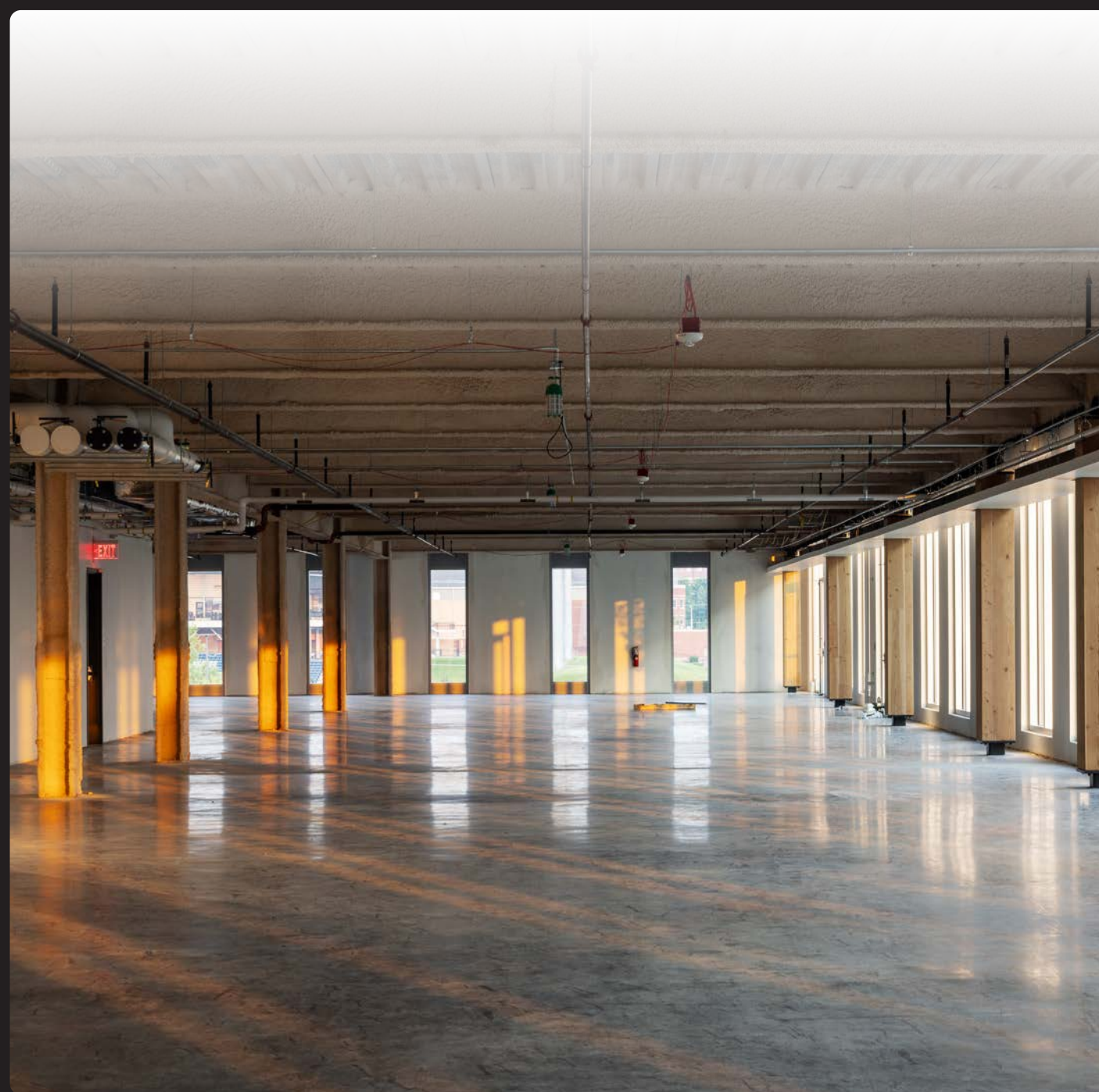




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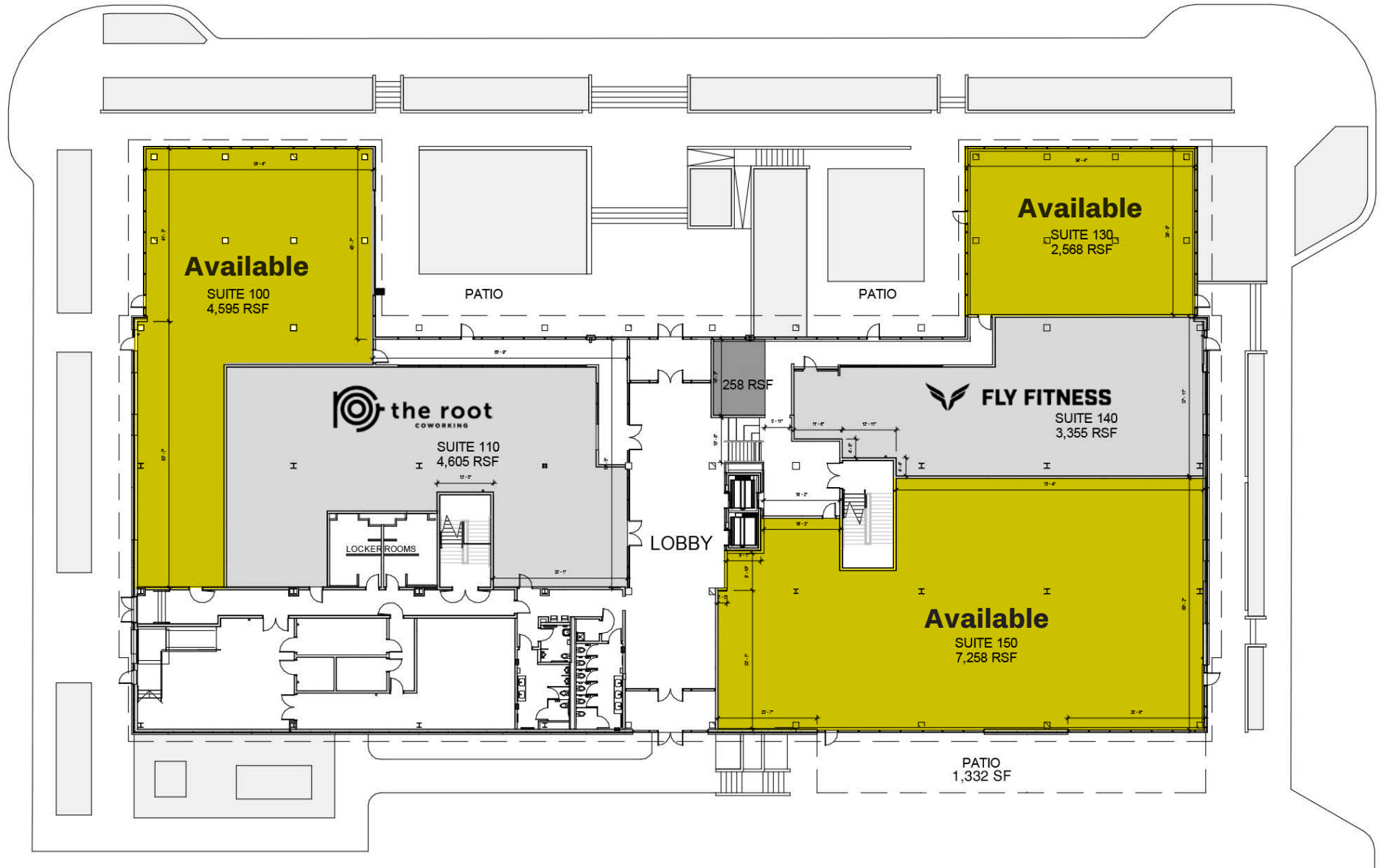


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MIKE FAHEY STREET



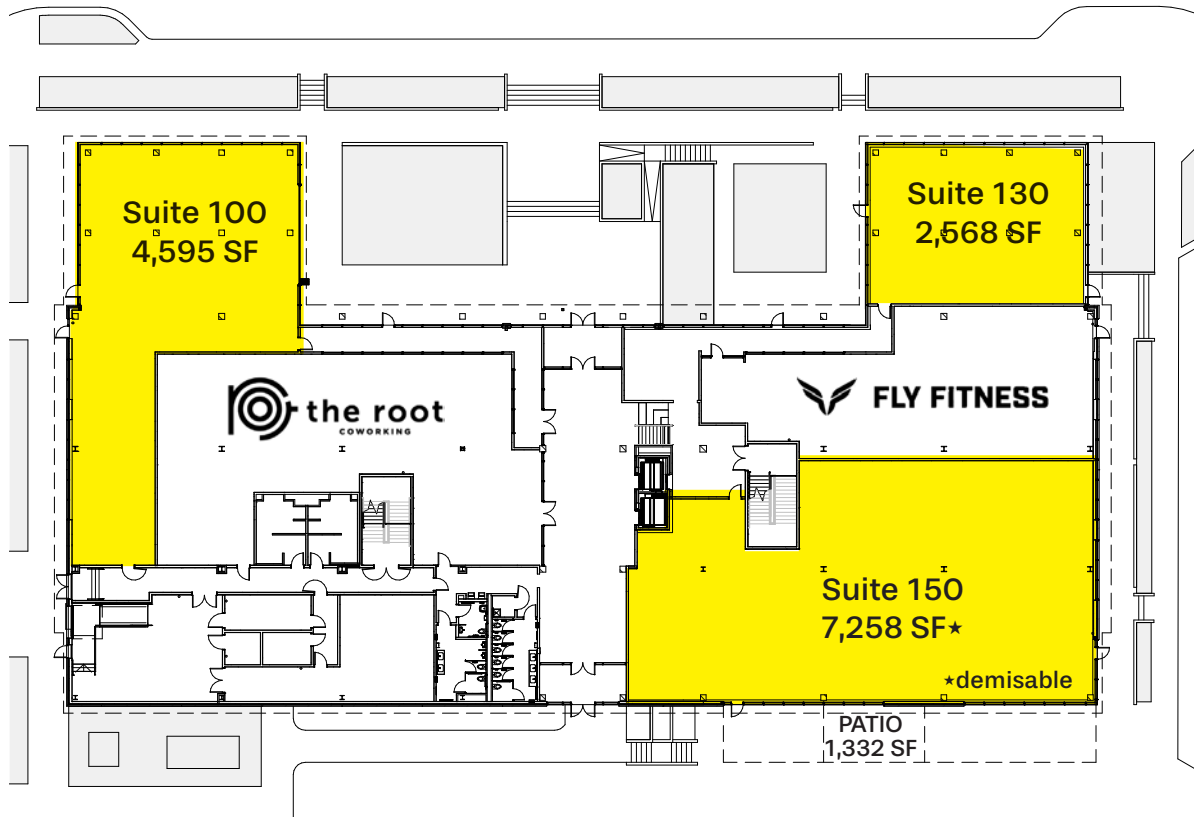
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Retail/Restaurant Space Available

1501 MIKE FAHEY STREET



Features:

Ceiling Height: 30 feet
Abundant Parking
Omaha's first hybrid timber building
Retail space adjacent shared district

Available:

Suite 100: 4,595 RSF
Suite 130: 2,568 RSF
Suite 150: 7,258 RSF

Minimum Base Rent:

Contact Broker

Est. NNN Expenses:

\$10.30 PSF (2025)

TI Allowance:

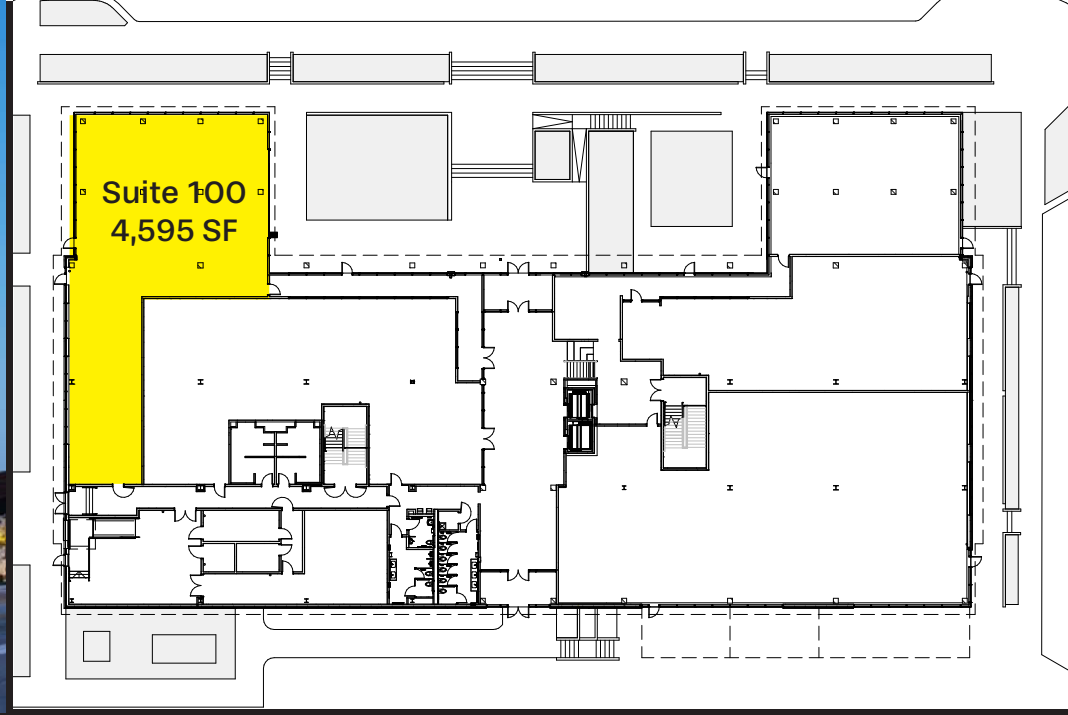
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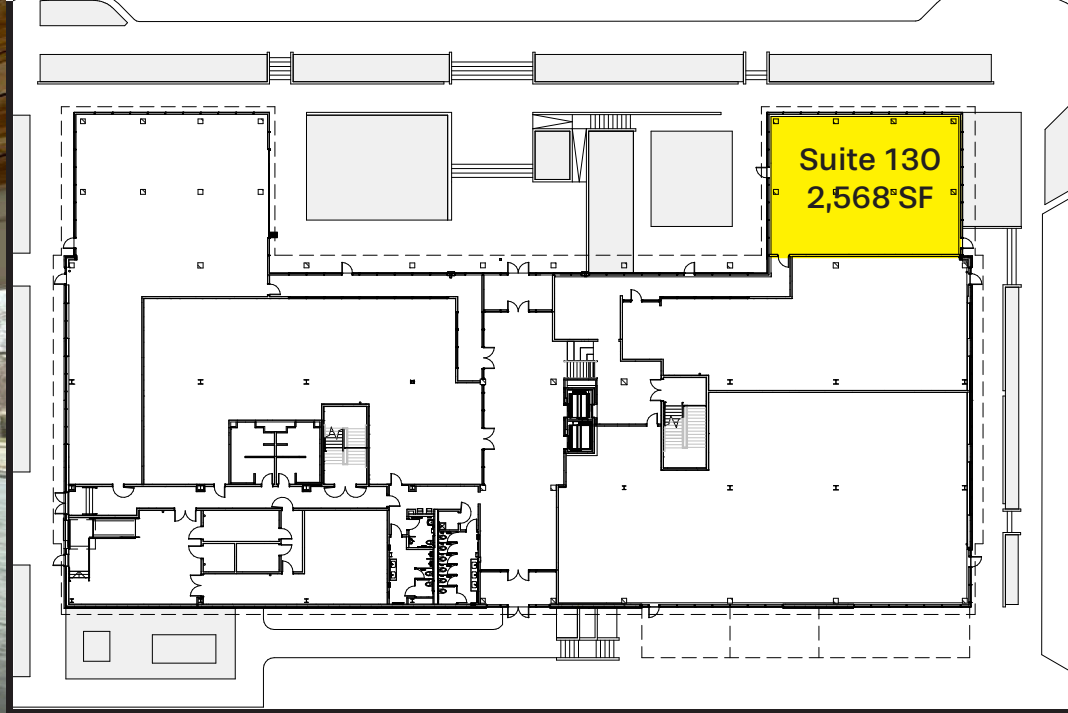




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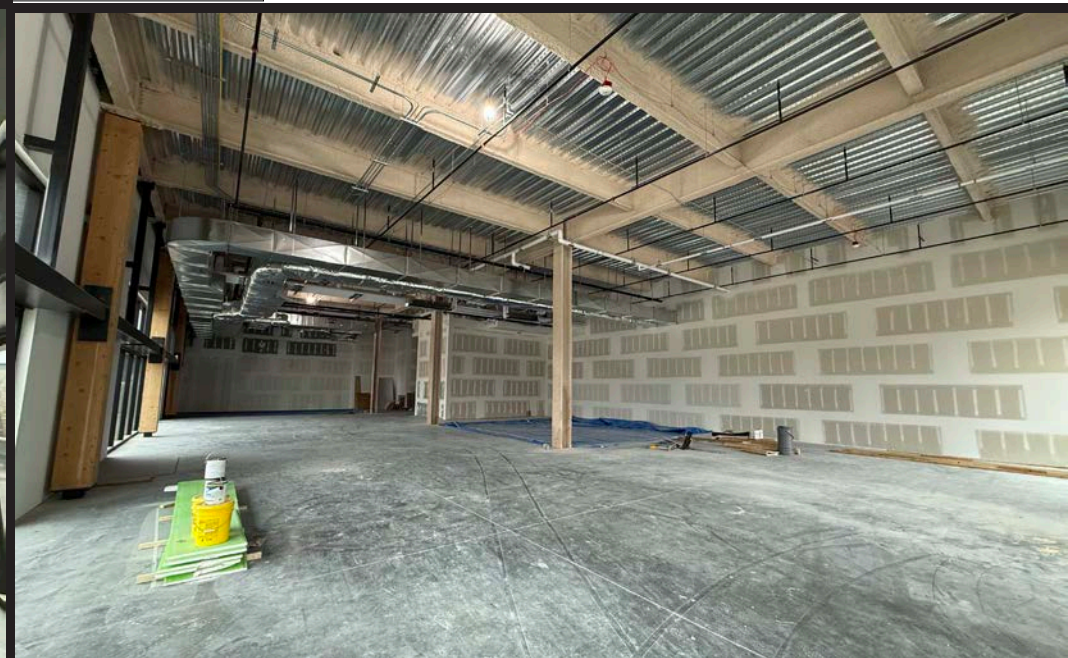
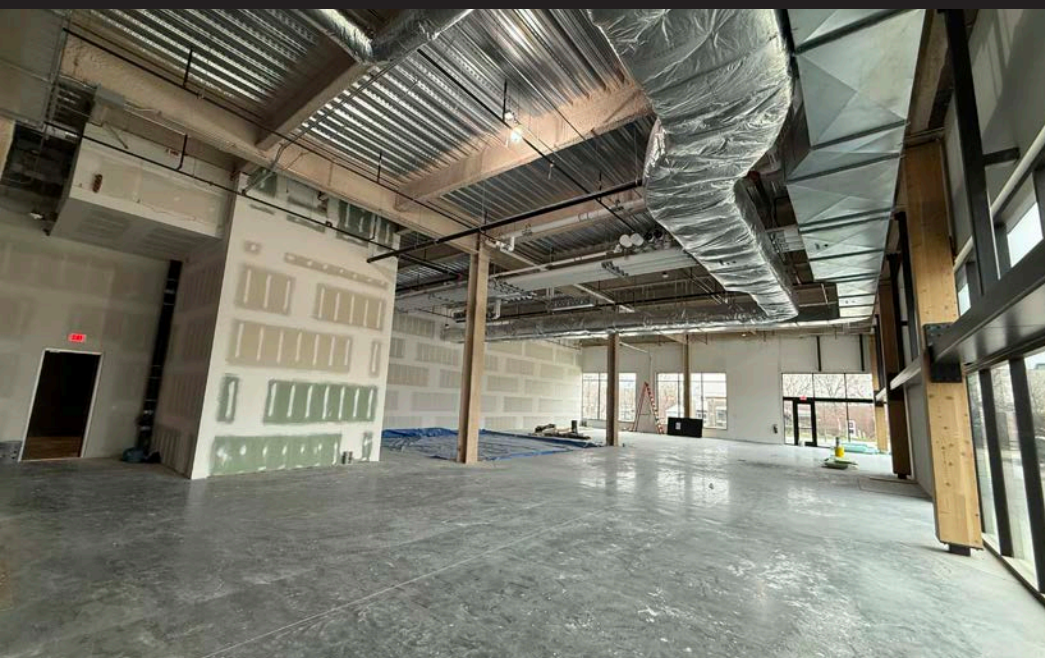
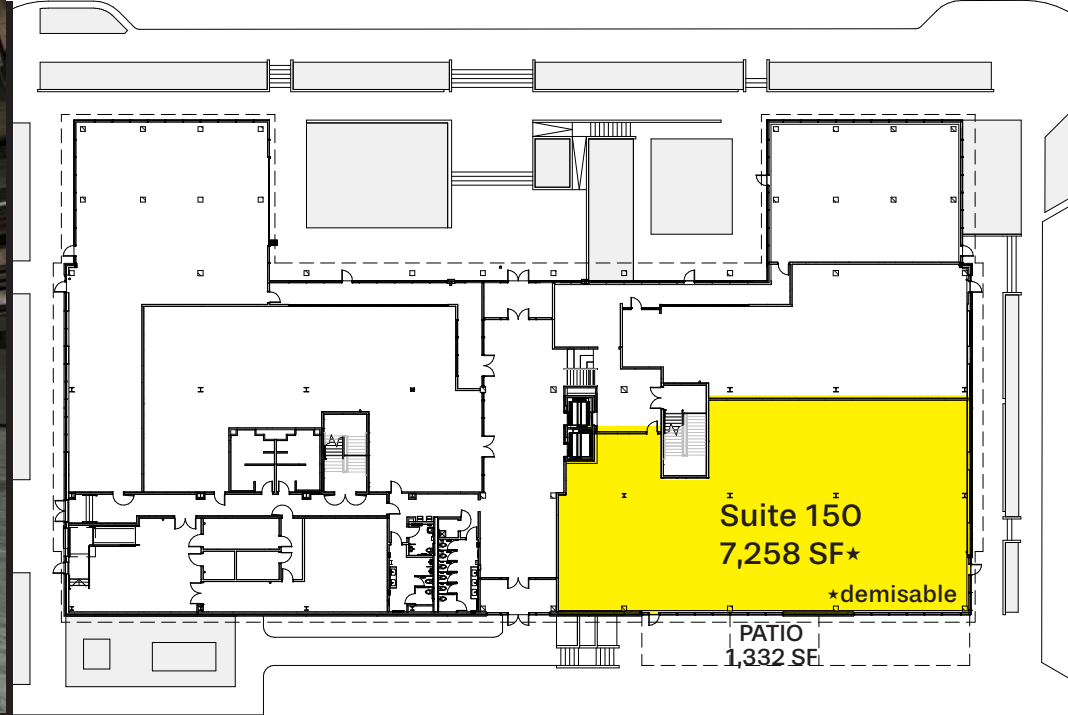




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**Convenient
Parking**

**Large
Patio
1,332 SF**

15th Street

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BUILDERS GREEN

THE TEA PATIO

MAIN LAWN

PICNIC IN THE HILLS

FOOD & BEVERAGE PAVILION

17TH STREET

16TH STREET

PROPOSED
Grocer
& Residential

BUILDERS
GREEN

F&B

Hotel
COMMENCES
SUMMER 2026



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Downtown Omaha is home to the headquarters of several major companies.



Kiewit



**Mutual
of Omaha**

GALLUP®



fnbo
First National Bank
of Omaha



NODDLE™
COMPANIES

WoodmenLife®



**UNION
PACIFIC**



KIEWIT
PHOTO BY DAN SCHWALM © 2024 HDR



GENE LEAHY MALL



GALLUP

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POPULATION	2024 Estimated Population	262,217
	2029 Projected Population	268,024
	2020 Census Population	254,050
	2010 Census Population	244,593
	Projected Annual Growth 2024 to 2029	0.4%
	Historical Annual Growth 2010 to 2024	0.5%
	2024 Median Age	34.0
HOUSEHOLDS	2024 Estimated Households	106,354
	2029 Projected Households	109,439
	2020 Census Households	99,883
	2010 Census Households	93,857
	Projected Annual Growth 2024 to 2029	0.6%
	Historical Annual Growth 2010 to 2024	1.0%
ETHNICITY	2024 Estimated White	75.6%
	2024 Estimated Black or African American	9.3%
	2024 Estimated Asian or Pacific Islander	3.6%
	2024 Estimated American Indian or Native Alaskan	0.8%
	2024 Estimated Other Races	10.7%
	2024 Estimated Hispanic	12.0%
INCOME	2024 Estimated Average Household Income	\$84,125
	2024 Estimated Median Household Income	\$61,966
	2024 Estimated Per Capita Income	\$34,381
EDUCATION	2024 Estimated Elementary (Grade Level 0 to 8)	6.8%
	2024 Estimated Some High School (Grade Level 9 to 11)	7.2%
	2024 Estimated High School Graduate	28.5%
	2024 Estimated Some College	20.6%
	2024 Estimated Associates Degree Only	7.5%
	2024 Estimated Bachelors Degree Only	18.9%
	2024 Estimated Graduate Degree	10.6%
BUSINESS	2024 Estimated Total Businesses	7,818
	2024 Estimated Total Employees	126,582
	2024 Estimated Employee Population per Business	16.2
	2024 Estimated Residential Population per Business	33.5

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FOR LEASE

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