

HICKORY VILLA

7315
HICKORY
STREET

OMAHA, NE 68124

Inpatient Medical Health Facility

Behavioral Health
Conversion Potential

CBRE

National Behavioral
Health Advisory Group

EXECUTIVE SUMMARY

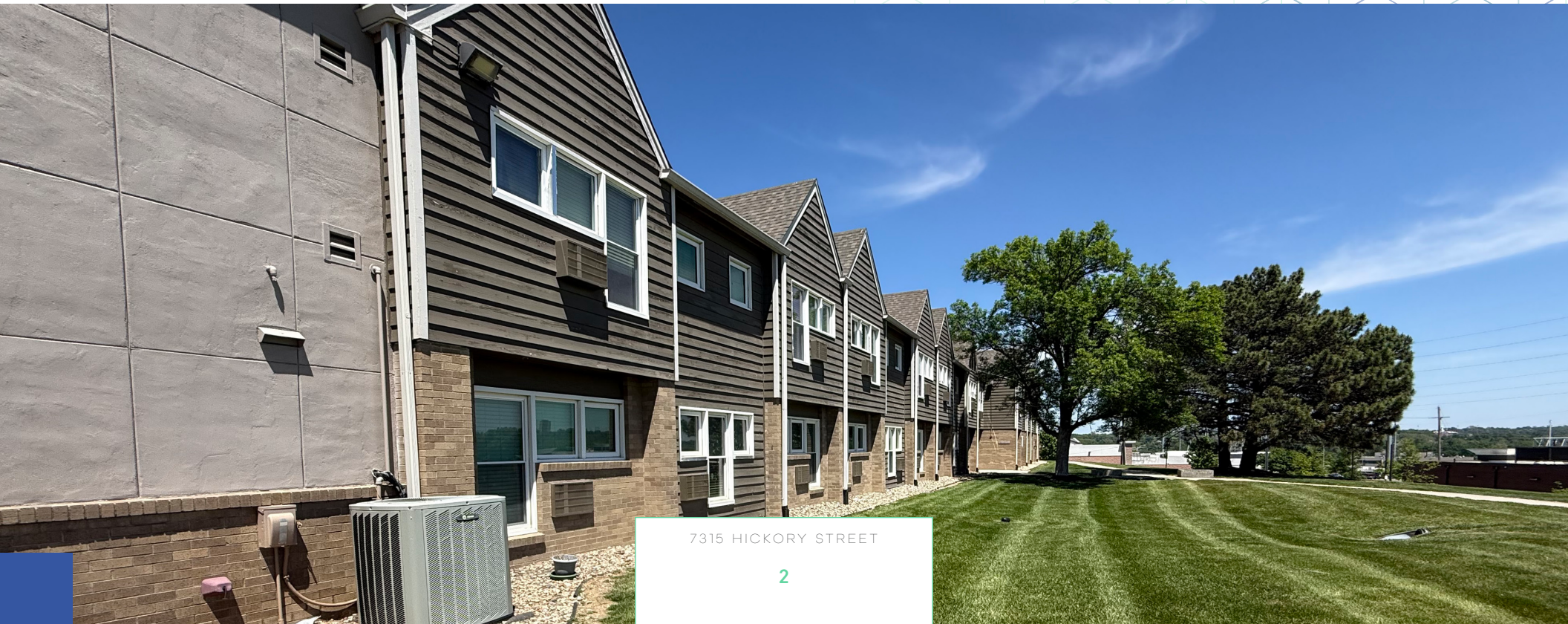
The Offering

CBRE's National Behavioral Health Advisory Group is pleased to present the exclusive offering of 7315 Hickory Street, located in Omaha, Nebraska. This facility encompasses approximately 33,324 GBA and is currently operated as an assisted living community.

The two-story layout features 51 units, all with in-suite restrooms, ranging from 430 to 470 square feet. Originally constructed in 1989, with exterior updates completed in 2019, the property offers a commercial kitchen, private dining room, beauty shop, employee break area, activity areas, and sits on 2.68 acres providing ample outdoor space.

With flexible floor plans, ample parking, and strong regional demand across a wide range of service lines, including behavioral health services, this asset represents a rare opportunity to reposition a facility in the Omaha market.

Please contact CBRE's National Behavioral Health Advisory Group directly with any questions or inquiries.



7315 HICKORY STREET



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Address	7315 Hickory Street, Omaha, NE 68124
Square Footage	33,324 GBA
Current Use	Assisted Living
Lot Size	2.68 Acres
Year Built	1989
Number of Floor	2
Number of Units	51
Unit Size	430 – 470 SQFT
Bathrooms	In-Suite
Zoning	GO
Zoning Ordinance	CLICK

Please contact listing brokers for information regarding current operations

7315 HICKORY STREET



I N T E R I O R



7315 HICKORY STREET





EXTERIOR

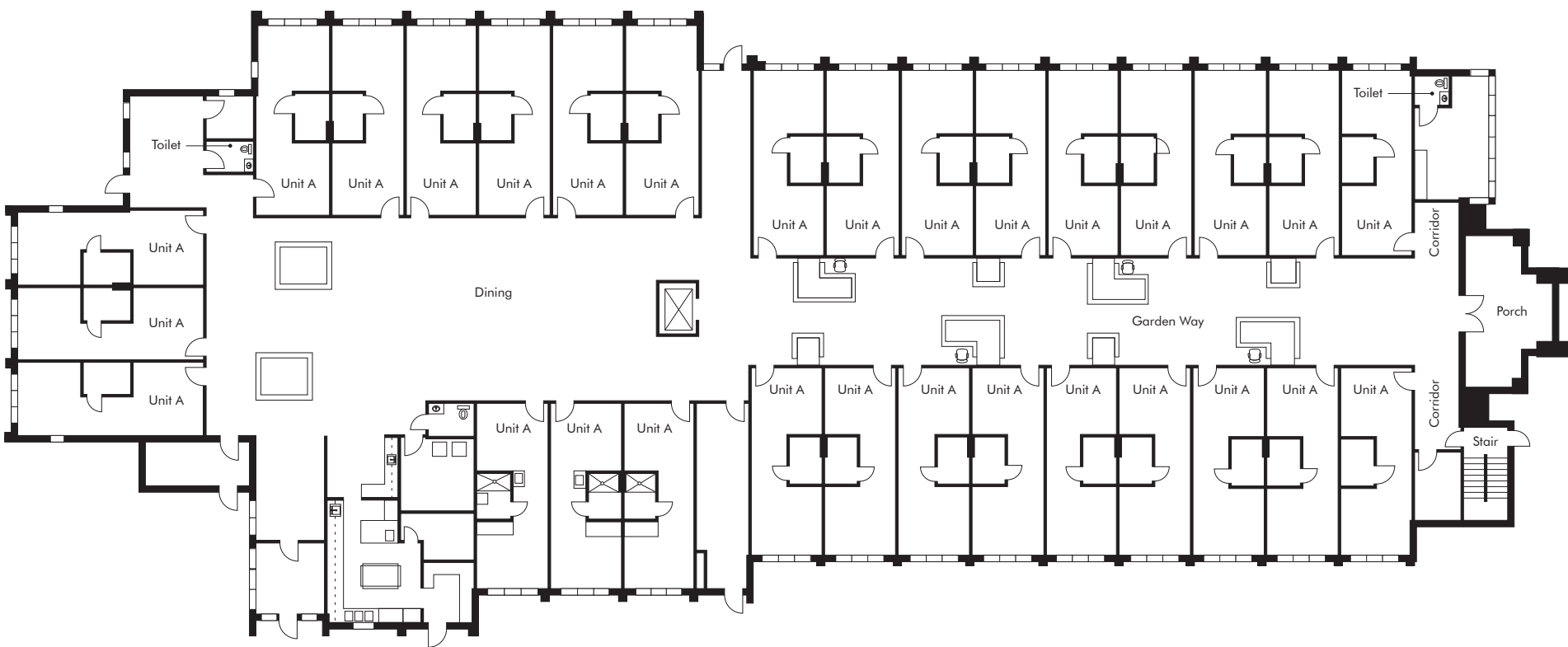


7315 HICKORY STREET



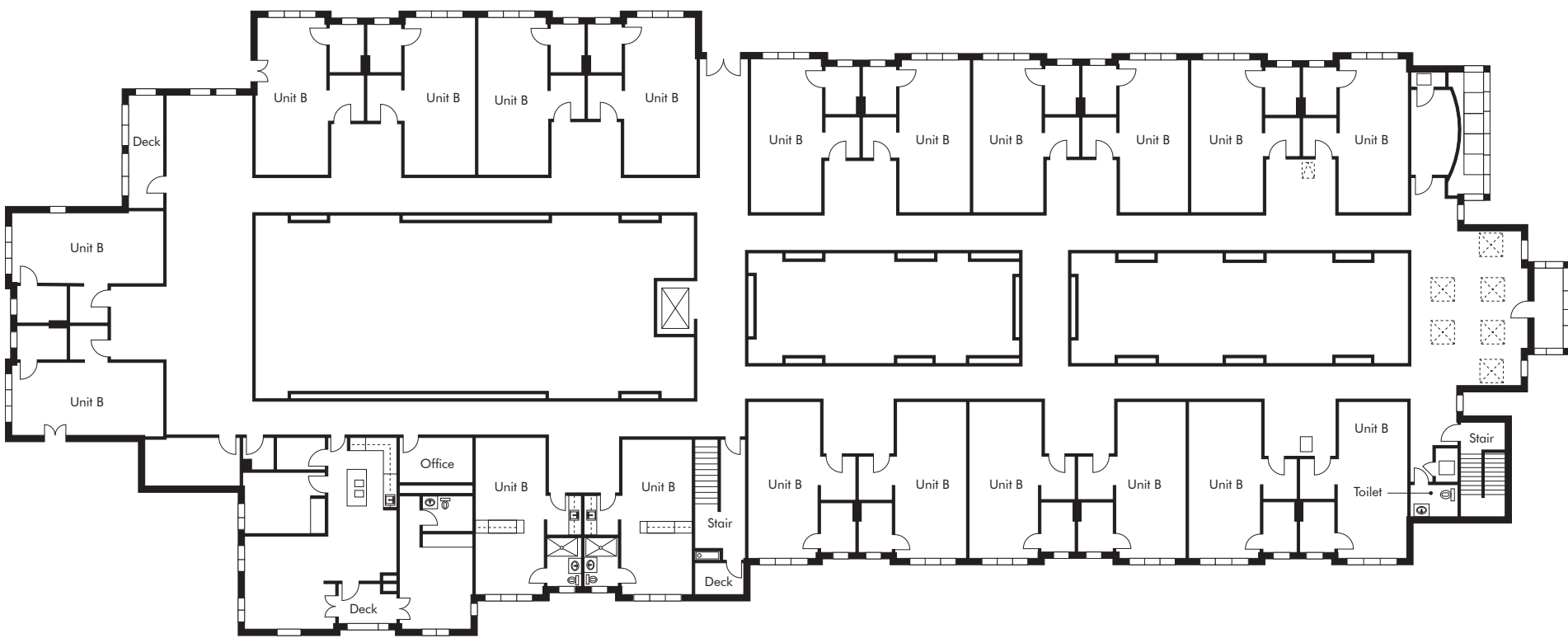
FLOOR PLAN

1st Floor



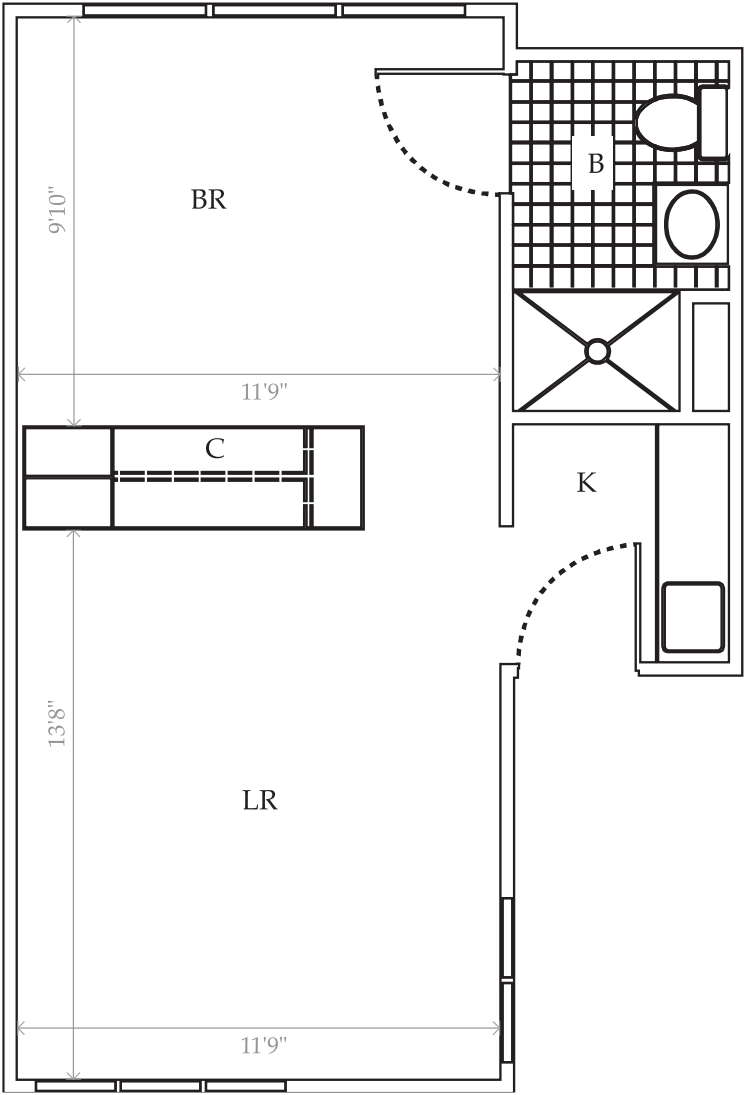
FLOOR PLAN

2nd Floor

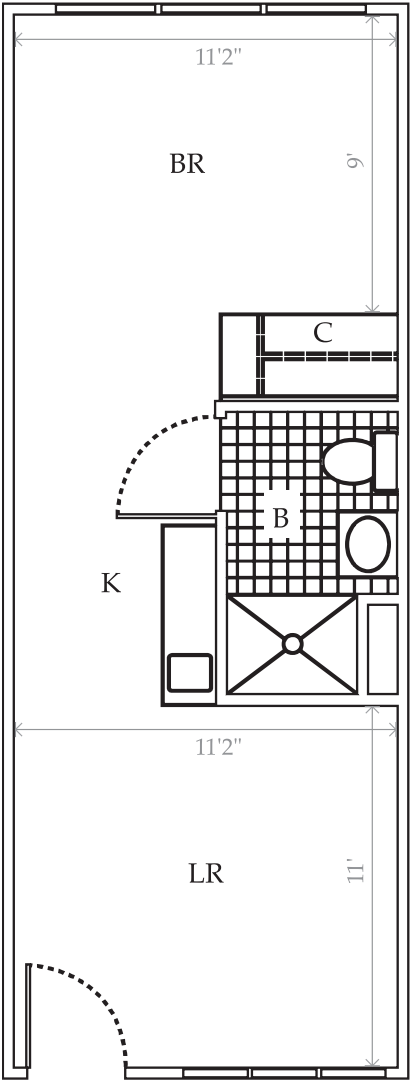


ROOM LAYOUT PLANS

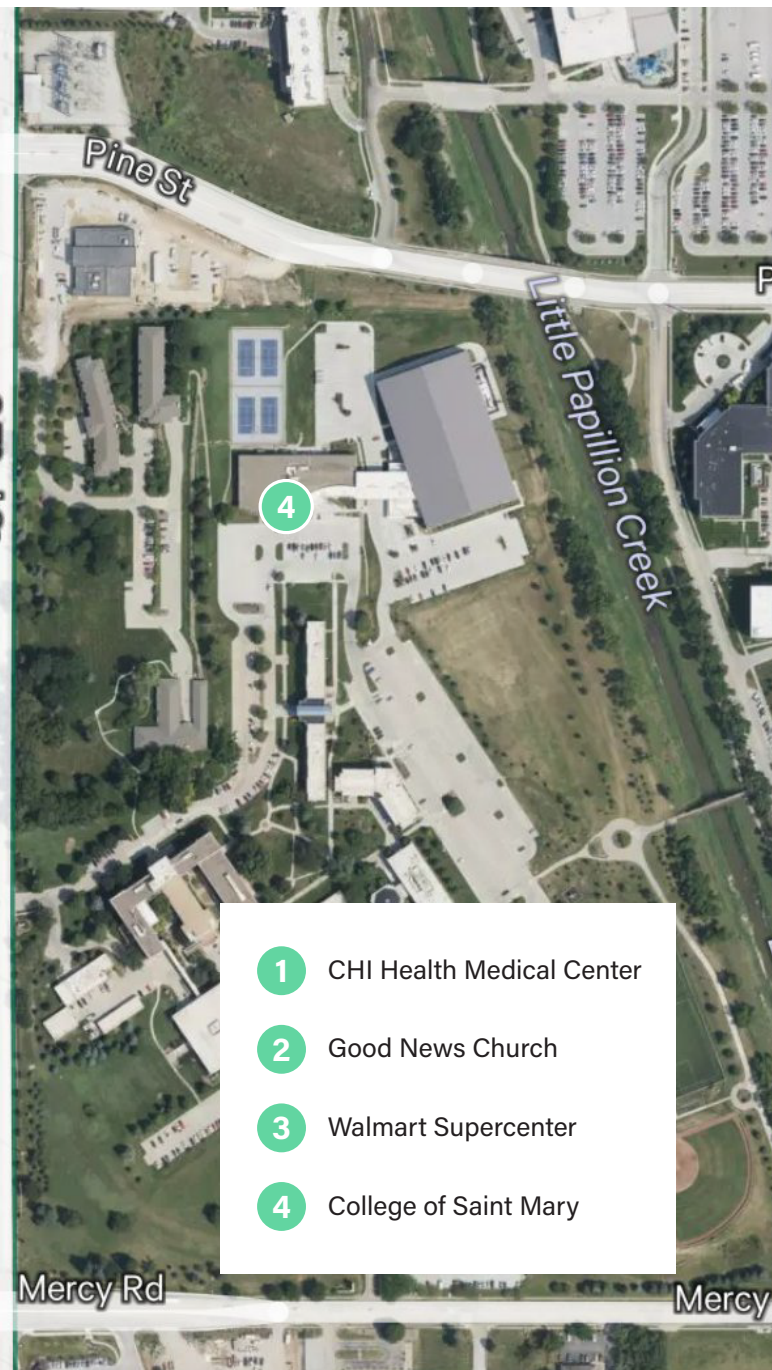
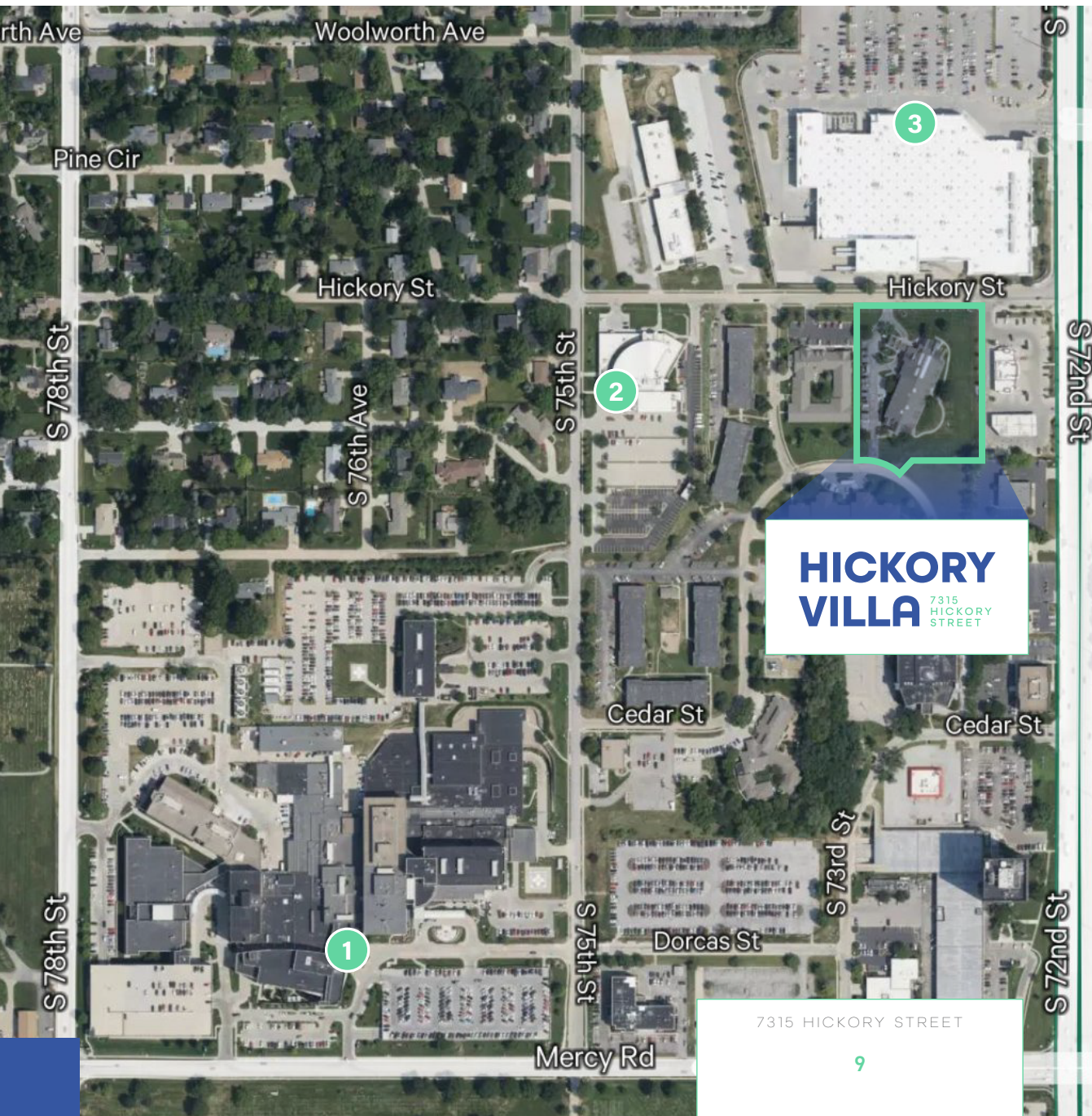
One Bedroom Deluxe | 470 SF



One Bedroom | 430 SF



LOCATION OVERVIEW



7315 HICKORY STREET

MARKET OVERVIEW

Community Summary

7315 Hickory St, Omaha, Nebraska, 68124 - 30 Minutes

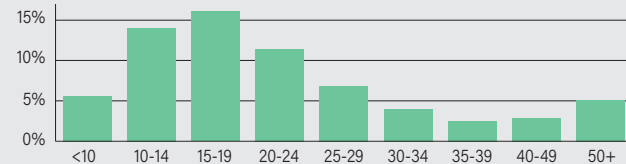
841,135 Population Total	2.50 Average HH Size	36.0 Median Age	\$298,666 Median Home Value
0.78% Population Growth	61.4 Diversity Index	\$85,158 Median HH Income	\$223,627 Median Net Worth

24.6% - Age <18

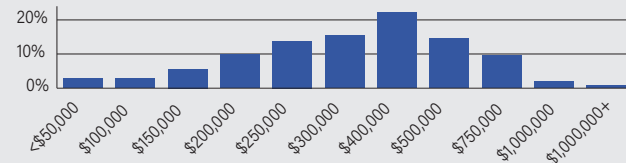
60.2% - Age 18-64

15.2% - Age 65+

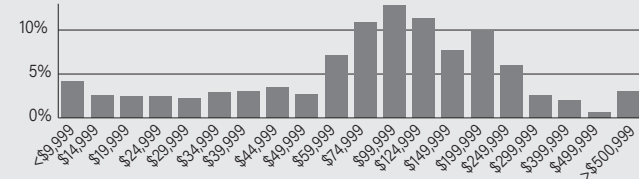
Mortgage as Percent of Salary



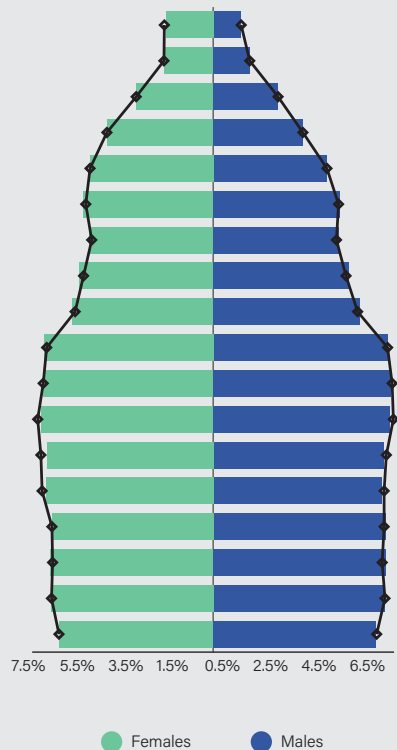
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to Douglas County



15.0%
Services

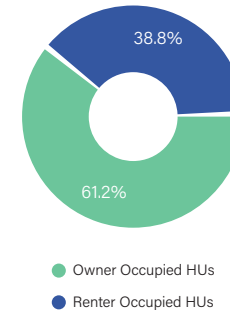


18.6%
Blue Collar

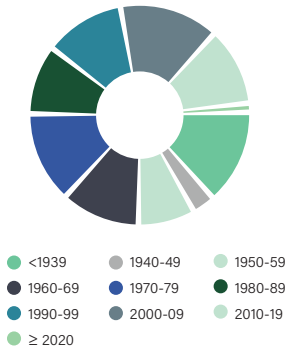


66.4%
White Collar

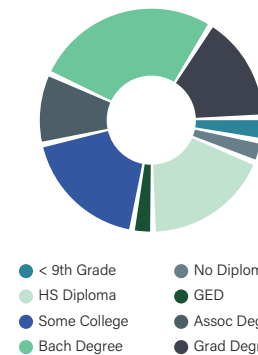
Home Ownership



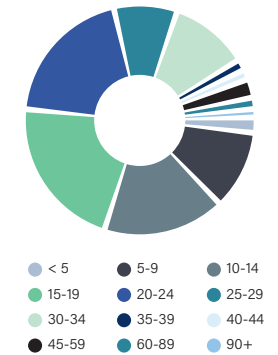
Housing: Year Built



Educational Attainment



Commute Time: Minutes



MARKET OVERVIEW

Community Summary

7315 Hickory St, Omaha, Nebraska, 68124 - 60 Minutes

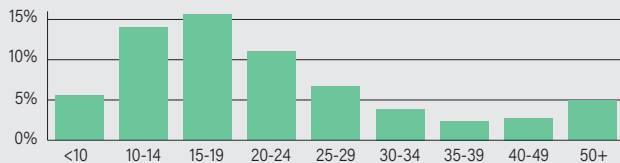
1,030,506 Population Total	2.50 Average HH Size	36.9 Median Age	\$294,133 Median Home Value
0.72% Population Growth	56.9 Diversity Index	\$85,216 Median HH Income	\$245,009 Median Net Worth

24.3% - Age <18

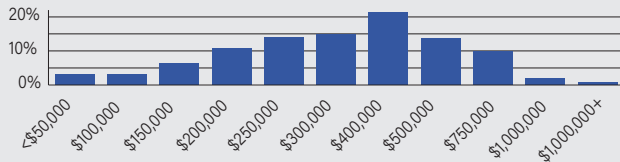
59.5% - Age 18-64

16.2% - Age 65+

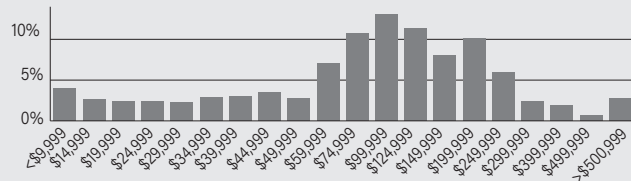
Mortgage as Percent of Salary



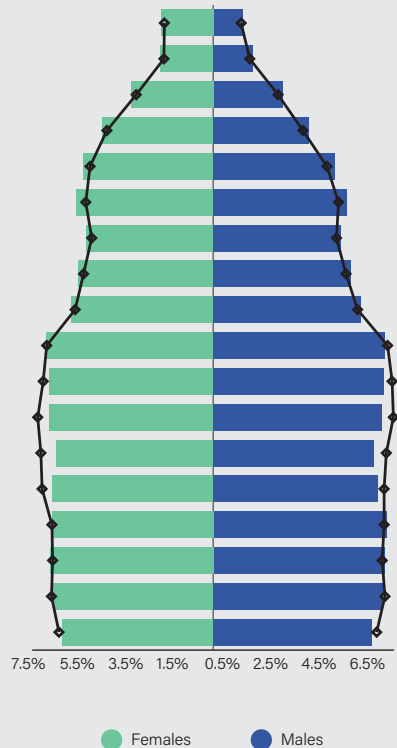
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to Douglas County



14.9%
Services

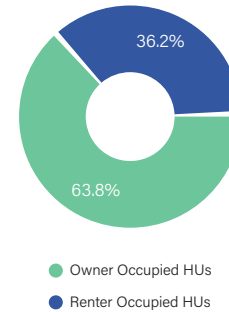


19.6%
Blue Collar

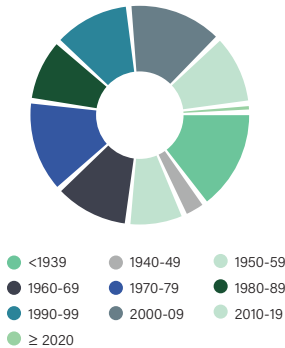


65.5%
White Collar

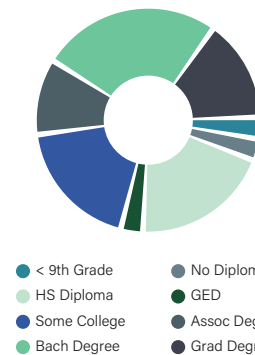
Home Ownership



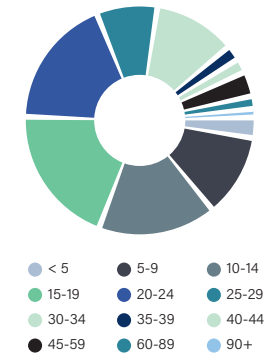
Housing: Year Built



Educational Attainment



Commute Time: Minutes



A photograph of a row of modern townhomes with dark brown horizontal siding and white window frames. The townhomes are set back from a well-manicured green lawn by a gravel strip. In the background, there are large, mature trees under a clear blue sky. A white rectangular box with a green border is overlaid on the top right of the image, containing the project name and address.

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STREET

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