

ONE VAL VERDE

9631-9841 Giles Road / La Vista, NE

1,162 - 1,178 SF Retail Spaces / For Lease



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PROPERTY OVERVIEW




One Val Verde is a quaint neighborhood center at the intersection of 96th Street and Giles Road. A perfect location for a variety of tenants. Current tenants include Domino's, State Farm, Edward Jones and more. Excellent opportunity to co-tenant in a growing neighborhood center.

PROPERTY HIGHLIGHTS

Lease Rate	\$14.00 PSF NNN
Total Available	2,340 SF
Building Size	47,505 SF
Year Built	2000
Total Site Area	6.82 AC
Zoning	C-1
Parking	6:1
Traffic Counts	16,400 EADT
Operating Expenses	\$ 2.13 Taxes \$0.29 Insurance <u>\$2.74 CAM</u> \$5.16 TOTAL

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
9641	1,162 - 1,162	\$14.00	Immediately
9811	1,178 - 1,178	\$14.00	Immediately

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	10,916	\$108,869	4,306
3 Miles	80,954	\$84,696	33,195
5 Miles	175,721	\$86,142	70,797

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Building A

9631	Domino's Pizza
9633	Chiropractor
9635	Happy Mango Bakery
9637-39	Bloom at JB's
9641	AVAILABLE
9643	Insight Massage
9645	Invita Wellness
9647	Daesha Beauty

Building B

9723-25	Ref's Sports Bar & Grill
9727-33	Val Verde Dental
9735	SunMed CBD
9737	I Care Optical
9739	State Farm Insurance

Building C

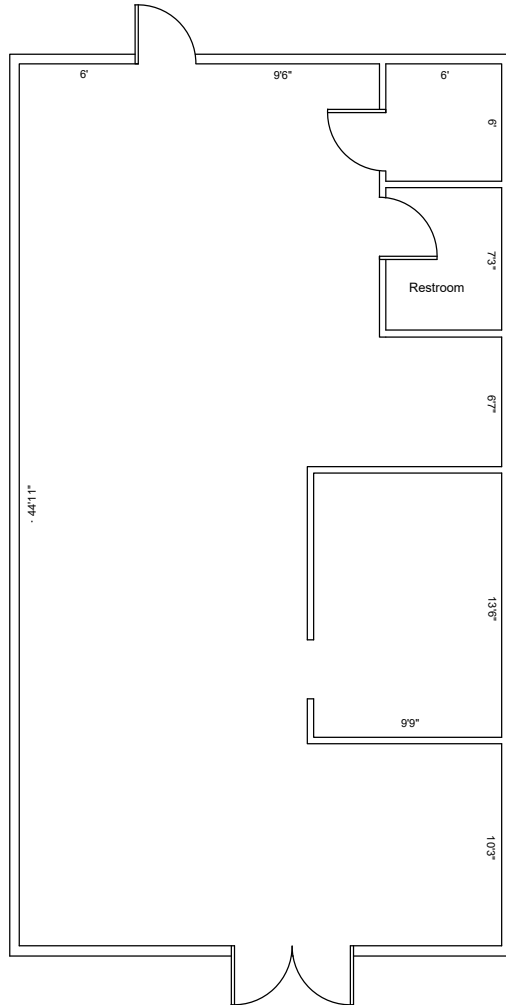
9803-07	ICAN
9809	Edward Jones
9811	AVAILABLE
9813	Mud & Honey
9815-17	Soleil Nail Salon & Spa
9819-21	Elegant Edge Events & Catering
9823	Kummon Learning

Building D

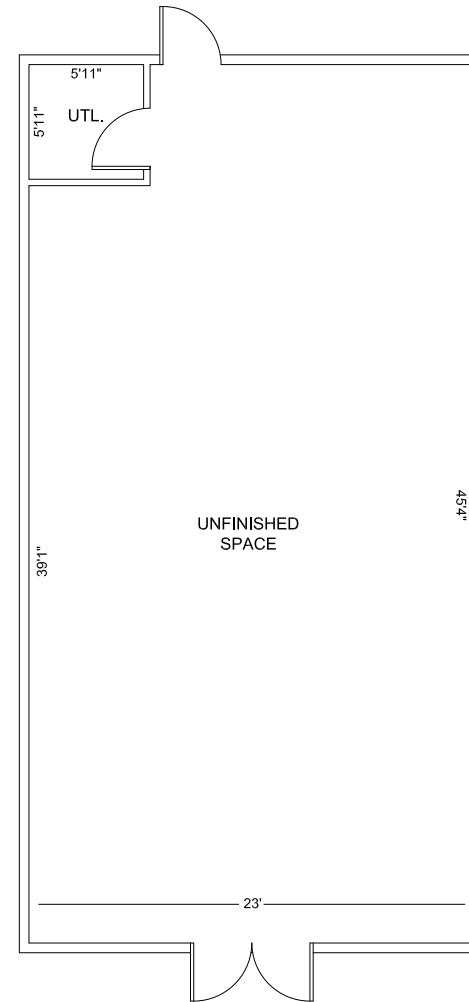
9827	Young Years Academy
9837-41	Val Verde Animal Hospital

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Suite 9641 - 1,162 SF



Suite 9811 - 1,178 SF



** Floor plan measurements are approximate and are for illustration purposes only.

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