

FOR LEASE - BRENTWOOD VILLAGE

8013-49 SOUTH 83RD AVE, LA VISTA, NE 68128

RETAIL | 1,600 - 6,500 SF | \$16 SF/YR (NNN)



PRESENTED BY:

Daniel Dutton
402.677.1247
ddutton@lee-associates.com

Grace Newton
402.980.0111
gnewton@lee-associates.com

Drew West
402.405.1087
dwest@lee-associates.com

Daniel J. Goaley
402.690.0400
dgoaley@lee-associates.com

Empowered Brokers. Exceptional Results.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

Retail | 1,600 - 6,500 SF | \$16.00 SF/yr (NNN)



PROPERTY DESCRIPTION

Existing retail space available for lease. Co-tenants include El Vallarta, Summit Dental, Palm Beach Tan, Victress MVMT and ChanceLight.

PROPERTY HIGHLIGHTS

- Neighboring La Vista City Centre/The Astro Theater
- High traffic corridor
- Monument signage

LOCATION DESCRIPTION

Centrally located at 84th & Giles neighboring La Vista City Centre mixed-use development.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
NNN Expenses:	\$5.53 PSF
Available SF:	1,600 - 6,500 SF

CONTACT

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

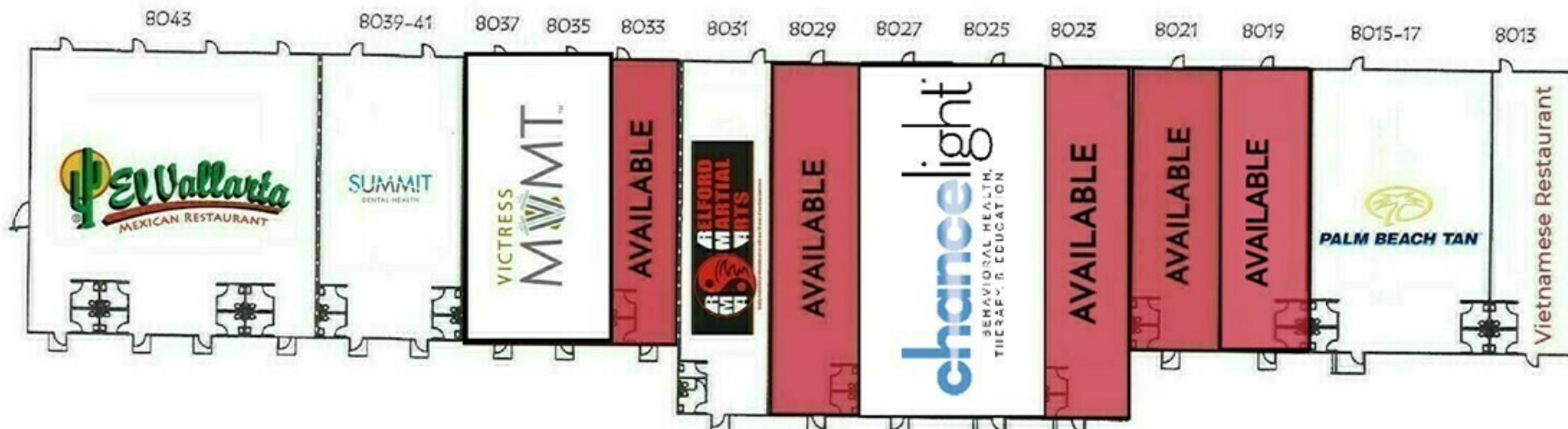
Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
8019	1,600 - 6,500 SF	NNN	\$16.00 SF/yr
8021	2,400 - 6,500 SF	NNN	\$16.00 SF/yr
8023	2,500 - 6,500 SF	NNN	\$16.00 SF/yr
8029	2,000 SF	NNN	\$16.00 SF/yr
8033	1,600 SF	NNN	\$16.00 SF/yr

CONTACT

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

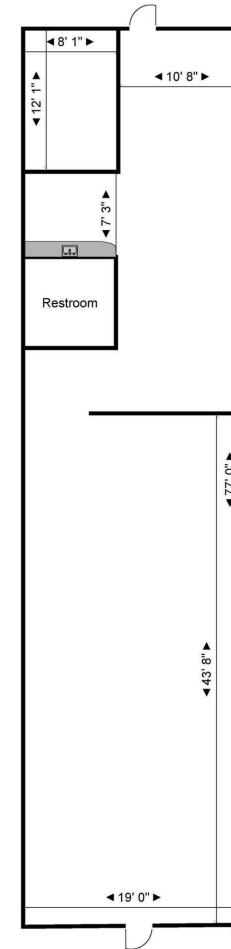
Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



#8019



#8019

CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Drew West
dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 | **Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

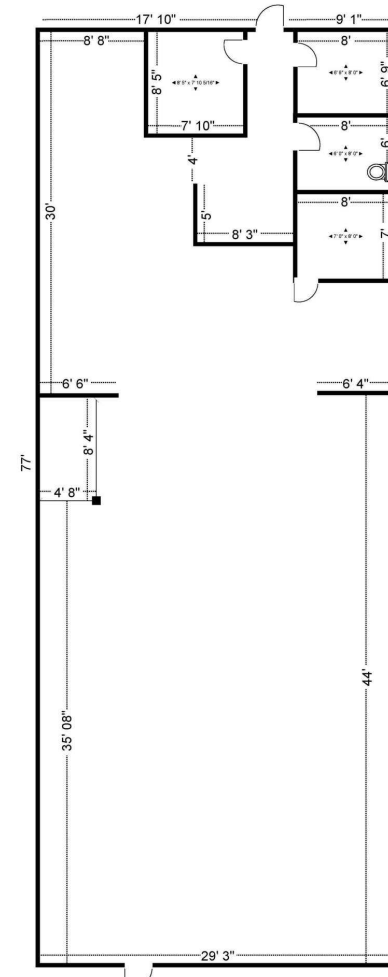
Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



#8021



#8021

CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Drew West
dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 | **Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



#8029



Monument Signage

CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Drew West
dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 **Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

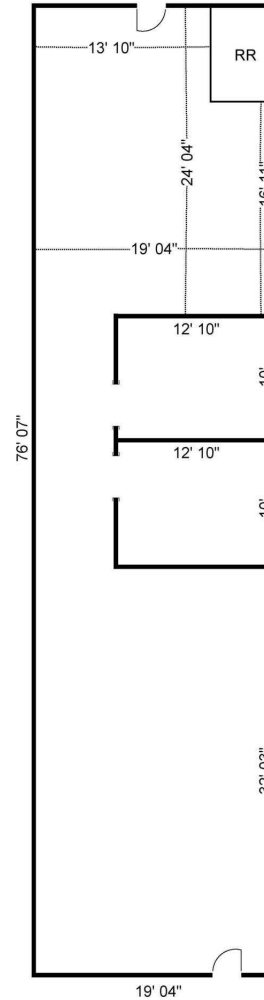
Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)



COMMERCIAL REAL ESTATE SERVICES



#8033



#8033

CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Grace Newton
gnewton@lee-associates.com
C 402.980.0111

Drew West
dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 **Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



CONTACT

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 | Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR LEASE

8013 SOUTH 83RD AVENUE, LA VISTA, NE 68128

Retail | 1,600 - 6,500 SF | \$16 SF/yr (NNN)

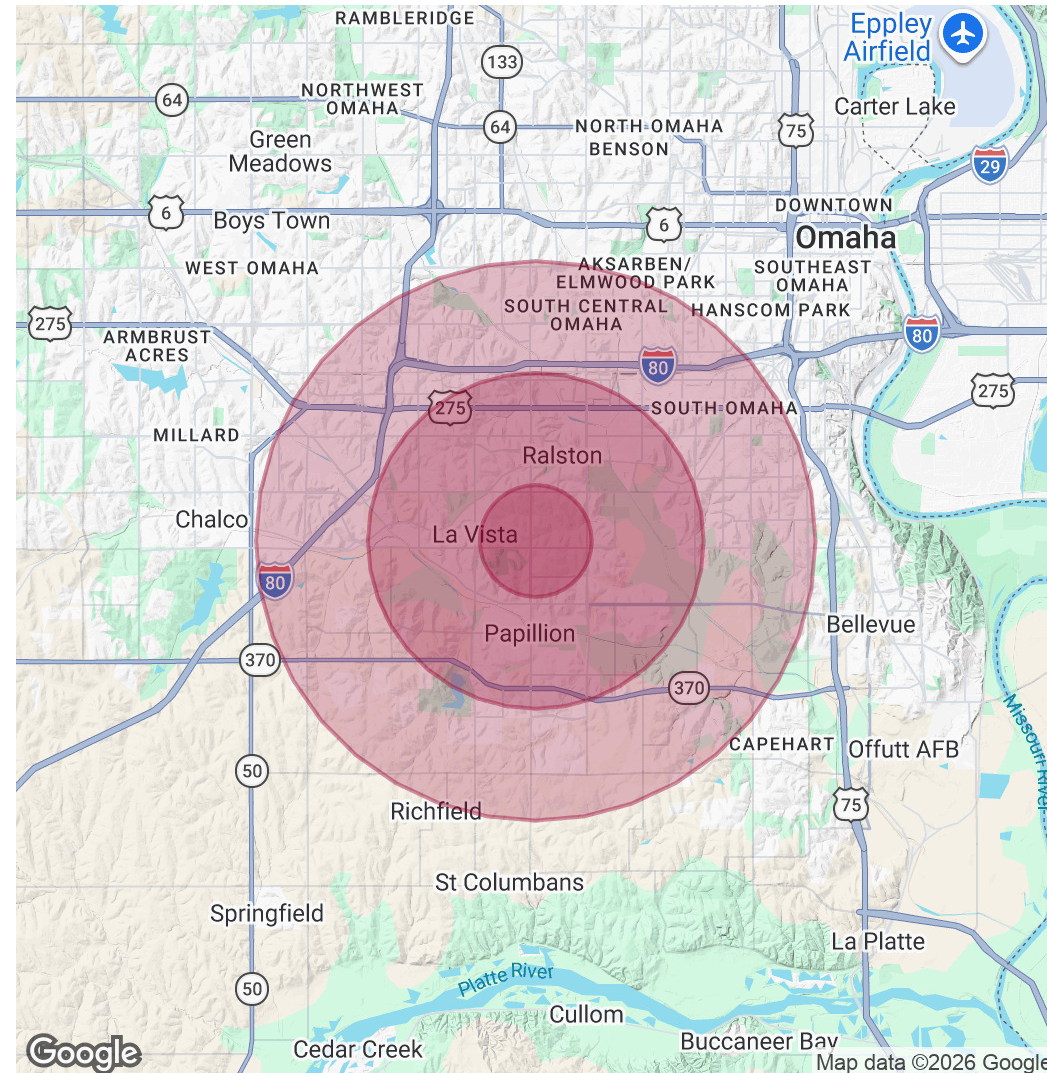


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,210	77,675	185,120
Average Age	36.9	38.5	36.9
Average Age (Male)	36.5	37.7	36.2
Average Age (Female)	38.3	39.3	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,830	32,472	74,717
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$107,995	\$107,091	\$107,135
Average House Value	\$263,987	\$277,039	\$262,713

2023 American Community Survey (ACS)



CONTACT

Daniel Dutton

ddutton@lee-associates.com
C 402.677.1247

Grace Newton

gnewton@lee-associates.com
C 402.980.0111

Drew West

dwest@lee-associates.com
C 402.405.1087

Daniel J. Goaley

dgoaley@lee-associates.com
C 402.690.0400

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888 | Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.