

# SEVILLE SQUARE I

1,896 SF | \$21.00 SF/YR FULL SERVICE

14707 CALIFORNIA, OMAHA, NE 68154

**INVESTORS  
REALTY INC.**

WWW.INVESTORSOMAHA.COM



**MIKE RENSCH**

402.778.7534

mrench@investorsomaha.com



**JP RAYNOR, JD, CCIM, SIOR**

402.778.7538

jpraynor@investorsomaha.com





# 14707 CALIFORNIA STREET

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/YR FULL SERVICE
Available SF:	1,896 SF
Building Size:	19,516 SF
Property Type:	Office Building
Year Built:	1986
Zoning:	L0

### PROPERTY HIGHLIGHTS

- Located right off of one of the 50 most highly trafficked intersections in Omaha
- Attractive landscaping around the building and likewise for surrounding properties for a beautiful campus
- Ample parking for all employees right outside of the building entrance
- Just on the other side of W Dodge Rd from the new 1.2 billion dollar West Farm Shopping Center development

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## SEVILLE SQUARE I

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## BUILDING INFORMATION

Building Size	19,516 SF
Min Divisible	1,896 SF
Max Contiguous	1,896 SF
Number Of Floors	1
Year Built	1986
Construction Status	Existing
Roof	Flat
Restrooms	Common
HVAC	GFA

## PARKING &amp; TRANSPORTATION

Parking Ratio	5.1
Traffic Count	29,250 - 144th & Eldorado

## SITE INFORMATION

County	Douglas
Zoning	L0
Location Description	Located right off of 144th & Dodge

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,905	87,345	205,053
Average Age	36.1	37.6	36.5
HOUSEHOLDS			
Total Households	3,491	32,970	79,126
People Per HH	2.8	2.6	2.6
Average HH Income	\$111,434	\$103,375	\$93,843
Average HH Value	\$171,679	\$212,918	\$211,052

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Suite 11	1,896 SF	\$21.00 SF/yr (Full Service)	\$3,318.00

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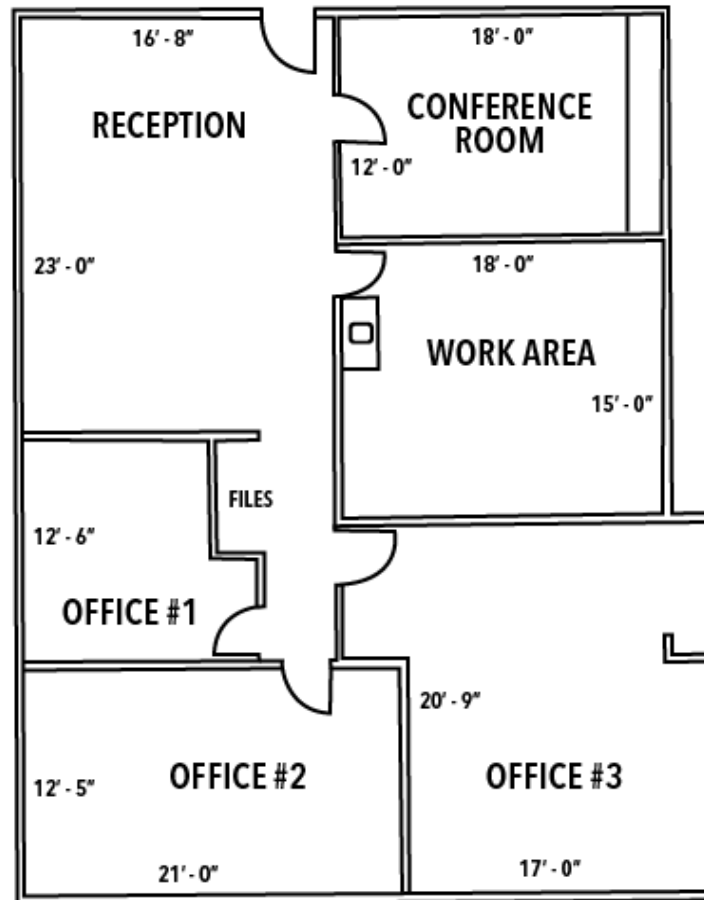
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**14707 CALIFORNIA**  
CLOSE VIEW AERIAL



**MIKE RENSCH**

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14707 CALIFORNIA  
RETAILER MAP



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