



1,200 SF Retail/Restaurant Space

Lease Rate: \$18.00 PSF NNN

The West Pacific Crossing shopping center has an immediate availability. A 1,200 SF end-cap space with a drive-thru window. Join Mama's Pizza, Hector's Mexican Restaurant, Pan Asian Terrace Restaurant and Vincenzo's Italian Ristorante. The shopping center is conveniently located on the southwest corner of 156th and Pacific Street. The location offers excellent visibility, access and abundant parking.

Howard Shrier
Senior Associate
(402) 548 4009
hshrier@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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Property Highlights

Lease Rate	\$18.00 SF NNN
Total Available	1,200 SF
Building Size	32,043 SF
Year Built	2005
Total Site Area	3.04 AC
Zoning	Commercial
Parking	5:1
Traffic Counts	25,300 EADT
Operating Expenses	\$6.60

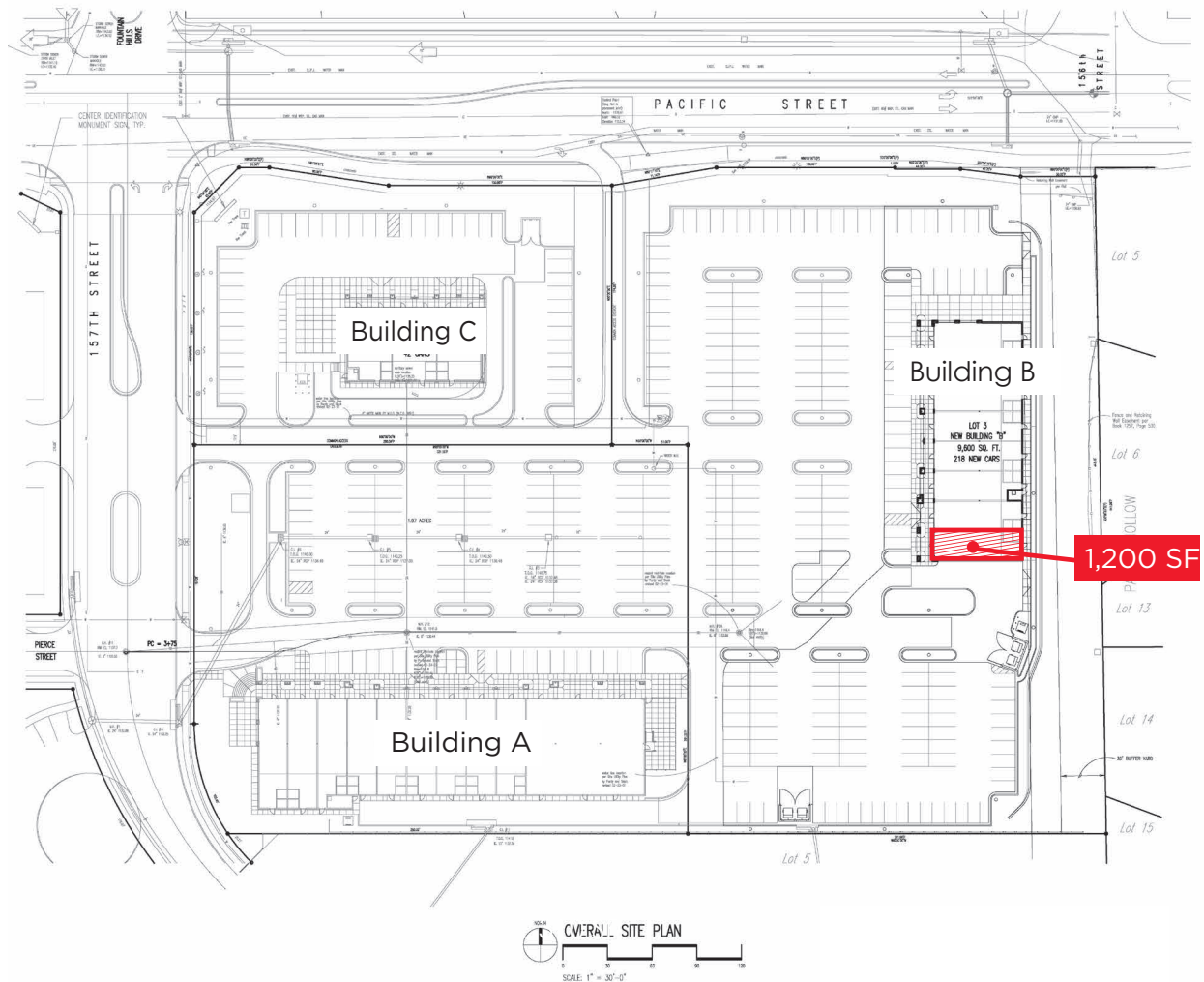
Demographics

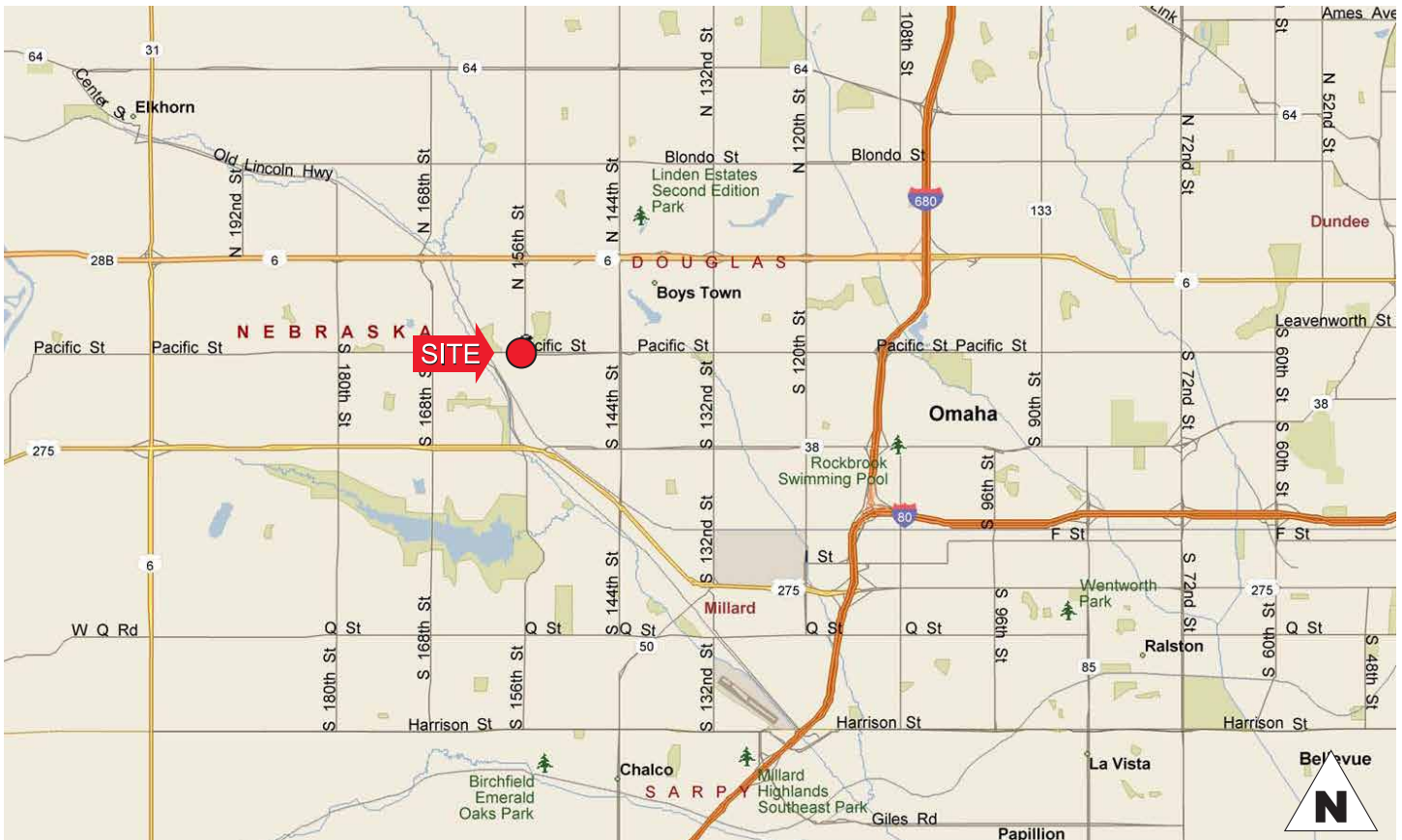
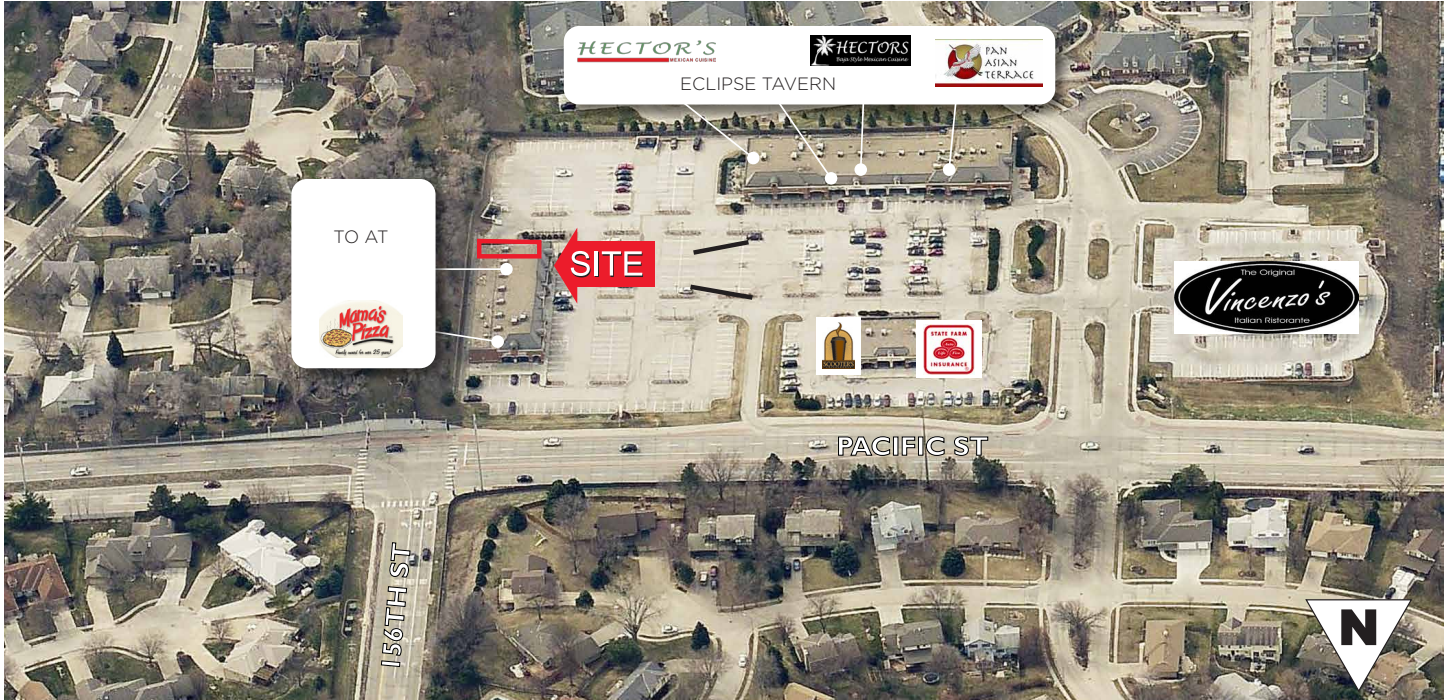
	Population	Median HH Income	No. of Households
1-mile	11,922	\$98,251	4,353
3-mile	87,141	\$95,138	32,742
5-mile	230,536	\$85,766	87,770

	Square Feet (min - max)	Price/SF NNN	Date Available
8*	1,200 - 1,200	\$18.00	Immediately

*End Cap space with drive-thru

Site Plan





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