

# The World Group Leader



WORLD GROUP

## Inside

Brief News Updates	2
Employee Profile: Jim Vokal	2
What's Happening – New Restaurants & Retailers	2
Local Info Page: Things You Might Not Know about Omaha	3
Overview of Retail Trends	3
CBCWG Information	4
Featured Properties	4

## Do Omahans Know How to Chill?

Sperling's Best Places has named Omaha as one of the nation's least stressful cities based on factors such as unemployment, divorce, commute times, crime, suicide, alcoholism and number of cloudy days.

1. Albany, NY
2. Harrisburg, PA
3. Orange County, CA
4. Nassau-Suffolk, NY
5. Minneapolis-St. Paul, MN
6. Ann Arbor, MI
7. Omaha, NE
8. Norfolk-Virginia Beach, VA
9. Honolulu, HI
10. Raleigh-Durham, NC

## New Groups Work to Make City Beautiful

As the pace of real estate construction continues to heat up, two new organizations, Lively Omaha and Omaha by Design, are working to influence future development.

An initiative of the Omaha Community Foundation, Lively Omaha is working to transform Omaha into an energetic, beautiful city by fostering lively, secure and distinctive places throughout the city, the types of places that "connect" people to a community.

To carry out its mission, Lively Omaha has teamed up with Project for Public Places, a non-profit organization that helps cities create and sustain public places.

Lively Omaha Leaders believe that great public spaces are important, because they enliven the urban scene. They are places

where individuals and families go to meet people, read, talk, have lunch or just hang out. Every great city has such places, and Lively Omaha wants more of them throughout the metropolitan Omaha area.

Omaha by Design is a one-year partnership of Lively Omaha and city government. The goal is to develop a comprehensive design plan that incorporates a consistent natural environment and more beauty throughout the city. With the assistance of a nationally known consultant, group leaders hope to



Lively Omaha is committed to increasing the number of public spaces like this one in Gene Leahy Mall.

create workable priorities for development. Omaha by Design claims no city as large as Omaha has ever tried to develop such a comprehensive urban plan.

Anyone interested in participating in these groups, should contact the Connie Spellman, Director, at (402) 342-3458 or go online to [Livelyomaha.org](http://Livelyomaha.org) or [Omaha-bydesign.org](http://Omaha-bydesign.org).

## Radio Program Focuses on Omaha Economic Development



**Coldwell Banker Commercial World Group** is proud to sponsor a new radio program on economic development and commercial real estate. The new program is called "Grow Omaha" and airs live on KKAR 1290 AM in Omaha at 8:00

a.m. each Saturday. Out-of-town listeners can hear it live on the Internet at [KKAR.com](http://KKAR.com). Jeff Beals and Trenton Magid are co-hosts of the hour-long program. The show's purpose is to educate people about the historic development taking place in the metro area.



## News Briefs: Quick Updates of Happenings in Omaha and CBCWG

### New Property Management

100 Myers Place is a 34,429 sq. ft., three-level office building at 11218 John Galt Blvd. **Coldwell Banker**



**Commercial World Group** is proud to be the new manager of this landmark property.

### 40 Under 40 Award

Our own Tucker Magid was recently named as one of Omaha's 40 outstanding business leaders under 40 years of age by the *Midlands Business Journal*. Awards were presented at a breakfast ceremony in November.

### Attracting Young Professionals

Jeff Beals, Vice President of Operations, has been named to the Greater Omaha Chamber of Commerce's Young Professionals Council. The 13-member council will work to make Omaha more attractive to professionals under age 40.

### Outstanding Young Leader

Jim Vokal, Vice President, has been

selected as one of Ten Outstanding Young Omahans by the Omaha Jaycees. He will be recognized at an awards banquet February 11, 2004.

### Omaha in the National News



Omaha was featured in the December 14, 2003 *Washington Post*. The author described the historic transformation of the downtown and riverfront areas, Omaha's well developed music scene and the city's efforts to attract visitors. The article highlighted the Convention Bureau's new public relations campaign known simply as "O!"

### Media Spotlight

Trenton Magid, President, was quoted in a December 18, 2003 *Omaha World-Herald* Article on new real estate design standards.

### MidwestTrack in Omaha

*Midwest Real Estate News* is sponsoring a conference in Omaha March 4, 2004 from 7:30 to 10:30 a.m. known as "Midwest Track." The non-credit educational conference is at the Omaha Marriott. The cost is \$49 per person. Contact Jen O'Shea at (312) 644-7208 for more information.

### Local Architecture

Kristine Gerber has published *Building for the Ages: Omaha's Architectural Landmarks*, a 198-page, hardbound volume celebrating Omaha's architectural landmarks built between the 1850's and the 1940's. The author highlights 155 structures with black-and-white images and interesting historical data. The book retails for \$39.95 and is available at several local stores or on online at [www.bn.com](http://www.bn.com).

## Team Member Profile: Jim Vokal

Jim Vokal is a Vice President at Coldwell Banker Commercial World Group where he focuses on the sale and leasing of all types of commercial real estate. Vokal also serves as President of the Omaha City Council and represents District 3. He was elected May 15, 2001.



Before entering the real estate business, Vokal served as vice president

and commercial banking manager at an Omaha-based bank. He has also worked as a vice president of corporate banking at a national bank with operations in Omaha.

In his scarce free time, Vokal serves on the Holy Cross Parish Council. He has also been active in Big Brothers/Big Sisters, the United Way and other organizations.

Vokal has a Bachelor of Science in Business Administration degree in Accounting from Creighton University where he graduated Magna Cum Laude. He is married to Liz Vokal.

## What's Happening? — Restaurants & Retailers!

Here are some of the new restaurant and retail businesses that have opened or soon will open locations in the Omaha market:

- ◆ California Pizza Kitchen (168 & West Dodge)
- ◆ Colton's Steakhouse (175 & Center)
- ◆ Douglas Theatres (Village Pointe)
- ◆ DSW (Village Pointe)
- ◆ Express, an expanded store for men and women (Oak View Mall)
- ◆ Fareway (72nd & Giles)
- ◆ Fox & Hound (175th & Center)
- ◆ Mattress Land (Bellevue)
- ◆ Omaha Wine Co. (Village Pointe)
- ◆ Panera (Midtown)
- ◆ Petco (132nd & Center)
- ◆ Rod Kush Furniture (NW Radial/Mall of the Bluffs)
- ◆ Scooter's Java Express (Regency)
- ◆ Sur La Table (One Pacific Place)
- ◆ Talbot's (Village Pointe)
- ◆ Ted's Montana Grill (175 & Center)

## Local Info Page: Things You Might Not Know about River City:

### A Healthy Population

*Men's Fitness* magazine named Omaha as the 14th most physically fit among the nation's 50 largest cities. The fittest city was Honolulu. Other physically fit cities in our region included Colorado Springs (#4), Denver (#7) Minneapolis (#11) Wichita, KS (#16), Tulsa, OK (#25).

America's "fattest" city was Houston, followed by Chicago and Detroit. Other "fat" cities in the Midwest included St. Louis (#5) and Kansas City (#22).

To create the lists, the magazine used factors such as gyms and sporting goods; nutrition; exercise; percent overweight; consumption of alcohol, cigarettes and junk food; time spent watching television; air and water quality; climate; geography; commute times; parks; recreation; and health-care.

### Higher Education in the Big O

Almost 50,000 students (full-time equivalent) attend 11 accredited colleges and universities in metro area. The following list ranks the local colleges from largest enrollment to smallest:

1. University of Nebraska at Omaha
2. Metropolitan Comm. College
3. Creighton University
4. Iowa Western Comm. College
5. Bellevue University
6. University of Nebraska Medical Center
7. College of Saint Mary



Aerial photo of downtown Omaha taken July 1, 2003. Heartland Park is visible on the far right. Lewis & Clark Landing and part of Qwest Center Omaha are at the top right corner.

8. Grace University
9. Dana College
10. Clarkson College
11. Nebraska Methodist College

### How High, How Hot & How Cold?

Omaha's official elevation is 977 feet above sea level. The climate is "continental," which means hot, humid summers and cold, dry winters. Omaha's average rainfall and snowfall are both 29.9 inches. January is the coldest month with an average high temperature of 31.3 degrees, while

July is the hottest with an average high temperature of 88 degrees.

### Square Miles & Population

The Omaha metropolitan area is 4,363 sq. miles while the state of Nebraska is 76,872. The 2002 metro population was 785,000, while the state had a population of 1,729,180.

### New to Town?

NewfriendsofOmaha.com is a website that helps newcomers meet new people and learn about social activities.

## Omaha Sees Many of the National Trends Affecting Retail Real Estate

Lifestyle centers are in vogue, many traditional department stores are struggling, some shopping malls are in trouble and super-center stores are proliferating. These are just a few of the national trends affecting retail real estate, according to John Melaniphy, President of Melaniphy & Associates, a Chicago-based real estate consulting firm.

Melaniphy was a guest on "Grow Omaha," a radio program sponsored by **Coldwell Banker Commercial World Group**. Because many enclosed shopping malls are too big, they are unable to fill all their bays, which could force a

mall to close. In fact, several malls across the country have already been demolished or redeveloped into other concepts. New construction of traditional malls has dwindled nationwide.

In Omaha, the Center Mall at 42nd & Center has already been converted into a mostly office property. The Southroads Mall in Bellevue has also converted many store fronts into office or other service businesses. For malls to survive, Melaniphy suggests they focus on upscale boutique stores, add entertainment businesses and attract popular restaurants. Some malls that

lose traditional department stores may try to attract a store like Target or Kohl's to take the space. At Omaha's Westroads Mall, the sporting-goods retailer Galyan's, was recently added as an anchor tenant.

Lifestyle centers, power centers and super stores are popular, because busy consumers can drive to the store without walking through a large mall. Such facilities might also be located closer to consumers' homes. Despite the national changes, there will always be some traditional malls especially in cold-weather cities like Omaha.

Omaha's commercial real estate news source!

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As the official newsletter of **Coldwell Banker Commercial World Group**, *The World Group Leader* is Omaha's commercial real estate news source. It is printed quarterly for clients and friends.

**Coldwell Banker Commercial World Group** is a full-service commercial real estate firm, specializing in office, retail and industrial properties.

Our services include commercial sales and leasing, property and asset management, financial and investment services, site selection, tenant representation, landlord representation, real estate consulting, asset disposition, development and construction management.

**Coldwell Banker Commercial World Group** was founded in 1997, and in 2001, affiliated with **Coldwell Banker Commercial**, one of the largest commercial real estate companies, with approximately 325 offices world-wide.

*Our team of talented professionals has more than 100 years of combined real estate experience.*

**Coldwell Banker Commercial World Group** has represented hundreds of sales and leasing clients and manages approximately 2 million square feet of commercial property.

For questions, comments or story ideas for future editions of *The World Group Leader*, please contact the editor, Jeff Beals, at (402) 697-8899 or (402) 510-7468.



WORLD GROUP

Each Office Is Independently Owned and Operated.

## Featured Property Listings: CBCWG Has the Right Location for You!

**100 Myers Place (11218 John Galt Blvd.)** — 2,051-11,022 sq. ft. of high-class office space with great views.

**Millard Office (5338 S. 138th St.)** — Join U.S. Bank in this beautiful, three-story, brick office building. 500-3,387 sq. ft. for lease.



Millard Office Building

**Biffar Development (11364 S. 147th St.)** — 2,000-6,000 sq. ft. for lease in a newly constructed flex building.

**Ft. Crook Addition (9th & Schilling Dr., Bellevue)** — 30,492 sq. ft. of commercial land for sale near Offutt.

**370 Square Plaza (11513 S. 37th St.)** — 3,000-9,000 sq. ft. for lease at 36th & Hwy. 370 in Bellevue. Reduced rate!

**West Maple Centre (10011 Maple St.)** — 2,400-12,632 sq. ft. for lease near I-680. Move-in condition!

**Townview Plaza (1215 S. 13th St.)** — 750-2,942 sq. ft. for lease. Two-building complex (5,860 sq. ft.) for sale. Just south of the Old Market.

**Southwestern Plaza (4526 S. 143rd St.)** — Brand new office building now ready for occupancy. 1,619-13,474 sq. ft. for lease. Plenty of parking!

**Spring Ridge Plaza (Southeast Corner of 180th & Pacific)** — Phase II is currently under construction with completion this spring. 1,136-12,701 sq. ft. for lease.

**Overland Property (419 S. 13th St.)** — Old Market building for sale. Residential upper floors and street-level retail.

**Food Processing Building (6029 N. 16th St.)** — 49,000 sq. ft. refrigerated warehouse and processing plant for sale or lease. Near airport!



Overland Property

**Pioneer Plaza (5404 N. 99th St.)** — 1,451-17,310 sq. ft. for lease in a former call center near I-680 & Fort. Great for retail or office uses.