

The World Group Leader



WORLD GROUP

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New Metro Area Population Stats

The U.S. Census Bureau recently released 2004 population statistics for the nation's 355 Metropolitan Statistical Areas. The Omaha MSA ranked as the 60th largest in the USA with 803,801 people, a 1.34 percent increase from 2003. Check out these population stats for some the MSA's in the surrounding region:

- #3 Chicago (9,391,515)
- #16 Minneapolis (3,116,206)
- #18 St. Louis (2,764,054)
- #22 Denver (2,330,146)
- #27 Kansas City (1,925,319)
- #60 Omaha (803,801)**
- #82 Wichita (572,049)
- #85 Colo. Springs (576,251)
- #95 Des Moines (511,878)
- #160 Lincoln (278,201)
- #198 Sioux Falls (203,324)

Omaha Development Pace Remains Brisk

Downtown Condo Boom

After seeing \$2 billion in recent construction, downtown Omaha is now becoming a popular residential neighborhood as almost 1,000 residential units, most of them condominiums, are now under development. Projects include:

- ◆ Riverfront Place (two, 12-story towers and 27, two-story town homes located along the Missouri River south of the Gallup campus).
- ◆ The Brandeis Building (144 condos plus two stories of residential space in a 100-year-old, 10-story former department store at 16th & Douglas).
- ◆ Beebe + Runyan (large loft condos in a renovated, nationally registered, historic building at 9th & Douglas).
- ◆ The Paxton (almost 60 condos in a former luxury hotel built in the 1920's at 14th & Farnam. Project will include a new parking garage).
- ◆ Barker Building (40 condos and street-level retail at 15th & Farnam developed by a Seattle-based company).
- ◆ Burlington Depot (This beautifully designed building near 10th & Pacific is more than 100 years old and has recently suffered from neglect. On Track De-

velopment company plans condos, restaurants and shops).

- ◆ Lerner Building (Three stories and a new facade would be added to this former retail

downtown area's population will increase dramatically.

Explosive Retail Growth

Approximately 2 million sq. ft. of retail space was built in Omaha during 2004, about



building at 16th & Harney. Upper levels would contain condos, while retail space would be at street level).

- ◆ The Hill (Located at 26th & Douglas, this project will bring 26 "affordable" condos to the downtown market with prices below \$180,000).
- ◆ The Rows at SOMA (Downtown Omaha's first new neighborhood in several decades. 81 new row houses on empty railroad land at 12th & Leavenworth).

These are just some of the condo projects underway. Within a couple years, the

double the normal annual average. In the last year, 25 national restaurant and 25 national retail chains have entered the Omaha market for the first time. Restaurant growth has been very prolific as there are now 50 individual restaurants along West Center Road between 168th and 185th streets!

Single & Relocating?

Omaha was recently named as one of the "Best Cities for Relocating Singles" by Primacy and Worldwide ERC, which used several criteria to rank the 100 largest metro areas. Omaha rated as the 18th best city for relocating single professionals and the 2nd best city in the Midwest behind only Indianapolis.

Coldwell Banker Commercial World Group Happenings

World Group Moves Up

In March, CBCWG moved to a larger office located at 780 North 114th Street, approximately four blocks north of the former location. The



Known as "One World Center," CBCWG's new office is located at 780 N. 114th St.

new office, which is 50 percent larger, accommodates the company's recent growth and provides a higher quality space for agents, employees and clients. Other tenants in the building include Copy Cat and Household Finance.

Corporate Achiever

Tucker Magid, Principal, was named as a National Multiple Sclerosis Class of 2004 Corporate Achiever and was part of the Leadership Circle for raising more than \$2,000.

40 Under 40

Jeff Beals, Vice President of Operations, was named as a 2004 *Midlands*

Business Journal "40 Under 40" award winner. It was the third year in a row that a CBCWG team member was named. Trenton Magid received the award in 2002. Tucker Magid was recognized in 2003.

Director of Accounting

To reflect her growing responsibilities in the firm, Accounting Manager Elaine Clark was promoted to Director of Accounting in March. Clark has been with CBCWG for more than two years.

The Team Grows

New staff members at CBCWG include Randy Baker, Accounting Assistant; John Weston, Service Technician; and Carl Weiland, Graphic Design Intern.

An International Platform

World Group is an affiliate of Coldwell Banker Commercial, one of the world's largest commercial real estate companies with 237 franchises, 500 offices and 4,000 agents in 27 countries. In 2004, the international firm conducted 30,000 real estate transactions and earned \$300 million in adjusted gross commission.

Coldwell Banker Commercial is based in New Jersey and is a subsidiary of Cendant, a *Fortune 500* company based in New York. Coldwell Banker was founded in April 1906 in San Francisco. The company is planning a huge 100-year anniversary celebration next spring in the city of its birth.

Two New Real Estate Agents Join CBCWG

Coldwell Banker Commercial World Group is proud to welcome two talented individuals to the brokerage team. Tom Fenton and Fred Scott are new

Marketing Consultants and are providing sales and leasing services for retail, office and industrial clients.

Prior to joining CBCWG, Fred Scott was President & CEO of

His Choice, a retailer of fine gifts for men. The store operated for 20 years and had locations in both the Westroads and Oakview malls. In recent years, the company sold products on-line.

Scott served as an Associate Professor of Business at Iowa Western Community College in Council Bluffs, where he founded the Center for Business and Management Development. Additionally, he has taught as an adjunct faculty member at several other colleges and has been involved



Fred Scott

in the Good News Jail and Prison Ministries. He holds two business degrees, a Master's from the University of Iowa and a Bachelor's from the University of Indiana.

Tom Fenton has four years experience working for an Omaha real estate firm, where he focused on building and land sales. He was a member of the President's Club in 2002 and 2003 and was on track to increase his sales by more than 25 percent before leaving to join CBCWG in December 2004.

From 1994 to 2000, Fenton worked in sales for ADT Security Services, where he was top sales agent in the Midwest region in 1999. He also served as Acting Sales Manager that year. He is a member of Millard Business Association, West Omaha Business Executives, Knights of Columbus and American Legion Post 133.



Tom Fenton



Tune in to
Grow Omaha
News-Talk 1290 KKAR
Saturdays 8:00 a.m.

Holy Smokes! Retail Development in Omaha is Hot, Hot, Hot!

Here are some of the retailers and restaurants that have opened or soon will be opening locations in the metro area:

- ◆ 2nd Wind Exercise Equipment (72nd & Dodge/Tivoli)
- ◆ American Eagle (Papillion)
- ◆ Anytime Fitness (180th & Pacific)
- ◆ Bamboo Thai (168th & Center)
- ◆ Banana Republic (Village Pointe)
- ◆ Bass Pro Shops (C. Bluffs)
- ◆ Beauty First (Tivoli)
- ◆ Bed Bath & Beyond (Papillion)
- ◆ Best Buy (Papillion)
- ◆ BP Amoco (156th & Fort/204th & F)
- ◆ Cache (Village Pointe)
- ◆ Caribou Coffee (72nd & Pacific/156th & Maple/176th & Center/Downtown)
- ◆ Carvel Ice Cream (Westroads)
- ◆ Cato (Irvington)
- ◆ Cheeburger Cheeburger (Tivoli)
- ◆ Chipotle (132nd & Center/177th & Center/Papillion)
- ◆ Cici's Pizza (Oakview/Saddlecreek & Dodge)
- ◆ Coldstone Creamery (120th & Blondo)
- ◆ Colton's (175th & Center)
- ◆ Daddio's (120th & Blondo)
- ◆ E.B. Games (Irvington)
- ◆ Eileen's Cookies (72nd & Pacific)
- ◆ Ellada Greek Bistro (Legacy)
- ◆ Feta's Gyros (Miracle Hills Square)
- ◆ Francesca's Collections (Village Pointe)
- ◆ Freeze (Old Market)
- ◆ Gelato Jo's (180th & Pacific)
- ◆ Great Clips (144th & Maple)
- ◆ Greek Islands Cafe (Tivoli)
- ◆ Hertz (168th & Dodge)
- ◆ Hilton Garden Inn (180th & Dodge)
- ◆ Hollywood Diner (Carter Lake)
- ◆ Honey Baked Ham (Legacy)
- ◆ Hy-Vee (Papillion/51st & Center)
- ◆ inPlay (16th & Cuming)
- ◆ Jenny Craig (Legacy)
- ◆ Jet Mobile (180th & Pacific)
- ◆ Joey's Seafood (72nd & Pacific)
- ◆ Journeys (Village Pointe)
- ◆ Jungle Fitness (168th & Center)
- ◆ Kirkland's (Papillion)
- ◆ Kohl's (Papillion)
- ◆ Lowe's (Papillion)
- ◆ Luxe Pet Boutique (Legacy)
- ◆ M.J. Java (90th & Blair High Rd.)
- ◆ Mo's Southwestern Grill (Tivoli)
- ◆ Music Plex (180th & Pacific)
- ◆ Nine Months Maternity & Baby (Village Pointe)
- ◆ Noodles & Company (Legacy)
- ◆ Noodle Zoo (180th & Pacific)
- ◆ Skeeter Barnes (Mall of the Bluffs)
- ◆ Spotlight Club (120th & Blondo)
- ◆ Starbuck's (144th & Maple/120th & Blondo)
- ◆ Super Saver (50th & Ames)
- ◆ Target (Crossroads Mall)
- ◆ Texas Roadhouse (156th & Dodge)
- ◆ The Buckle (Papillion)
- ◆ The Caddy Shack (120th & Blondo)
- ◆ The Drafthouse (120th & Pacific)



Miracle Hills Square Shopping Center near 114th & Dodge has been leasing rapidly. Call Coldwell Banker Commercial World Group for more information at (402) 697-8899.

- ◆ Nothing But Noodles (144th & Maple)
- ◆ Panchero's (78th & Dodge)
- ◆ Pepper Jax (120th & Blondo)
- ◆ Performance Volkswagen (126th & I-80)
- ◆ PetSmart (Papillion)
- ◆ PHG Provisions for Fine Living (Legacy)
- ◆ Pier 1 Imports (Papillion)
- ◆ Qdoba (72nd & Pacific/120th & Blondo)
- ◆ Quizno's (72nd & Pacific/168th & Center/108th & Q)
- ◆ Radio Shack (Irvington)
- ◆ Rave (Westroads)
- ◆ Reaction Salon (168th & Center)
- ◆ Red Robin Burgers (Papillion)
- ◆ Roja Mexican Grill (Legacy)
- ◆ Runza (168th & Harrison/Tivoli/72nd & Pacific)
- ◆ Scooter's Java (175th & Center)
- ◆ Select Comfort (Oakview Mall)
- ◆ The Tasting Room (177th & Center)
- ◆ The Tea Smith (Legacy)
- ◆ Tin Star (Village Pointe)
- ◆ T.J. Maxx (Papillion)
- ◆ Togs (Legacy)
- ◆ Touche (Legacy)
- ◆ Trek Bicycle Store (72nd & Jones)
- ◆ Tuffy Shoe Center (168th & Center)
- ◆ University Gear (Manawa Power Center in Council Bluffs)
- ◆ U-Save Pharmacy (168th & Harrison)
- ◆ Value Place Hotel (Gateway I-80)
- ◆ Village Inn (72nd & Giles/72nd & Sorensen Pkwy/36th & Hwy 370)
- ◆ Vino 100 (Tivoli)
- ◆ Wal-Mart (Near 72nd & Hickory)
- ◆ Wal-Mart Supercenter (The Thomsen Mile/Papillion)
- ◆ White House Black Market (Village Pointe)
- ◆ Whole Foods Market (Regency)
- ◆ Wing Stop (90th & Military)

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.

World Group, LLC was founded in 1997, and in 2001, affiliated with **Coldwell Banker Commercial**, one of the largest commercial real estate companies in the world, with 237 franchises, 500 offices and 4,000 agents in 27 countries.

Our team of talented professionals has more than 125 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 in Nebraska and Iowa.

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



WORLD GROUP

Each Office Is Independently Owned and Operated.

Coldwell Banker Commercial World Group Makes Big Deals Happen!

Here are just a few of the deals Coldwell Banker Commercial World Group agents have completed lately:

- ◆ **Former Tenderheart Treasurers Building (10525 J Street)** — Bob Pollard represented the seller in this \$2 million deal.



Former Tenderheart Treasurers Building
10525 'J' Street

- ◆ **West Maple Centre (10051 Maple Street)** — In this \$1 million-plus deal, Trenton B. Magid represented the seller. Redstone Communications was the buyer.
- ◆ **West Arbor Plaza (near 144th & West Center Road)** — Coldwell Banker Commercial World Group represented the buyer in an \$885,332 land sale.
- ◆ **Cheeburger Cheeburger (Tivoli development near 177th & West Center Road)** — Jim Vokal represented the tenant, a national burger chain, in a 10-year lease.
- ◆ **Bryer's Total Fitness (11015 Emmet Street)** — Dan Goaley represented the buyer in a \$450,000 deal.
- ◆ **Value Place Hotel (Gateway I-80 Business Park)** — Trenton B.



West Maple Centre
10051 Maple Street

- ◆ Magid was the agent for the seller.
- ◆ **Spring Ridge Plaza (180th & Pacific Street)** — John R. Luce represented the landlord in leases to bob monkey's Noodle Zoo, Elkhorn Ridge Vision and The Draft House.