

# The World Group Leader



WORLD GROUP

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## Development Boom in Southport Area!

Coldwell Banker Commercial World Group is proud to play a major role in the growth and development of Southport, one of the hottest growth zones in the metro area. Located at the 126th & Giles exit along I-80, the Southport area is a 237-acre mixed-use development featuring restaurants, hundreds of hotel rooms, offices, retailing and entertainment.

Southport East totals 100 acres and sits along the east side of Giles Road. Coldwell Banker Commercial World Group is actively marketing land for sale in

Southport East at competitive rates. Lot sizes range from 2.807 to 53.9 acres. Anyone interested in purchasing land should contact Trenton B. Magid at (402) 697-8899.

Several businesses have already committed to Southport East, the largest being PayPal, Inc., which is expanding its presence. The eBay subsidiary already has a 115,000 sq. ft. building with 1,000 employees on the site. Recently, the company purchased 22.6 acres and has started constructing a 125,000 sq. ft. building for

at least 600 new employees. Construction will soon begin on a 116-room, four-story Hampton Inn & Suites. The same developer also plans to have a restaurant nearby. Finally, Pinnacle Bank has purchased land to build a branch office on Southport East.

Across the street, at Southport West, also known as "La Vista Pointe," construction has started on a 128,000 sq. ft. store for Cabela's, the world's foremost outfitter. The Cabela's store is literally expected to be a tourist attraction, pulling millions of visitors into the area each year. The store will have an indoor archery range, a walk-through aquarium, a "conservation mountain" and many other amenities. Near the Cabela's, a Missouri hotel developer plans a 260-room Embassy Suites (with an attached 80,000 sq. ft. conference center), a 220-room Courtyard by Marriott, and a 120-room Residence Inn. The La Vista Pointe developer has indicated that a movie theatre and lifestyle center shops may also be included.



Construction is underway on PayPal's 125,000 sq. ft. expansion in the Southport East development.



Artist's rendering of the 4-story, 116-room Hampton Inn & Suites planned for Southport East.

## USA's Most Popular Restaurant Chains

According to *Retail Traffic* magazine, here are America's 10 fastest-growing restaurant chains for 2005:

1. Claddagh Irish Pub
2. Bonefish Grill
3. Ted's Montana Grill
4. Smokey Bones BBQ
5. Coldstone Creamery
6. Potbelly Sandwich Works
7. Sandella's Café
8. Pei Wei Asian Diner
9. Moe's Southwestern Grill
10. Firehouse Subs

# Coldwell Banker Commercial World Group Updates

## New Team Members

Several talented newcomers have joined the CBCWG staff recently. Seth Campbell is a Market Consultant and will be providing sales and leasing services for all types of commercial properties. Jessi Arduser has been hired as a Property Manager. She will supervise several commercial properties. Other new staff members include: Julia Hoff-

man, Property Management Assistant; Sahar Al-Turk, Property Assistant; Linda Embrey, Accounting Assistant; and Carol Behm, Administrative Assistant.

## New Name for Cendant

Parsipanny, N.J.-based Coldwell Banker Commercial's parent company is changing its name. Cendant Corporation is spinning off its real



Seth Campbell



Jessi Arduser

## New Retailers & Restaurants in Omaha

- ◆ 24 Hour Fitness (77th & Cass)
- ◆ Aksarben Brewing Co. (114th & Dav-  
enport)
- ◆ Ann Taylor (Village Pointe)
- ◆ AppleStore (Village Pointe)
- ◆ Beauty Brands (Oakview)
- ◆ Bonefish Grill (Regency)
- ◆ C.J. Banks (Shadow Lake in Papillion)
- ◆ Cabela's (Southport)
- ◆ California Pizza Kitchen (One Pacific  
Place)
- ◆ Camille's Café (78th & Dodge)
- ◆ Chipotle (Bellevue)
- ◆ Christopher & Banks (Shadow Lake in  
Papillion)
- ◆ Claire's (Shadow Lake in Papillion)
- ◆ Coach (Village Pointe)
- ◆ Dress Barn (72nd & Sorensen)
- ◆ Embassy Suites (Southport)
- ◆ Factory Card Outlet (72nd & Soren-  
sen)
- ◆ Famous Footwear (72nd & Soren-  
sen/Shadow Lake in Papillion)
- ◆ GameStop (The Thomsen Mile/72nd &  
Giles)
- ◆ Golf Galaxy (Oakview)
- ◆ Granite City (Westroads)
- ◆ Hampton Inn & Suites (North Down-  
town/Southport East)
- ◆ Homewood Suites (Downtown)
- ◆ J. Crew (Village Pointe)
- ◆ Jackson Hewitt (Long School Market-  
place)
- ◆ JCPenney (Shadow Lake in Papillion)
- ◆ Jimmy John's (72nd & Dodge)
- ◆ Justice (Shadow Lake in Papillion)
- ◆ Kohl's (72nd & Giles)
- ◆ Kuhlman (Village Pointe)
- ◆ LensCrafters (Shadow Lake in Papil-  
lion)
- ◆ Lazlo's & Fireworks (192nd & Center)
- ◆ Linens N Things (72nd & Sorensen)
- ◆ Lowe's (72nd & Giles)
- ◆ Marble Slab Creamery (Oakview)
- ◆ Marshalls (72nd & Sorensen)
- ◆ Menard's (204th & Dodge)
- ◆ Merle Norman (Council Bluffs)
- ◆ Microtel Hotel (Bellevue)
- ◆ Moe's Southwestern Grill (74th &  
Dodge)
- ◆ My Abode (Village Pointe)
- ◆ OfficeMax (72nd & Sorensen)
- ◆ Old Chicago (Papillion)
- ◆ Panera (72nd & Giles)
- ◆ Paradise Bakery & Café (Village  
Pointe)
- ◆ Paxton Chop House (Downtown)
- ◆ Payless Shoe Source (The Thomsen  
Mile)
- ◆ Petsmart (72nd & Sorensen)
- ◆ Push Pedal Pull (74th & Dodge)
- ◆ Qdoba (144th & Center)
- ◆ Radio Shack (The Thomsen Mile)
- ◆ Rue21 (72nd & Sorensen)
- ◆ Sally Beauty (72nd & Sorensen)
- ◆ Sam & Louie's Pizza (24th & Cuming)
- ◆ Sonic (Saddlecreek Road)
- ◆ Starbucks (Bellevue)
- ◆ Te Bella (Village Pointe)
- ◆ TGIFriday's (177th & Center)
- ◆ The Tea Smith (78th & Dodge)
- ◆ Verizon Wireless (148th & Maple)
- ◆ Wal-Mart Supercenter (72nd & Hick-  
ory)
- ◆ Wells Fargo (The Thomsen Mile)
- ◆ White House Black Market (Regency)
- ◆ Whole Foods Market (Regency)
- ◆ Wine Styles (72nd & Pacific)
- ◆ Wing Stop (109th & Q)

estate division. The newly formed company will be known as "Realogy Corporation." The new name results from the fusion of "real estate" and "-logy," the suffix meaning "the science or study of."

## A Leader in Brand Awareness

As Coldwell Banker Commercial celebrates its 100th year in business, two major surveys have shown that the international commercial real estate firm is a leader in brand awareness. CBC had a 93% level of aided brand awareness, the highest among international commercial real estate companies. CBC was first in future usage consideration, with 40% of respondents indicating they would select CBC before any other commercial real estate company.

## Circle of Distinction

Four CBCWG agents received the prestigious Coldwell Banker Commercial "Circle of Distinction" awards for 2005. Congratulations to Trenton B. Magid, John R. Luce, Daniel J. Goaley and Robert D. Pol-  
lard for their outstanding work.

*(Continued on back page)*



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

# Recent Metro Area Growth and Development News

## Omaha's Skyline Set to Grow

A Kansas City-based developer has announced plans to build the third tallest building in Omaha on land currently occupied by the former Union Pacific headquarters. The 32-story WallStreet Tower Omaha will be 373 feet tall and will contain 282 residential condominiums. The ground level will have 35,000 sq. ft. of retail space.

Plans call for demolition of the old U.P. building to take place this summer. Completion of the new tower is scheduled for 2009.

## Massage Envy

Yet another upscale national chain has expanded into Omaha. Arizona-based Massage Envy has come to Omaha. The first location is near 168th & West Center Road. The second location is opening in a newly constructed building near 144th & West Maple in The Shoppes of Grayhawk, a retail development managed by Coldwell Banker Commercial World Group. Massage Envy provides professional massage services and has 95 locations nationwide.

## Headquarters City

Omaha is among a small and select group of cities that are home to at least five *Fortune 500* company headquarters. Omaha's corporate heavyweights include Berkshire Hathaway (13th largest U.S. company), ConAgra Foods (#143), Union Pacific (#164), Peter Kiewit Sons (#483), and Mutual of Omaha (#491).

## FORTUNE 500

Though Omaha is only the 42nd largest American city, it is tied for 15th for the most *Fortune 500* company headquarters with Cleveland, Denver, San Antonio and Seattle. In fact, Omaha has more headquarters than 25 states. No other Nebraska city hosts a *Fortune 500* company.



An artist's rendering of the proposed WallStreet Tower Omaha.

## International Economic Clout

Omaha's economy is bigger than one might think. According to the U.S. Conference of Mayors, Omaha's "gross metropolitan product" is \$32 billion per year, making Omaha's economy larger than the economies of many nations. Omaha's annual economic output exceeds the gross domestic products of Ecuador, Libya, Qatar, Syria, Lithuania, North Korea, Kenya, Panama, Iceland, Jordan, Jamaica, Bolivia, Ethiopia and many other countries.

## Population Statistics

As of July 1, 2005, Omaha's metropolitan area population was 813,170, making it the 60th largest metro area in the country. In a one-year period, Omaha experienced a net gain of almost 10,000 people. Here are some regional population stats:

- ◆ Minneapolis (3.1 million)
- ◆ Kansas City (1.9 million)
- ◆ Omaha (813,170)
- ◆ Wichita (587,055)
- ◆ Des Moines (522,454)
- ◆ Lincoln (281,553)

## Corporate Expansion

Several companies are expanding in Omaha. Giftcertificates.com has moved its headquarters from Seattle to Omaha. PayPal is adding 600 jobs and a new 125,000 sq. ft. building to its existing complex in La Vista. Also in La Vista, Oriental Trading Company is already expanding its new distribution center. The company plans an additional 250,000 sq. ft. and 400 jobs. Nearby, Broetje Automation USA, will establish its North American headquarters and assembly operations. A German company, Broetje manufactures machines used to assemble aircraft.

In North Omaha, Wes & Willy's, an upscale children's clothing company, is building a \$2 million, 35,000 sq. ft. complex and will create 25 new jobs. The Brazilian Consortium of Stones opened its U.S. headquarters and first-ever granite distribution center outside Brazil in Omaha's Foreign Trade Zone (near Eppley Airfield).

In Blair, Cargill announced plans for a 110-million-gallon-per-year ethanol plant employing up to 50 people. Finally, in west Omaha, Prime Therapeutics is moving to a 35,000 sq. ft. office space in Old Mill and plans to increase its local employment by 100.

## Sky-High Publicity for the Big O



Omaha has been receiving a great deal of positive international publicity lately. Perhaps the best example can be found in the May 2006 edition of *Hemispheres*, the in-flight magazine of United Airlines. Omaha is the topic of a 28-page, full-color section, which will be viewed by 1.8 million passengers traveling to 201 destinations in 26 countries.

## Omaha's commercial real estate news source!

780 North 114th Street  
Omaha, Nebraska 68154  
Phone: (402) 697-8899  
Fax: (402) 697-8585  
Email: [jbeals@worldgroupllc.com](mailto:jbeals@worldgroupllc.com)  
Website: [www.worldgroupllc.com](http://www.worldgroupllc.com)

### Company Management:

Trenton B. Magid, President  
Tucker B. Magid, Principal  
Jeff Beals, Vice President of Operations  
Elaine Clark, CMA, Director of Accounting  
Beverly J. Ellis, CPM®, Director of Property Management

### Brokerage

Daniel J. Goaley, Market Consultant  
Robert Pollard, RPA, Associate Broker  
Jim Vokal, Vice President  
John R. Luce, Market Consultant  
Tom Fenton, Market Consultant  
Fred Scott, Market Consultant  
Seth Campbell, Market Consultant  
Ryan Callinan, Market Consultant  
Jennifer Turkel, Office Manager  
Eric Choat, Administrative Assistant  
Carol Behm, Administrative Assistant  
Carl Weiland, Graphic Designer

### Property Management

Jessi Arduser, Property Manager  
Dave Gibbs, Property Manager  
Sahar Al-Turk, Property Assistant  
Julia Hoffman, Property Management Asst.  
Linda Embrey, Accounting Assistant  
David Vasquez, Senior Service Technician  
Rob Cook, Service Technician

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 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 24 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 more than 40 commercial properties throughout Nebraska and Iowa.

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



WORLD GROUP

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Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change or withdrawal without notice.

# Coldwell Banker Commercial World Group Company News Continued

## Prestigious AMO® Designation

CBCWG has been named as an Accredited Management Organization (AMO®) by the Institute of Real Estate Management. This accreditation signifies the highest professional standards in the industry in terms of expertise, experience, financial stability and ethical business practices. CBCWG is one of only a handful of firms in Nebraska that have met the strict requirements to be an AMO®.

## The Thomsen Mile Update

Retail construction continues to surge at The Thomsen Mile, a 145-acre, mixed-use development northwest of 168th & West Maple Rd. Adjacent to the new Wal-Mart Supercenter, construction is nearly complete on a 14,000 sq.



The Shoppes at Thomsen Mile is a new strip center at 168th & Maple.

ft. strip center known as The Shoppes at Thomsen Mile. Tenants include GameStop, Payless Shoe Source, Radio Shack and Walnut Ridge Family Dental. A Wells Fargo bank branch will be nearby.

## Baby Boy

Jeff Beals, Vice President Operations, and his wife Stephanie have welcomed a new arrival. Their son, Jack Robert Beals, was born April 24th.

## Hall of Famer

Jim Vokal, Vice President, has been named to the Millard Public Schools Hall of Fame. Vokal is also Vice President of the Omaha City Council.

## Congratulations Graduates

Congratulations to two CBCWG team members, who received bachelor degrees this spring. Seth Campbell graduated from UNO's real estate program. Carl Weiland completed Creighton's public relations program.