

The World Group Leader



WORLD GROUP

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Best Big Cities

As part of its "Best Places to Live" feature, *Money Magazine* rated the best "big cities" in which to live in its July 2006 edition:

1. Colorado Springs, Colo.
2. Austin, Tex.
3. Mesa, Ariz.
4. Raleigh, N.C.
5. San Diego, Calif.
6. Virginia Beach, Va.
7. OMAHA
8. Columbus, Ohio
9. Wichita, Kan.
10. New York, N.Y.

Development Marches Across the City

Hotels, Hotels, Hotels

The metro area is experiencing a hotel construction boom. Here's a look at some of the new projects in the development pipeline:

- ◆ Fairfield Inn - North Downtown "NoDo" (116 rooms)
- ◆ Holiday Inn - NoDo (110 rooms plus an indoor water park)
- ◆ Homewood Suites - NoDo (115 rooms, six stories)
- ◆ Hampton Inn - NoDo (120 rooms, four stories)
- ◆ Embassy Suites - Southport area near 126th &
- ◆ I-80 in La Vista (260 rooms plus an 80,000 sq. ft. conference center)
- ◆ Courtyard by Marriott - Southport (220 rooms)
- ◆ Residence Inn by Marriott - Southport (120 rooms)
- ◆ Hampton Inn - Southport (116 rooms)
- ◆ Hilton Garden Inn - 180th & Dodge (four stories)
- ◆ Hampton Inn - 177th & Center
- ◆ Spring Hill Suites by Marriott - Council Bluffs (150 rooms)



Much of Omaha's development activity continues to occur in the greater downtown area, but other areas are growing as well.

Frederick Square

Big changes are coming to Frederick Square, the 200,000 sq. ft. shopping center at 84th & Frederick Street. Built in 1974, this Shopko-anchored property is about to undergo a multi-million-dollar renovation, which will completely change its look. Great opportunities exist for tenants who want a brand-new image in an established part of town. A 57,000 sq. ft. former grocery-store space is available as are

small shops and pad sites. For leasing information, call Trenton Magid or John Luce at (402) 697-8899.

Little Italy

The historic Italian neighborhood on the near south side is experiencing a renaissance with two urban renewal projects planned for the 7th & Pierce Street area. "The Towns at Seventh & Little Italy" and "Giovanna" will bring trendy town homes with striking architecture to a unique area of town.



The rendering above provides a glimpse of the multi-million-dollar renovation planned for Frederick Square, a 200,000 sq. ft. shopping center on 84th Street, just south of Center Street.

Coldwell Banker Commercial World Group Updates

Love the Jimmy

Coldwell Banker Commercial World Group is proud to represent Jimmy John's Gourmet Sandwiches. This extremely popular restaurant brand is expanding all over Omaha metro area. The first location near 72nd & Dodge is one of the most successful stores in the entire Jimmy John's chain. New stores are coming to the Mission Pines Shops at 168th & Harrison and a new building at 40th &



Dodge. Many more are on the way. If you have an idea for a Jimmy John's location, call John R. Luce, CBCWG Market Consultant, at (402) 697-8899.

Where Shall We Eat?

CBCWG has worked with a number of restaurants that are expanding and/or relocating. We represented Mama's Pizza, which plans to open a second location near 156th & Pacific. We worked with Zio's Pizza,

which is moving its 132nd & Center store from Baker's Square to Montclair Center. Zio's will occupy half of the building housing Hollywood Video, which is downsizing.



CBCWG brokered the \$1.8 million sale of The Icehouse sports bar and comedy club near 109th & Maple. The new owner, which plans to keep the Icehouse name, plans to renovate the interior and modernize the equipment. As the leasing agent of Miracle Hills Square near 114th & West Dodge, CBCWG worked with Jack & Mary's Restaurant. This long-time purveyor of home-cooked food plans to move from Old Mill into the former Lonestar Steakhouse space.

Fantastic News

Fantastic Sam's, the nation's largest chain of full-service hair salons,



chose The Shoppes at Thomsen Mile for its first Omaha location. The retail center at 168th & Maple is now 100 percent leased.

(Continued on Page 4)



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

New Retailers & Restaurants in Omaha

- ◆ Atherton Place (Village Pointe)
- ◆ Beauty Supply (72nd & Giles)
- ◆ Bennigan's (Papillion)
- ◆ Bon Worth (Westroads)
- ◆ Border's (Papillion)
- ◆ Caribou Coffee (140th & Q)
- ◆ The Cheesecake Factory (Westroads)
- ◆ Charlotte Russe (Oakview Mall)
- ◆ Cingular Wireless (Papillion)
- ◆ CJ Banks (Papillion)
- ◆ Coldwater Creek (Papillion)
- ◆ Contours Express (144th & Maple)
- ◆ Cost Plus World Market (Papillion)
- ◆ Fitness Premier (180th & Q)
- ◆ Fitness Premier (156th & Maple)
- ◆ Francesca's Collections (Papillion)
- ◆ Gambino's Pizza (Papillion)
- ◆ GameStop (Papillion)
- ◆ Gordman's (Papillion)
- ◆ Granite City (Westroads)
- ◆ Great Escape Theatre (72nd & Sorensen)
- ◆ Jimmy John's (168th & Harrison)
- ◆ Jimmy John's (40th & Dodge)
- ◆ Jimmy John's (Council Bluffs)
- ◆ Jimmy John's (Downtown)
- ◆ Jos. A. Bank (Papillion)
- ◆ Kohl's (72nd & Giles)
- ◆ Lane Bryant (Papillion)
- ◆ Lifetime Fitness (168th & Center)
- ◆ Little King (147th & Maple)
- ◆ Little King (78th & Dodge)
- ◆ Lowe's (Papillion)
- ◆ Mama's Pizza (156th & Pacific)
- ◆ Maurices (Papillion)
- ◆ Moe's Southwestern Grill (Bellevue)
- ◆ Nestle Tollhouse Café (168th & Center)
- ◆ OfficeMax (Papillion)
- ◆ Old Navy (Papillion)
- ◆ Pacific Sunwear (Papillion)
- ◆ Panera (Papillion)
- ◆ Paradise Espresso Café (One Pacific Place)
- ◆ Payless ShoeSource (Papillion)
- ◆ Qdoba (Papillion)
- ◆ Regis Hair Salon (72nd & Giles)
- ◆ Ruby Tuesday (Council Bluffs)
- ◆ SAS Shoes (90th & Maple)
- ◆ Spring Hill Suites (Council Bluffs)
- ◆ Sullivan's Steakhouse (Downtown)
- ◆ Taco Bell (168th & Maple)
- ◆ Taco del Mar (147th & Maple)
- ◆ Taco John's (108th & Maple)
- ◆ Target (120th & L)
- ◆ Thunderbowl (Elkhorn)
- ◆ U-Save Pharmacy (108th & Q)
- ◆ Wal-Mart SuperCenter (72nd & Giles)
- ◆ Winestyles (Papillion)
- ◆ Zesto (I-680 & Blair High Rd)

New restaurant and retailer information is carefully gathered from reliable sources, but we can not guarantee the accuracy of this data.

Metro Area Economic Development News & Trivia

A Diversifying Community

Much of Omaha's recent population growth can be attributed to immigration, but not all of those immigrants are coming from Hispanic nations. According to the Greater Omaha Chamber of Commerce's 2006 *Multi-Ethnic Guide*, there are 8,500 natives of Sudan living in Omaha, the largest population of Sudanese in America. An estimated 6,500 Sudanese have immigrated to Omaha since 1995 alone. Ten different Sudanese tribes are represented in Omaha.

Population Boost

The U.S. Census Bureau has released new city population statistics. As of July 1, 2005, the City of Omaha had a population of 414,521. Omaha is the 43rd largest U.S. city. From 2004 to 2005, the city added 5,502 people. The metropolitan statistical area population is estimated to be 813,000. Approximately 1.2 million people live within a 60-mile radius of downtown Omaha.

West Coast Media Love

In a June 22nd article entitled, "If It's Hip, It's Gotta Be Omaha", *The Los Angeles Times* had a lot of praise for the Big O. The author visited Omaha during the College World Series and recommended that dissatisfied Southern Californians move to Nebraska's largest city. The author touched on Omaha's downtown redevelopment and its burgeoning music scene.

New Terminal

NTC, a Scottsbluff, Neb.-based trucking company opened a 40-dock freight terminal and regional office in La Vista. The 22,000 sq. ft. building cost \$3 million. NTC is family-owned with 275 employees, operating in 48 states and Canada.

Planting Seeds for the Future

Blair Seed Services is expanding its Blair, Neb. operation into a 40,000



Contours Express, a national chain of women's fitness and tanning facilities is a new tenant at The Shoppes of Grayhawk, a two-level, 40,000 sq. ft. retail/office center southwest of 144th & West Maple. The property is owned by Hoich Real Estate and offered for lease by Coldwell Banker Commercial World Group.

sq. ft. building with 10 full-time employees. The company provides services to the seed-corn industry.

Apartment Market

According to the Nebraska Chapter of the Institute of Real Estate Management's Spring 2006 report, 93.92% of apartment units in Omaha were occupied. Southwest Omaha had the highest occupancy at 98%, while northwest Omaha was the lowest at 91%. There are 81,287 multi-family units in the Omaha area. The typical two-bedroom apartment in Omaha is 1,030 sq. ft. and rents for \$722 per month.

Safe Haven

Fortune magazine's 2006 "Real Estate Survival Guide" identified seven large U.S. cities that are safe havens in the single-family housing market. In addition to Omaha, the list included Cleveland, Columbus, Dallas, Houston, Kansas City and Pittsburgh. The magazine claims these cities have escaped "bubblemania".

Hot Times in the Suburbs

Sarpy County is the fastest growing county in Nebraska with a 13.7% growth rate from 2000 to 2005. Sarpy's population of 139,371 makes it the state's third largest county. It is also home to three of Nebraska's five fastest growing cities, including #1 Gretna (106.4%), #3 La Vista (34.1%), and #5 Papillion (24.9%).

MoveBackToNebraska.com

Because it is often more difficult to *return* to a state than to *leave* it, Mitch Arnold, owner of Omaha-based Preferred Partners, founded MoveBackToNebraska.com. This anti-brain-drain initiative seeks to match departed Nebraska professionals and entrepreneurs with jobs or businesses for sale in their native state.

Arnold once had his own homecoming. A Loup City, Neb. native, Arnold lived in Washington, D.C. and North Carolina before deciding that life in his home state looked pretty good.

Omaha's commercial real estate news source!

780 North 114th Street
Omaha, Nebraska 68154
Phone: (402) 697-8899
Fax: (402) 697-8585
Email: jbeals@worldgrouppllc.com
Website: www.worldgrouppllc.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

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

Property Management

Jessi Arduser, Property Manager
Dave Gibbs, Property Manager
Sahar Al-Turk, Property Assistant
Julia Jones, Property Management Assistant
Linda Green, Accounting Assistant
David Vasquez, Senior Service Technician
Rob Cook, Service Technician
Sam 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 250 franchises, 500 offices and 4,200 agents in 27 countries.

Our local team of 25 talented professionals has more than 125 years of combined real estate experience.

Coldwell Banker Commercial World Group is one of only a handful of Accredited Management Organizations (AMO®) in the state of Nebraska. This prestigious designation is administered by the Institute of Real Estate Management (IREM).

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



WORLD GROUP

Each Office Is Independently Owned and Operated.

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

Wedding Bells

CBCWG President Trenton B. Magid is tying the knot! He will marry his fiancée, Ammy Polanco, on September 10, 2006 in Omaha.

Lanoha Properties

CBCWG is proud to serve as the leasing agent for two southwest Omaha retail centers owned and operated by Lanoha Properties. Mission Pines Plaza, on the northwest corner of 168th & Harrison has 1,226 to 12,686 sq. ft. of premium strip-center space for lease. Land is also available for build-to-suit purposes.

Located at 180th & Q, directly north of Millard West High School, Hawthorne Court is an upscale center anchored by



Mission Pines Shops, a 9,206 sq. ft. retail strip in a 10-acre mixed-use development.

Hy-Vee Food Store. 1,265 to 5,265 sq. ft. is available for lease.

Leader in Brand Awareness

A recent brand awareness study has shown that Parsippany, N.J.-based

Coldwell Banker Commercial enjoys the highest name recognition among U.S. commercial real estate firms. More than 93% of people have heard of CBC. The second most recognized company had only 52% brand awareness. In 2005, CBC brokered 30,300 transactions and earned \$360 million in commission revenue.

New Boss at the National Office

Coldwell Banker Commercial has a new leader. Richard W. Davidson was appointed President & Chief Operating Officer earlier this year.

Now Under Management

CBCWG is managing the 64-unit Westwood Heights Condo Association at 120th & Westwood Lane.