

# The World Group Leader



WORLD GROUP

## Inside

New Real Estate Agents Join CBCWG	2
Major Construction Projects	2
New Restaurants and Retailers Opening in the Omaha Area	3
Staff Information	4
Company Profile	4
Omaha News Briefs	4

## New Census Numbers

The U.S. Census Bureau just released 2006 population estimates for cities. Here are the largest Nebraska populations:

1. Omaha (427,827)\*
2. Lincoln (241,167)
3. Bellevue (47,594)
4. Grand Island (44,632)
5. Kearney (29,385)
6. Fremont (25,417)
7. Hastings (25,144)
8. North Platte (24,386)
9. Norfolk (23,896)
10. Columbus (21,414)
11. Papillion (21,271)
12. La Vista (16,041)

\* Includes Elkhorn, which Omaha annexed in early 2007.

## New Grow Omaha Discussion Forum

Omaha's only economic development radio talk show has added a new feature: the Grow Omaha Discussion Board.

Sponsored by Coldwell Banker Commercial World Group, Grow Omaha airs live each Saturday at 8:00 a.m. on News Radio 1110 KFAB.

Because Grow Omaha does not accept calls to the studio during the show, we decided our listeners needed a way to express their opinions about Omaha's growth and development. That's exactly why we created the new forum.

If you have never participated in an on-line discussion forum before, you are in for a treat. Simply go to [GrowOmaha.com](http://GrowOmaha.com) and click on the "Grow Omaha Discussion Board" link in the upper left corner.

Once on the forum, you can simply read other people's messages about Omaha's growth and development or you can register as a member, thus allowing you to create and respond to messages. It's very easy to use

and completely free of charge.

Whether you want to be a "lurker" (passive observer) or an active poster, the Grow Omaha Discussion Forum offers a wide array of engaging topics including:

- ◆ Retail Development
- ◆ Development Rumors in the Market
- ◆ Office Development
- ◆ Urban Villages
- ◆ Media Critique
- ◆ Residential Development
- ◆ Lodging, Conventions & Tourism
- ◆ Industrial Development
- ◆ Census Demographics

In addition to engaging discussion topics, the forum allows photographers, both amateur and professional, to share their pictures of Omaha.

The forum started a couple months ago, but it is still very new. We now have 95 registered members, but there is plenty of room for more.

The forum is administered by Lou Chiganos. Moderators are Josh Warrender, Brad Williams and D'Shawn Cunningham. [GrowOmaha.com](http://GrowOmaha.com) is hosted and designed by Preferred Partners, LLC.



Picture of the Old Market and downtown Omaha skyline by Brad Williams, one of our Grow Omaha Discussion Board Moderators and owner of Brad Williams Photography. You can purchase a variety of Omaha pictures by contacting him at [www.bradwilliamsphotography.com](http://www.bradwilliamsphotography.com).

# Coldwell Banker Commercial World Group Updates

## CBCWG Bolsters Team with Several New Team Members

Omaha's premier commercial real estate company continues to add talented professionals to its team of experts.

Colby Rinker is a new property manager. He provides direct management services for several properties in the company's growing portfolio.

Prior to joining CBCWG, Rinker worked as a property manager and project manager for another Omaha commercial real estate company. He has also served as Director of Op-



Colby Rinker

erations for The Javitch Group, based in Omaha. An Omaha native, Rinker holds a Bachelor of Arts degree in Political Science from the University of Nebraska-Lincoln.

Andrew Krieger and Mark Scholz are new Market Consultants at CBCWG. As licensed real estate agents, Krieger and Scholz provide sales and leasing brokerage services for retail, office and industrial properties.

Krieger is a Lincoln native and recent graduate of Creighton University, where he received a Bachelor of Science in Business Degree with a major in Accounting. During his col-



Andrew Krieger

legiate years, he interned at The Gallup Organization, where he played a key role in the formation of the Nebraska Entrepreneur Program.

In addition to his real estate work, Scholz serves as an Independent Market Analyst, conducting market studies and assisting with appraisals for Low Income Housing Tax Credit Properties.

Prior to joining CBCWG, Scholz worked as a salesperson at another commercial real estate firm. An Omaha native, he graduated from the University of Nebraska-Lincoln in 2005 with a Bachelor of Science degree in Business Administration.

Other new staff members at CBCWG include: Jeanette Sidzyk, Property Management Assistant; Dave Swift, Service Technician; and Bob Robinson, Interactive Media Specialist.

## Come Visit Omaha

Jeff Beals, Vice President of Operations, was recently appointed by the Omaha City Council as a member of the Greater Omaha Convention & Visitors Bureau Board of Advisors.

## National Involvement

Elaine Clark, CMA, Director of Accounting, has been appointed to a national committee within the American Society of Women Accountants.

## Now Under Management

CBCWG is now managing the Brentwood Village Shopping Center northeast of 84th & Giles in La Vista. Tenants in the 64,209 sq. ft. center include Boston's, Supper Thyme, Taco Bell, Gamers, Blimpe, Beauty First and Fazoli's.

## Major Metro Area Construction Projects

The Omaha area has several major projects under construction this summer. Here are some of the biggies:

### Midtown Crossing

Developed by Mutual of Omaha, this \$250 million urban village will include seven mixed-use buildings surrounding a rejuvenated Turner Park. Most of the buildings will be nine stories tall. Combined, the buildings will contain 600 residential units and 250,000 sq. ft. of retail space.

### Southport

Southport is a 237-acre area consisting of two developments - one east and one west of Giles Road in La Vista. PayPal's operations headquarters, a 128,000 sq. ft. Cabela's store and a 116-room Hampton Inn are already open. A seven-story Embassy Suites, an 80,000 sq. ft. convention center, a four-story office building for

Securities America, and several retail/service buildings are currently under construction.

### North Downtown

The City is pushing development in an 80-block area northwest of Qwest Center Omaha. Saddlecreek Records is wrapping up construction on a facility at 15th & Webster, which will house Slowdown, Filmstreams, Urban Outfitters and Blue Line Coffee. Four hotels with a combined 450 rooms are currently under construction including Holiday Inn, Hawthorne Suites, Hampton Inn and Fairfield Inn by Marriott.

### Ak-Sar-Ben Village

A former racetrack will be a 70-acre mixed-use project, which will have 500 residential units, 750,000 sq. ft. of office, 250,000 sq. ft. of retail space and a Courtyard by Marriott Hotel.

# New Businesses Add to Retail Development Boom

The following retailers have recently opened or are believed to be opening soon in the metro area:

- ◆ ALDI (29th & L)
- ◆ Bath & Body Works (Shadow Lake, Papillion)
- ◆ Bath & Body Works (Village Pointe)
- ◆ Bed Bath & Beyond (I-29 & Hwy 275 in Council Bluffs)
- ◆ Bennigan's (72nd & Sorensen)
- ◆ Best Buy (120th & L)
- ◆ Big Wheels to Butterflies (Papillion)
- ◆ Bounce U. (132nd & Chandler)
- ◆ Burger King (Village Pointe East)
- ◆ Camping World (Council Bluffs)
- ◆ Catherine's (Shadow Lake, Papillion)
- ◆ Complete Nutrition (Shadow Lake, Papillion)
- ◆ Cosmopolitan Theatres (Ak-Sar-Ben Village)
- ◆ DEB (Westroads)
- ◆ Dick's Sporting Goods (Shadow Lake, Papillion)
- ◆ Dress Barn (Shadow Lake, Papillion)
- ◆ DSW (Westroads)
- ◆ Famous Footwear (I-29 & Hwy 275 in Council Bluffs)
- ◆ Farrell's 9th Street Deli (Downtown)
- ◆ Farren's Irish Tavern (Papillion)
- ◆ Fuddrucker's (168th & W. Center)
- ◆ Gandolfo's Deli (119th & Pacific)
- ◆ GNC (Shadow Lake, Papillion)
- ◆ Gusto Cuban Café (Ralston)
- ◆ Hallmark (Shadow Lake, Papillion)
- ◆ Hobby Lobby (I-29 & Hwy 275 in Council Bluffs)
- ◆ JC Penney (I-80 & 24th St. in Council Bluffs)
- ◆ Jimmy John's (107th & Q)
- ◆ Jimmy John's (108th & W. Maple)
- ◆ Jimmy John's (84th & Park Dr.)
- ◆ Jimmy John's (Bellevue)
- ◆ Kay Jewelers (Shadow Lake, Papillion)
- ◆ Kohl's (I-29 & Hwy 275 in Council Bluffs)
- ◆ Lane Bryant (Shadow Lake, Papillion)
- ◆ Lazlo's (La Vista)
- ◆ Little Caesar's (29th & L)
- ◆ Maurice's (Shadow Lake, Papillion)
- ◆ Michael's (120th & L)
- ◆ Michael's (I-80 & 24th St. in Coun-



Demolition has started on the old Union Pacific building (front left) to make way for the 32-story Wall Street Tower, which will include some retail space. The new U.P. building is immediately south. Picture by Brad Williams ([www.bradwilliamsphotography.com](http://www.bradwilliamsphotography.com)).

- ◆ cil Bluffs)
- ◆ Milio's Sandwiches (144th & F)
- ◆ Nebraska Brewing Co. (Shadow Lake, Papillion)
- ◆ O'Charley's (La Vista)
- ◆ Office Depot (I-29 & Hwy 275 in Council Bluffs)
- ◆ OfficeMax (120th & L)
- ◆ Old Mattress Factory Bar & Grill (North Downtown)
- ◆ Penzey's Spices (72nd and Jones)
- ◆ PepperJax (72nd & NW Radial)
- ◆ Petco (Bellevue)
- ◆ Petco (I-80 & 24th St. in Council Bluffs)
- ◆ PetsMart (I-29 & Hwy 275 in Council Bluffs)
- ◆ Rue 21 (72nd & Crowne Pt.)
- ◆ Sam & Louie's Pizza (Old Market)
- ◆ Staples (I-80 & 24th St. in Council Bluffs)
- ◆ Starbuck's (84th & Park Dr.)
- ◆ Sunrize Doughnuts (180th & Q)
- ◆ Super Target (120th & L)
- ◆ Supercuts (Papillion)
- ◆ Sweet & Sassy (Shadow Lake, Papillion)
- ◆ Taco John's (Papillion)
- ◆ Taco John's (Village Pointe East)
- ◆ Target (I-29 & Hwy 275 in Council Bluffs)
- ◆ Taste (132nd & W. Dodge)
- ◆ Texas Roadhouse (Shadow Lake, Papillion)
- ◆ The Cove Lounge & Grille (144th & W. Maple)
- ◆ Three Dog Bakery (Village Pointe)
- ◆ Top Q Nails (Shadow Lake, Papillion)
- ◆ Tropical Smoothie Café (Shadow Lake, Papillion)
- ◆ ULTA (Papillion)
- ◆ Victoria's Secret (Shadow Lake, Papillion)
- ◆ Walgreen's (180th & Burke Blvd.)
- ◆ Walgreen's (204th & W. Maple)
- ◆ Walgreen's (72nd & Crowne Pt.)
- ◆ Wal-Mart Super Center (I-80 & Hwy 370)
- ◆ Winestyles (Village Pointe South)
- ◆ Wohlner's Grocery (Ak-Sar-Ben Village)
- ◆ Yankee Candle (Shadow Lake, Papillion)

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

**Omaha's commercial real estate news source!**

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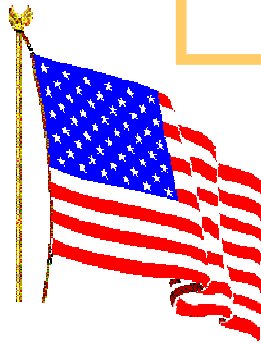
**Coldwell Banker Commercial World Group** is a full-service commercial real estate firm, specializing in office, retail and industrial properties. Our services include commercial sales and leasing, property and asset management, financial and investment services, site selection, tenant representation, 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 talented professionals has more than 150 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.



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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.

# Omaha Metro Area Economic Development News Updates

## Internet Companies Plug In

Long known for its strong telecom and high-tech economy, the Omaha area has enjoyed quite a bit of recent success in recruiting California-based Internet companies.

PayPal, Inc. doubled the size of its Omaha operations earlier this year with the construction of a 125,000 sq. ft. second office building on its La Vista campus. PayPal now has 2,000 employees at the site and eventually plans to have 3,000.

LinkedIn Corp., the world's largest professional network, chose Omaha for its first sales and service center. LinkedIn, which is adding 130,000 customers per week, plans to grow



The PayPal, Inc. campus, part of Southport East in La Vista, is visible in this aerial. CBCWG has other lots listed for sale nearby.

rapidly in the Omaha area.

Google is building a \$600 million "server farm" in multiple buildings

on 185 acres along South Omaha Bridge Road in Council Bluffs. The company, which will create 200 jobs initially, has an option for 1,000 more acres along Interstate 29.

## Great Exposure for Omaha

According to Universal Information Services, Omaha enjoyed a huge amount of television coverage during the 2007 College World Series as 445 million viewers were exposed to Omaha between June 1st and 24th.

*USA Today* featured Omaha's housing market in its June 26th edition. While Omaha has seen more foreclosures in the last year, the local market is stronger than the national average.