

THE ATLAS - RETAIL/RESTAURANT

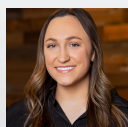
4,221 - 5,397 SF | \$12.00 PSF

2929 CALIFORNIA PLAZA , OMAHA , NE 68131



**INVESTORS
REALTY INC.**

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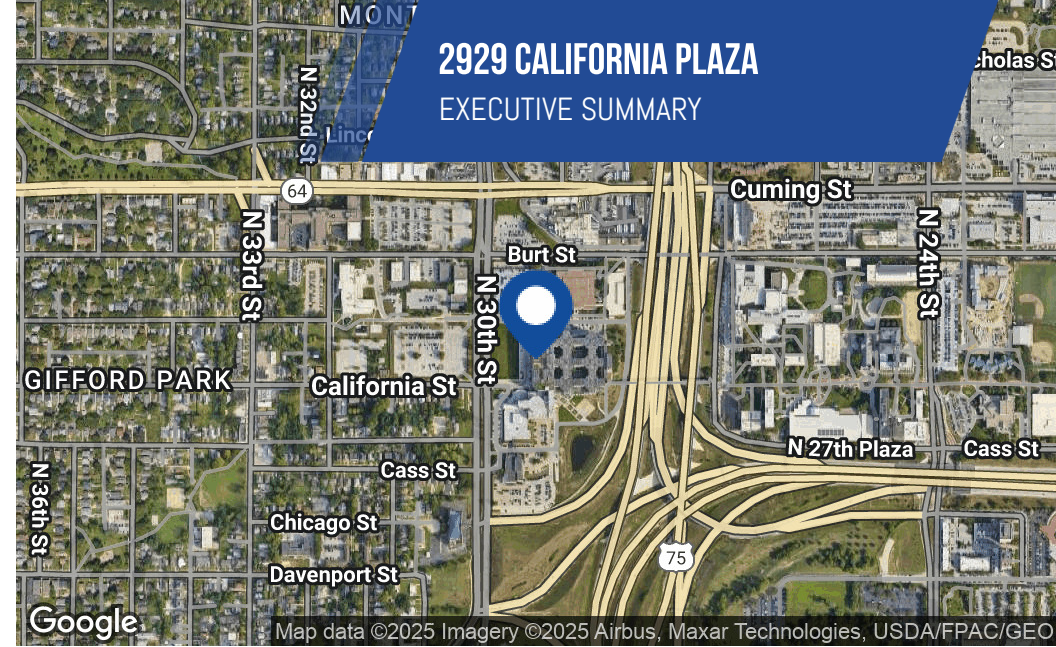
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2929 CALIFORNIA PLAZA

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$12.00 PSF
Available SF:	4,221 - 5,397 SF
Property Type:	Retail - Restaurant
Year Built:	1977
Renovated:	2017
Traffic Count:	16,860 VPD
Zoning:	General Office

PROPERTY OVERVIEW

Fully built-out restaurant opportunity adjacent to Creighton University, just minutes from Downtown.

PROPERTY HIGHLIGHTS

- Turnkey restaurant opportunity
- Sublease through April 30, 2026
- Existing kitchen infrastructure bar and dining layout
- Join 20 shops and merchants in servicing over 1,000 apartment dwellers, and students and employees of neighboring Creighton Dental School and Boys Town National Research Hospital.
- Strong student and staff traffic
- Access via Pedestrian bridge from The Landing to Creighton University's campus.
- Approximately 1,400 parking stalls inside and outside the development

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,778	62,627	133,754
Average Age	27.6	29.7	30.9
HOUSEHOLDS			
Total Households	8,023	25,791	54,158
People Per HH	2.5	2.4	2.5
Average HH Income	\$33,220	\$37,874	\$43,929
Average HH Value	\$152,461	\$127,769	\$114,181

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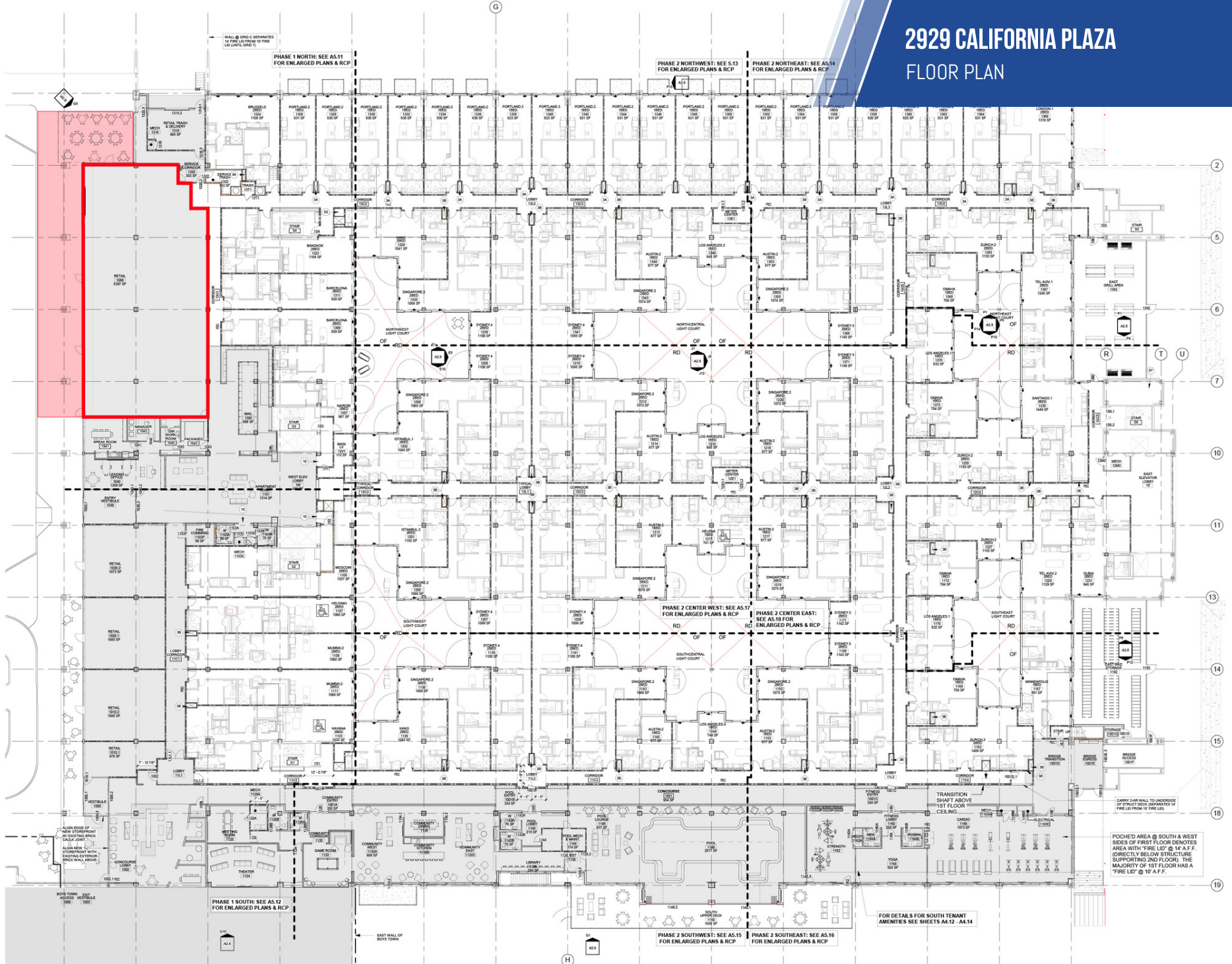
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2929 CALIFORNIA PLAZA

FLOOR PLAN



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AREA MAP



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2929 CALIFORNIA PLAZA
INTERIOR PHOTO



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