

# FAMILY FARE

OMAHA PORTFOLIO

3 Multi-Tenant & 3 Single-Tenant Retail Assets  
Located in the Omaha MSA | 376,359 SF

## Papillion

1230 N Washington St, Papillion, NE

## North 30<sup>th</sup>

7402 N 30th St, Omaha, NE

## Valley View

1801 Valley View Dr, Council Bluffs, IA

## Broadway

1817 W Broadway, Council Bluffs, IA

## Ashland

2301 Silver St, Ashland, NE

## Blair Plaza

238 8th St, Blair, NE



Blair Plaza



North 30<sup>th</sup>



Papillion



Valley View



Broadway



Ashland

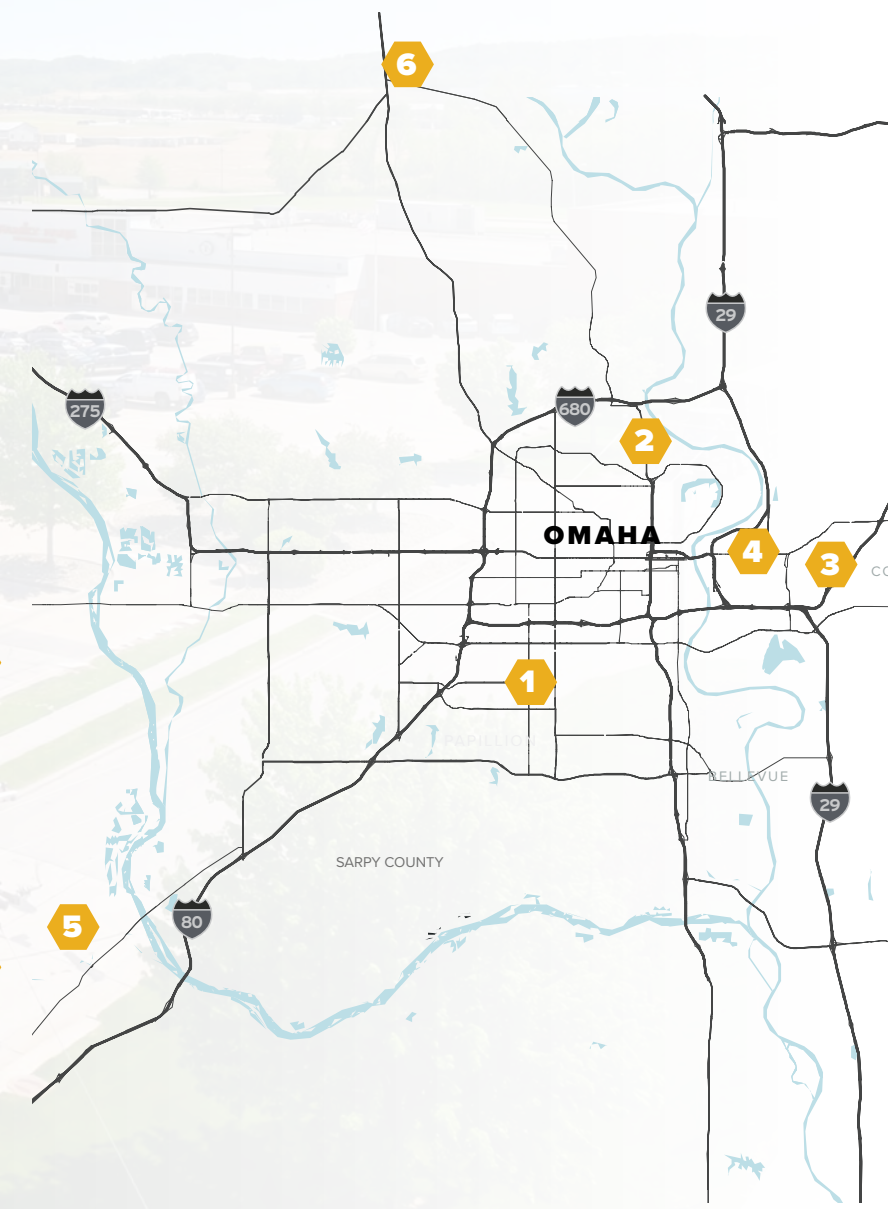
# Executive Summary

Jones Lang LaSalle Americas, Inc. (JLL) is pleased to present the opportunity to acquire the Family Fare Omaha Portfolio, a collection of six well-positioned, primarily grocery-anchored, retail assets totaling 376,359 square feet across the Omaha MSA. The portfolio is currently 87.1% occupied and anchored by C&S Whole Grocers' Family Fare banner, supported by strong national tenancy including VASA Fitness, Dollar Tree, and various local service providers.

The Offering features a diversified mix of multi-tenant grocery-anchored centers, single-tenant net lease grocery assets, and one vacant box strategically located throughout one of the Midwest's fastest-growing markets. The portfolio benefits from C&S Wholesale Grocers' family of grocery banners operating under 15+ formats nationwide, providing enhanced grocery stability. The portfolio also includes the North 30th property anchored by VASA Fitness, one of the nation's fastest growing budget fitness concepts with over 70 locations across 10 states.

The Family Fare Omaha Portfolio provides stable cash flows with C&S Corporate Credit on all Family Fare leases, in addition to upside through a 48,624 SF vacant box (Broadway asset) and below-market grocery rents. The overall portfolio results in a +/- 5.8% 5-year NOI CAGR.

Investors interested in the Family Fare Omaha Portfolio will have the opportunity to bid on individual properties as well on a portfolio basis.



# Portfolio

## Investment Highlights

### Rare Opportunity to Acquire Grocery-Anchored Assets in High Growth Omaha MSA in Scale

- ▶ Ability to acquire five grocery-anchored and/or necessity-based retail assets in addition to one vacant box totaling 376,359 square feet across one of the Midwest's fastest-growing markets

### Necessity-Based Anchors with National Scale

- ▶ 4 properties anchored by Family Fare with C&S Wholesale Grocery credit - one of the largest privately held companies in the U.S.
- ▶ Family Fare operates under C&S, one of America's largest grocery wholesalers with 15+ grocery banners nationwide
- ▶ VASA Fitness (70+ locations across 10 states), Dollar Tree, and essential service providers deliver necessity-based retail resilience

### Secure Cash Flows with Value-Add Opportunity

- ▶ 6.2 years of WALT with 12 years of weighted average tenure among tenants at the centers - long term lease security across the portfolio
- ▶ 87% portfolio occupancy allows for upside - 48,624 SF vacant box
- ▶ +/- 5.8% CAGR over 5-year hold
- ▶ Recent 15-year lease executed with VASA Fitness
- ▶ Significant mark-to-market opportunity

# Omaha MSA

## Investment Highlights

### Population Milestone & Multi-Decade Growth Peak

- ▶ Omaha MSA officially surpassed one million residents in 2024

### U.S. News & Report Ranked Omaha as the #1 "Hottest Housing Market" for 2025

- ▶ 7,700+ residential units in MSA pipeline, with +/- 4,900 currently under construction

### \$9+ Billion Transformation Underway

- ▶ Omaha is currently undergoing a "Billion Dollar Makeover" with more than \$9B in new development reshaping the city's landscape

### Home to Seven Fortune 500/1000 Companies

# Portfolio Summary

Property Name	Address	Major Tenants	Year Built	WALT	SF	Occupancy	Year 1 NOI +/-	5-Year NOI CAGR +/-
<b>Papillion</b>	1230 N Washington St, Papillion, NE	Family Fare	1980	4.1	86,089	100%	\$373,000	3.2%
<b>North 30th</b>	7402 N 30th St, Omaha, NE	VASA Fitness, Dollar Tree	1987	11.4	83,943	100%	\$1,117,000	6.3%
<b>Valley View</b>	1801 Valley View Dr, Council Bluffs, IA	Family Fare (Single-Tenant)	1992	3.0	63,228	100%	\$215,000	1.0%
<b>Broadway*</b>	1817 W Broadway, Council Bluffs, IA	Vacant (Former Retail Rebel - Single-Tenant)	1976	N/A	48,624	0%	\$254,000	18.2%
<b>Ashland</b>	2301 Silver St, Ashland, NE	Family Fare (Single-Tenant)	1963	5.0	17,875	100%	\$99,000	1.0%
<b>Blair Plaza</b>	238 8th St, Blair, NE	Family Fare, Ace Hardware	1973	5.6	76,600	100%	\$543,000	1.4%
<b>Total/Weighted Average</b>				<b>6.2</b>	<b>376,359</b>	<b>87%</b>	<b>\$2,601,000</b>	<b>5.8%</b>

\*Retail Rebel has contractual term through June-2028 paying \$5.16 PSF. As of January-2026, Tenant has discontinued operations, however is still responsible for contractual payments through 2028. CAGR calculation assumes box releases at \$12 PSF with \$40 PSF in TI following 2028 contractual expiration.

\*\*All properties include \$3,900 in annual recycling bin income.

Blair Plaza



North 30<sup>th</sup>



Papillion





# Papillion Investment Highlights

## REGIONAL GROCERY ANCHOR PROVIDES STABLE CASH FLOW

Family Fare accounts for **58%** of total income with 363,000+ annual visitors

Over **\$10M** in 2025 sales – 3% health ratio

Over **18 years** of tenure

## ABILITY TO ACHIEVE HIGH CAGR DESPITE 100% OCCUPANCY

**23%** of GLA rolls in 5-year hold, allowing for +/- **3.2% CAGR**

Over **5%** year-over-year market rent growth in 5-mile radius, with **241K+ SF** of leases signed in past 12 months

## HIGH-GROWTH SUBMARKET POSITIONING

Significant population growth (**20%+ since 2010**) has led to over **5,000** new households in Papillion development pipeline

Sarpy County expected to see the most housing growth in MSA over next 15 years

**#1** best place to live and **#1** best place to raise a family in Nebraska (*Niche, 2025*)

## SARPY COUNTY IS NEBRASKA'S RICHEST COUNTY

Papillion ranked **#1** richest town in Nebraska  
*Source: 24/7 Wall Street, 2024 (Towns with Populations > 1,000)*

Papillion has an average household income of **\$130,000+**

Drawing Power from some of Nebraska's most affluent zip codes

## Demographics

	1-Mile	3-Mile	5-Mile	10-Mile
<b>Population</b>	13,246	81,708	184,769	667,154
<b>Households</b>	5,506	32,950	72,246	263,619
<b>AHHI</b>	\$111,157	\$106,722	\$106,870	\$103,889
<b>Buying Power</b>	\$612M	\$3.5B	\$7.7B	\$27.4B

## Property Overview

### Location

**Address** 1230 N Washington St  
**City, State** Papillion, NE

### Property

**Year Built** 1980  
**Square Feet** 86,089  
**Occupancy** 100%  
**Acres** 7.9  
**Year 1 NOI +/-** \$373,000  
**5-Year CAGR +/-** 3.2%

### Tenants





**North 30<sup>th</sup>**

# Investment Highlights

## ANCHORED BY VASA FITNESS (62,347 SF) - RAPIDLY GROWING & HIGH PERFORMING FITNESS OPERATOR

New 15-year VASA Fitness lease with anticipated opening in late 2026, representing **74% of GLA**

VASA Fitness closed out in 2025 with record year of growth and expansion

**335,000+** new members  
**7 new locations**, bringing total to 71  
**\$30M+** investment in club upgrades

## STABLE CASH FLOW WITH MARK-TO-MARKET UPSIDE

**100% occupied** center with 97% of GLA and income generated by national tenants

**Dollar Tree paying below market rent of \$7 PSF on +/- 19,000 SF (23% of GLA) - expiring May 2027 with no options**

Over **11 years** of contractual WALT

## STRATEGIC LOCATION & ACCESSIBILITY

Situated along the N. 30th corridor, a major north-south corridor connecting downtown Omaha with the northern suburbs (**14,500+ VPD**)

Easy access to I-680, a major high-traffic arterial and critical commuter corridor in the Omaha-Council Bluffs MSA (**26,000+ VPD**)

Located a **5-minute** drive north of Metropolitan Community College (MCC) - Nebraska's largest community college of nearly 16,000 students

## Demographics

	1-Mile	3-Mile	5-Mile	10-Mile
<b>Population</b>	11,046	55,014	151,876	469,464
<b>Households</b>	4,069	20,239	59,957	189,876
<b>AHHI</b>	\$69,065	\$65,135	\$78,745	\$88,991
<b>Buying Power</b>	\$281M	\$1.3B	\$4.7B	\$16.9B

## Property Overview

### Location

<b>Address</b>	7402 N 30th St
<b>City, State</b>	Omaha, NE

### Property

<b>Year Built</b>	1987
<b>Square Feet</b>	83,943
<b>Occupancy</b>	100%
<b>Acres</b>	6.8
<b>Year 1 NOI +/-</b>	\$1,117,000
<b>5-Year CAGR +/-</b>	6.3%

### Tenants



## UPCOMING DEVELOPMENT IN NORTHERN OMAHA

North Omaha is the target of **\$124M** in state-directed public investments for a new North Omaha Airport Business Park and community center - expected to bring significant job creation to the immediate area



# Valley View

## Investment Highlights

### 100% LEASED TO PROVEN GROCERY OPERATOR

Over **\$6.56M** in 2025 sales

**18 years** of continuous operation at location

C&S Wholesale Grocer banner  
– largest wholesale grocery supply company in the U.S.

### IMMEDIATE INTERSTATE-80 VISIBILITY & ACCESS

Situated at the intersection of I-80 (**30,700+ VPD**) and Valley View Drive (**14,000+ VPD**) for a combined VPD count of **44,700+**

Direct access to downtown Omaha, capturing commuter traffic

### Demographics

	1-Mile	3-Mile	5-Mile	10-Mile
<b>Population</b>	5,627	39,874	68,025	318,953
<b>Households</b>	2,406	15,977	27,247	124,704
<b>AHHI</b>	\$121,080	\$90,767	\$89,082	\$82,966
<b>Buying Power</b>	\$291M	\$1.5B	\$2.4B	\$10.4B

### AFFLUENT CONSUMER BASE SHOPPING AT FAMILY FARE

Average income of Valley View  
– Family Fare shoppers is over **\$113,000**

Average household income of **\$90,000** in a 5-mile radius, growing to **\$121,000** in a 1-mile radius

## Property Overview

### Location

**Address** 1801 Valley View Dr  
**City, State** Council Bluffs, IA

### Property

**Year Built** 1992  
**Square Feet** 63,228  
**Occupancy** 100%  
**Acres** 5.8  
**Year 1 NOI +/-** \$215,000  
**5-Year CAGR +/-** 1.0%

### Tenants





# Broadway Investment Highlights

### BLANK SLATE WITH IMMEDIATE LEASE-UP UPSIDE

Previously occupied by Retail Rebel who has contractual rental payments through **June-2028**, the asset is now vacant and offers opportunity for immediate value-add

Vacant box allows for flexibility and multiple re-tenanting paths

### HIGH-VISIBILITY POSITIONING ALONG COUNCIL BLUFFS' PRIMARY RETAIL COMMERCIAL CORRIDOR

Located on West Broadway – one of the highest-trafficked east-west routes in Council Bluffs (**22,200+ VPD**)

Direct connectivity to I-80 & downtown Omaha, expanding trade area beyond Council Bluffs

### Demographics

	1-Mile	3-Mile	5-Mile	10-Mile
<b>Population</b>	12,609	54,494	143,437	424,081
<b>Households</b>	5,040	22,032	56,939	169,306
<b>AHHI</b>	\$70,818	\$78,007	\$77,550	\$85,439
<b>Buying Power</b>	\$357M	\$1.7B	\$4.4B	\$14.5B

### ACCESS TO DENSE INFILL RESIDENTIAL BASE

Prime retail location in an established residential area of downtown Council Bluffs

Population in a 5-mile radius exceeds **143,000** with over **56,000 households**

## Property Overview

### Location

<b>Address</b>	1817 W Broadway
<b>City, State</b>	Council Bluffs, IA

### Property

<b>Year Built</b>	1976
<b>Square Feet</b>	48,624
<b>Occupancy</b>	Vacant - Former Retail Rebel
<b>Acres</b>	3.5
<b>Year 1 NOI +/-</b>	\$254,000*
<b>5-Year CAGR +/-</b>	18.2%*

*\*Retail Rebel ceased operations at this location in January 2026. However, Retail Rebel is still responsible for contractual rental payments of \$5.16 PSF through June-2028. JLL assumed rental payments are collected through 2028, and then box releases at \$12 PSF with \$40 PSF in TI after 12 months of downtime.*



# Ashland

## Investment Highlights

### 100% LEASED TO PROVEN GROCERY OPERATOR

Over **\$6.7M** in 2025 sales

**18 years** of continuous operation at location

C&S Wholesale Grocer banner – largest wholesale grocery supply company in the U.S.

Family Fare is Only Grocer in **10-Mile** Radius

### LOCATED IN HIGH GROWTH POCKET WITH AFFLUENT DEMOGRAPHICS

Ashland is considered one of the fastest-growing cities in Nebraska

**11% Population & Household Growth**  
Since 2020 in 5-Mile Radius

Average Household Income of **\$111,000** in 5-Mile Radius

Ashland ranked **#1** best place to buy a house in Nebraska, and **#2** best place to raise a family in Nebraska

### Demographics

	1-Mile	3-Mile	5-Mile	10-Mile
<b>Population</b>	10,217	45,089	98,916	406,289
<b>Households</b>	4,120	17,747	36,202	161,154
<b>AHHI</b>	\$79,210	\$95,332	\$102,222	\$94,625
<b>Buying Power</b>	\$326M	\$1.7B	\$3.7B	\$15.3B

## Property Overview

### Location

**Address** 2301 Silver St

**City, State** Ashland, NE

### Property

**Year Built** 1963

**Square Feet** 17,875

**Occupancy** 100%

**Acres** 1.7

**Year 1 NOI +/-** \$99,000

**5-Year CAGR +/-** 1.0%

### Tenants





# Blair Plaza

## Investment Highlights

### REGIONAL GROCERY ANCHOR PROVIDES STABLE CASH FLOW

Family Fare accounts for **60%** of total income with **340,000+** annual visitors

Over **\$13.3M** in 2025 sales  
- 3.2% health ratio

Only traditional grocer in **5-mile** radius, and #1 of 3 in 15-mile radius

Over **18 years** of tenure

### STABLE & DIVERSIFIED RENT ROLL WITH RECENT LEASING MOMENTUM

**100%** occupied with e-commerce, recession-resistant tenancy

All shop tenant leases signed in past 4 years (**14% of GLA**), signaling leasing momentum and center desirability

### EXCEPTIONAL REGIONAL HIGHWAY CONNECTIVITY

Blair is located at the convergence of US Highways 30 & 75 and Nebraska Highways 133 & 91

Property is situated directly off US Highway 30 – Blair’s primary commercial corridor with **17,100+ VPD**

### EXPANDING TRADE AREA WITHIN A GROWING OMAHA SUBURB

Over **10%** population & household growth in 5-mile radius since 2020

Washington County has attracted **\$490M+** in capital investment since 2018, with Blair as the county seat and primary beneficiary of growth

Dollar General, Cargill, and Novozymes operate major facilities out of Blair, generating a stable employment base

### Demographics

	1-Mile	3-Mile	5-Mile	10-Mile
<b>Population</b>	4,229	9,765	10,914	17,906
<b>Households</b>	1,811	3,975	4,395	6,976
<b>AHHI</b>	\$83,116	\$95,582	\$99,858	\$114,446
<b>Buying Power</b>	\$150.5M	\$379.9M	\$438.9M	\$798.4M

## Property Overview

### Location

<b>Address</b>	238 8th St
<b>City, State</b>	Blair, NE

### Property

<b>Year Built</b>	1973
<b>Square Feet</b>	76,600
<b>Occupancy</b>	100%
<b>Acres</b>	6.2
<b>Year 1 NOI +/-</b>	\$543,000
<b>5-Year CAGR +/-</b>	1.4%

### Tenants



**Blair  
Smoke Shop**

**CMG  
Nebraska Media**

**Blair  
Nail & Spa**

# Family Fare and C&S Wholesale Grocers Overview



Family Fare is a prominent Midwest supermarket chain currently operating under the C&S Wholesale Grocers corporate umbrella via its wholly-owned subsidiary SpartanNash, with **nearly 100** Family Fare locations. Founded in Michigan in 1960, the chain offers groceries, fresh produce, and fuel services to customers throughout the region. The brand expanded significantly during the 2010s through store conversions of former Nash Finch banners including No Frills and Bag 'N Save, extending its footprint into Iowa, Minnesota, Nebraska, North Dakota, South Dakota, and Wisconsin. Today, Family Fare serves as the primary retail banner under which U Save Foods, Inc. and other C&S subsidiaries operate supermarket locations across the Midwest.

**FAMILY FARE RETAIL SEGMENT NET SALES INCREASED 12.8% YOY TO \$763M IN Q2 2025**



*C&S Wholesale Grocers*

C&S Wholesale Grocers, founded in 1918 and headquartered in Keene, New Hampshire, is one of the largest wholesale grocery supply companies and a leading food solutions and supply chain provider in the United States. The privately held company employs approximately **30,000 people** and services nearly **10,000 independent supermarkets, chain stores, and military bases**, operating more than **60 distribution centers** nationwide. C&S holds multiple retail banners including Family Fare, D&W Fresh Market, Martin's Super Markets, Grand Union, and Piggly Wiggly. The company significantly expanded its Midwest footprint through the September 2025 acquisition of SpartanNash for **\$1.77 billion**. Also in 2025, C&S Wholesale Grocers, alongside a group of private investors including the current president and CEO of Southeastern Grocers, acquired Southeastern Grocers from Aldi U.S., adding approximately 170 Winn-Dixie and Harveys Supermarket locations across Alabama, Louisiana, Mississippi, and Florida, as well as the existing Winn-Dixie liquor store business.

**C&S OPERATES MORE THAN 200 CORPORATE-RUN GROCERY STORES UNDER DIFFERENT BANNERS**

# One of the Midwest's Fastest Growing Markets

**OMAHA MSA:  
393,949 TOTAL  
HOUSEHOLDS &  
423,114  
TOTAL HOUSING  
UNITS**

**OMAHA, AND ITS SURROUNDING MSA, IS DEMONSTRATING SIGNIFICANT GROWTH AND ECONOMIC VITALITY, POSITIONING IT AS ONE OF THE MIDWEST'S MOST DYNAMIC MARKETS.**



### **RAPID POPULATION GROWTH - MULTI-DECADE PEAK!**

**THE OMAHA MSA HAS REACHED A MULTI-DECADE PEAK IN POPULATION GROWTH, OFFICIALLY EXCEEDING ONE MILLION IN 2024, PER THE U.S. CENSUS**

THE MSA GREW BY AN ESTIMATED 12,144 PEOPLE FROM 2023 - 2024, A 1.2% INCREASE



### **OMAHA TOPS HOTTEST HOUSING MARKET LIST**

**OMAHA WAS NAMED THE #1 "HOTTEST HOUSING MARKET" FOR 2025 (U.S. NEWS & REPORT)**

THERE ARE OVER 7,700 RESIDENTIAL UNITS IN THE MSA PIPELINE, WITH ROUGHLY 4,900 UNITS CURRENTLY UNDERWAY

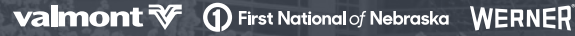
**STEADY ECONOMIC GROWTH MAKES OMAHA ONE OF THE MOST FAVORABLE CITIES IN THE NATION FOR BUSINESS**

OMAHA IS HOME TO 7 FORTUNE 500/1000 CORPORATE HEADQUARTERS

FORTUNE 500



FORTUNE 1000



OMAHA MSA RANKED #3 IN PRODUCTIVITY AMONG 56 LARGE METRO AREAS

AVERAGE WORKER OUTPUT OF \$84,800, 15% HIGHER THAN THE NATIONAL AVERAGE

Source: 2025 Metro Monitor Report, Brookings Institute

OMAHA'S WORKFORCE BY THE NUMBERS:

547,000+ IN OMAHA'S CIVILIAN WORKFORCE

750,000+ WORKERS WITHIN A

60-MILE DRIVE OF OMAHA

**LINKEDIN RANKED OMAHA AMONG NATION'S FASTEST GROWING CITIES FOR JOBS AND TALENT IN 2025**

OMAHA IS ON THE RISE DUE TO HIGH-FLYING GROWTH IN FINANCE AND INSURANCE BOOSTING THE LOCAL ECONOMY, WHILE A RISE IN SMALL BUSINESS ACTIVITY IS OPENING MORE DOORS FOR LOCAL ENTREPRENEURS

TOP INDUSTRIES HIRING:

FINANCIAL SERVICES, HEALTHCARE, PROFESSIONAL SERVICES

TOP EMPLOYERS:



**OMAHA'S BILLION DOLLAR MAKEOVER:**

MORE THAN \$9B IN NEW DEVELOPMENT IS RESHAPING OMAHA

OMAHA IS CURRENTLY UNDERGOING A "BILLION DOLLAR MAKEOVER" WITH MORE THAN \$9 BILLION IN NEW DEVELOPMENT RESHAPING THE CITY'S LANDSCAPE.

KEY DEVELOPMENTS INCLUDE:

**OMAHA CONVENTION CENTER**

\$200M Addition & Renovation, Positioning Omaha as a Large Conventions and Events Destination

**AVENUE ONE**

Upcoming \$1.5B New Neighborhood with 200 Acres of Modern Living in Western Omaha

**MUTUAL OF OMAHA TOWER**

Class A Office Tower Under Construction

**THE CROSSROADS**

\$900M Mixed-Use Entertainment District Underway on Former Crossroads Shopping Mall Site

**THE MERCANTILE**

\$500M Mixed-Use Development with 379 Units Newly Opened

**THE ROW AT HEARTWOOD PRESERVE**

\$500M Downtown-Style District Underway in West Omaha with 500 Acres of Mixed-Use

# FAMILY FARE

OMAHA  
PORTFOLIO

## RETAIL INVESTMENT SALES ADVISORY

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## LOCAL MARKET EXPERTISE

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