



CIVIC SQUARE

Retail & Office Opportunities to Shape Omaha's Future

SWC CHICAGO ST & N 17TH ST ■ OMAHA ■ NE



Colliers

Jones Lang LaSalle Brokerage, Inc.



Where Urban Innovation Meets Opportunity.

Prime retail and office spaces in Omaha's most anticipated mixed-use development

Civic Square represents a significant mixed-use development opportunity in Omaha's urban landscape. This **9-acre** district, constructed on the former Civic Auditorium site, integrates essential services, retail offerings, and community spaces with Creighton University as an anchor tenant and **200,000 SF** of proposed premier office space providing built-in customer demographics.

The retail opportunity is strategically positioned within this mixed-use environment, where planned residential, office, and hospitality components generate the foot traffic and demographic diversity that retail businesses require for success. These retail spaces accommodate both daily necessities such as grocery services and destination retail experiences, serving the university community while addressing needs of Omaha's expanding professional population.

The **"NEST" concept** creates a unique urban environment where collegiate activity, professional work life, and residential living converge in the city center, facilitating daily interaction between students, office workers, and residents. This positioning places tenants within Omaha's growth trajectory with measurable advantages: consistent pedestrian traffic, varied customer demographics, and location within a strategically planned district.



Academic Energy, Seamless Connectivity.

Creighton University

With over **8,700 students** and **2,350 faculty and staff**, Creighton University delivers one of the region's most concentrated consumer markets directly adjacent to Civic Square. The walkable connection creates seamless integration between this top-ranked campus and retail opportunities - establishing Civic Square as the natural hub for the Bluejay community while attracting and retaining top talent to the area.

Whether it's coffee between classes, post-game celebrations from 14 varsity sports, or convenient shopping needs, Creighton's community offers retailers a built-in customer base of nearly **11,000 potential visitors**. This educated, engaged demographic values quality experiences and provides year-round traffic that extends beyond seasonal fluctuations, creating a thriving community destination that benefits both residents and the broader region.



Omaha Streetcar: On Track to Drive Growth

Omaha's new streetcar creates an urban lifestyle attractive to young professionals – the ability to live without a car. This transit-oriented development drives sustained economic development and increases commercial property values while attracting a demographic with significant spending power. The streetcar extends Civic Square's reach by linking the location to the broader urban core, driving resident and workforce traffic from UNMC/Blackstone down to The Riverfront.

This connectivity transforms underutilized land into vibrant commercial spaces while seamlessly connecting key destinations throughout the corridor. By allowing people to move around without a vehicle, retailers at Civic Square benefit from increased foot traffic, improved accessibility, and direct access to car-free consumers who rely on walkable retail options – all while tapping into the extended market reach the streetcar provides.



\$99,335

Average Household Income (68102)



1,000

Residences living onsite at Civic Square



123,000

Residential population within 3 miles of site



11,800+

Creighton University students & staff directly adjacent to the site with an average faculty salary of \$90,000 per year





The Plan.

Development to include:

**Grocery ■ Retail ■ Hospitality
Dining + Nightlife ■ Apartments
Healthcare + Wellness
Business Offices**

9-acre site with 4 parcels

**Nearly 700 stalls and 1700
offsite city stalls**
(including onsite parking garage)

**25,000 SF to 27,000 SF
floorplates with 200,000 SF
of proposed office space**

Development Highlights.



Location

Adjacent to Creighton University, Omaha Central High School, and the central business district (Union Pacific, Kiewit, FNBO, Mutual of Omaha), making the location easily accessible and walkable for students, parents, residents, and local businesses.



Access

Direct ingress/egress from I-480. Additional access to bus stops on-site and nearby, ensuring easy and convenient customer and employee access and transportation options.



Financial Incentives

Civic Square is located in a federally designated "food desert," allowing for federal, state, and local incentives all confirmed by the local governor and mayor, directly.



Economic Growth

Omaha's urban core strategic plan ('22) includes an overall goal of 30k new jobs and 30k new residents in the Core in the next 20 years. Civic Square is one of 11 "Big Move" projects designed to catalyze additional economic development throughout the Core and broader region.



Integrated Community

The integration of residential, office, retail, and hospitality within the development ensures consistent foot traffic from residents, employees, and visitors as part of their daily routines, minimizing the reliance on destination shopping.



Unbeatable Location.

3 MILE



123,322
Population



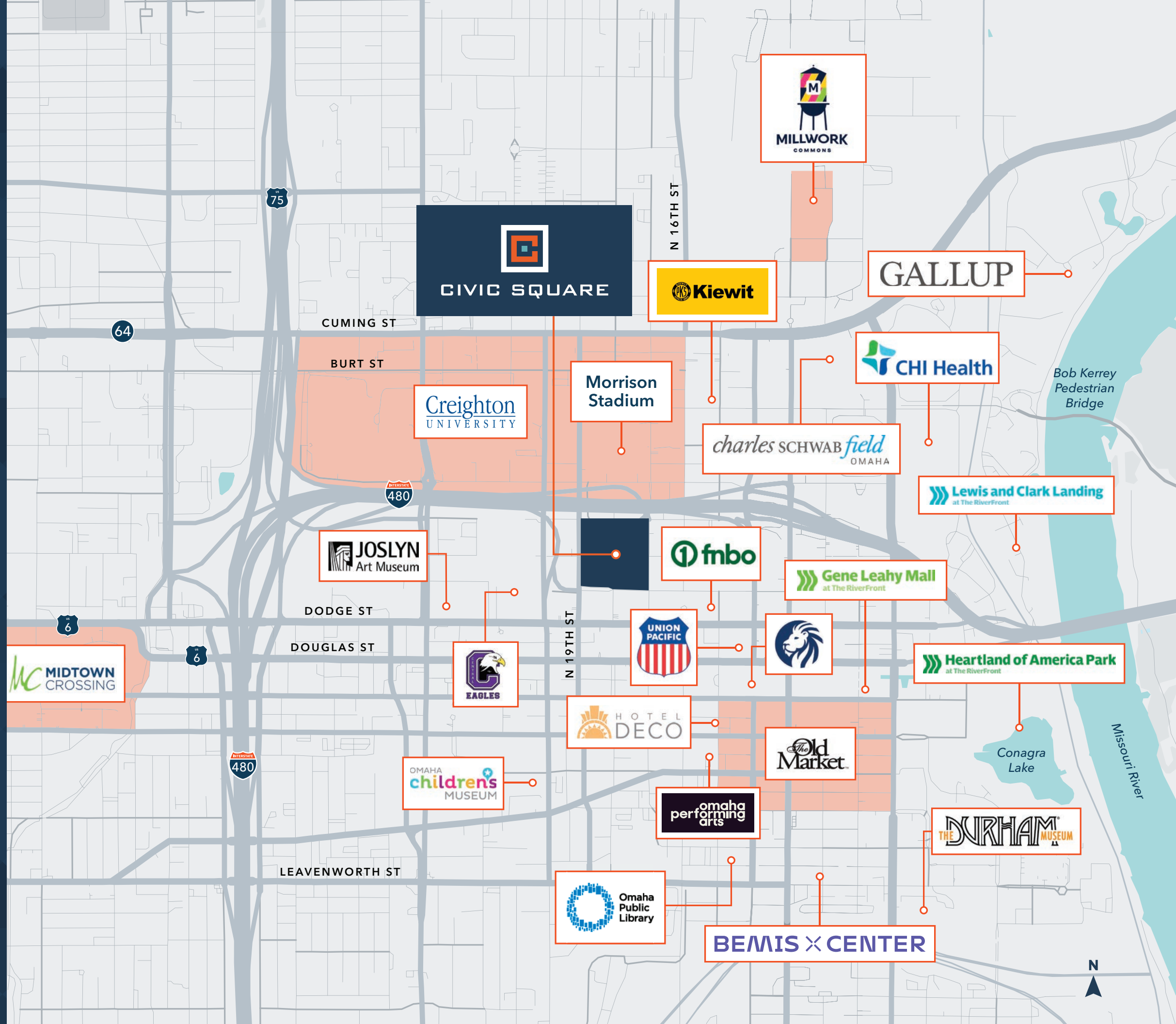
154,280
Daytime Population



\$78,422
Average Household Income



51,819
Households





CIVIC SQUARE

Retail.

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