

CUSHMAN &
WAKEFIELD

LUND
COMPANY

ONE PACIFIC PLACE #8

10319 PACIFIC PLACE
OMAHA, NE 68114



FOR SUBLEASE 984 SF

PROPERTY HIGHLIGHTS

Prime restaurant sublease opportunity in a high-traffic retail center. Formerly a health food concept, the space features a solid prep area and is well-suited for café, specialty food, or grab-and-go uses. Not a full kitchen build-out.

Outstanding co-tenancy includes Trader Joe's, Sephora, spa type services, and boutique fitness studios, which all drive consistent daily traffic. Attractive, accessible property in a strong retail location.

Rental Rate: **\$35.00 PSF NNN**

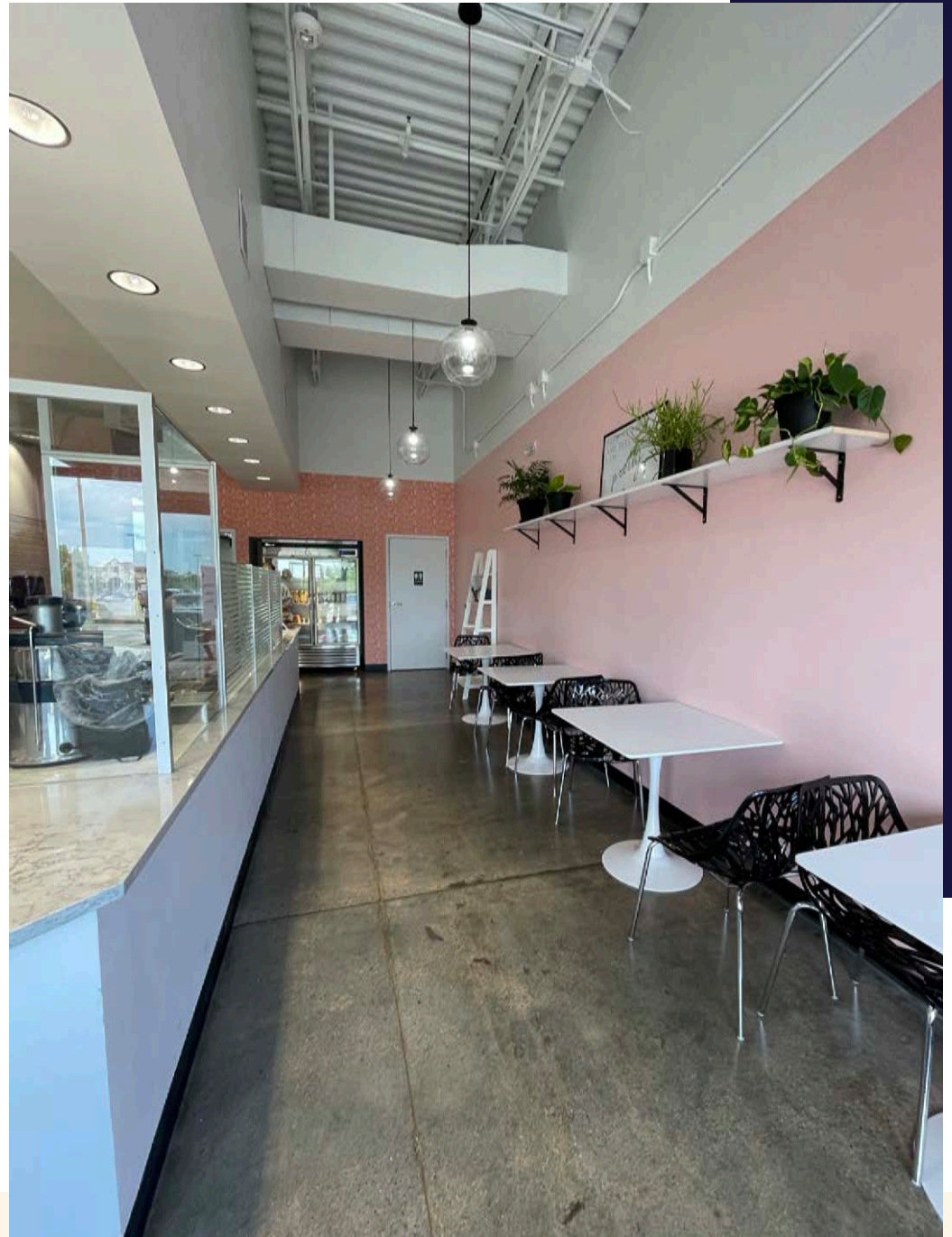
Space Available: **984 SF**

Total Building Size: **90,945**

Year Built/Renovated: **1987/2010**

Available: **Immediately**

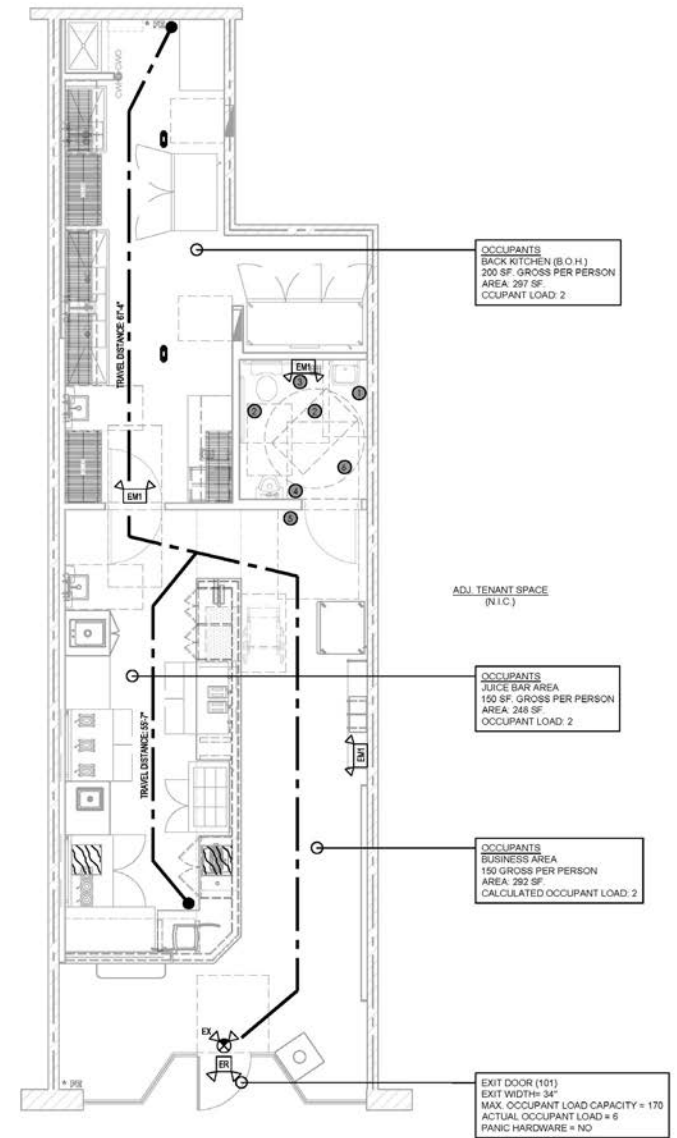
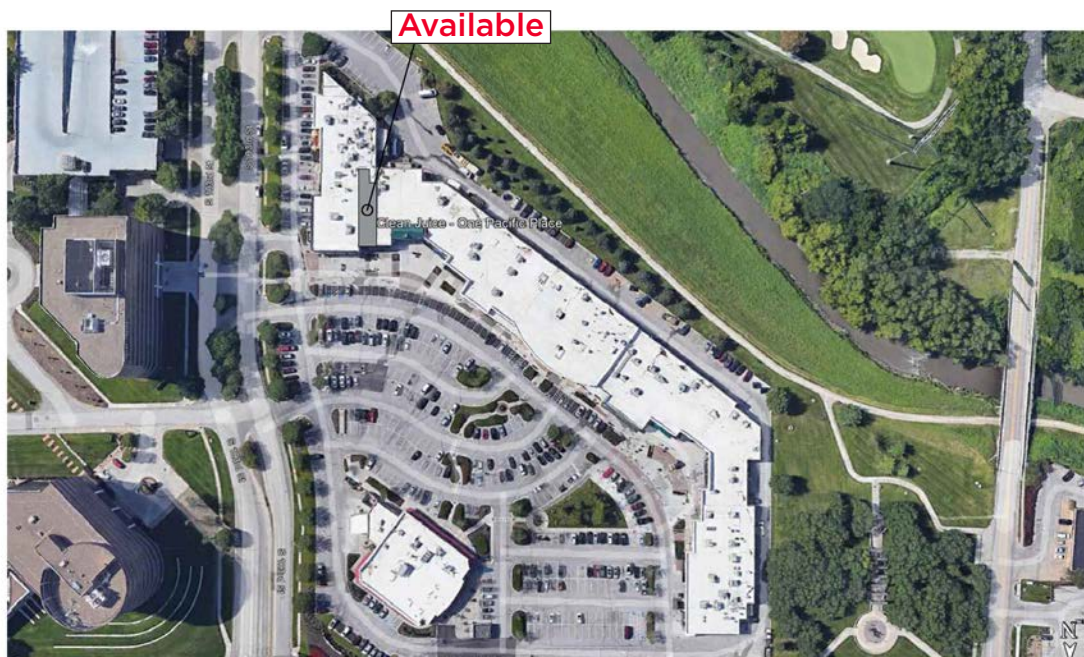
Existing Build-Out: **Cafe/juice bar**



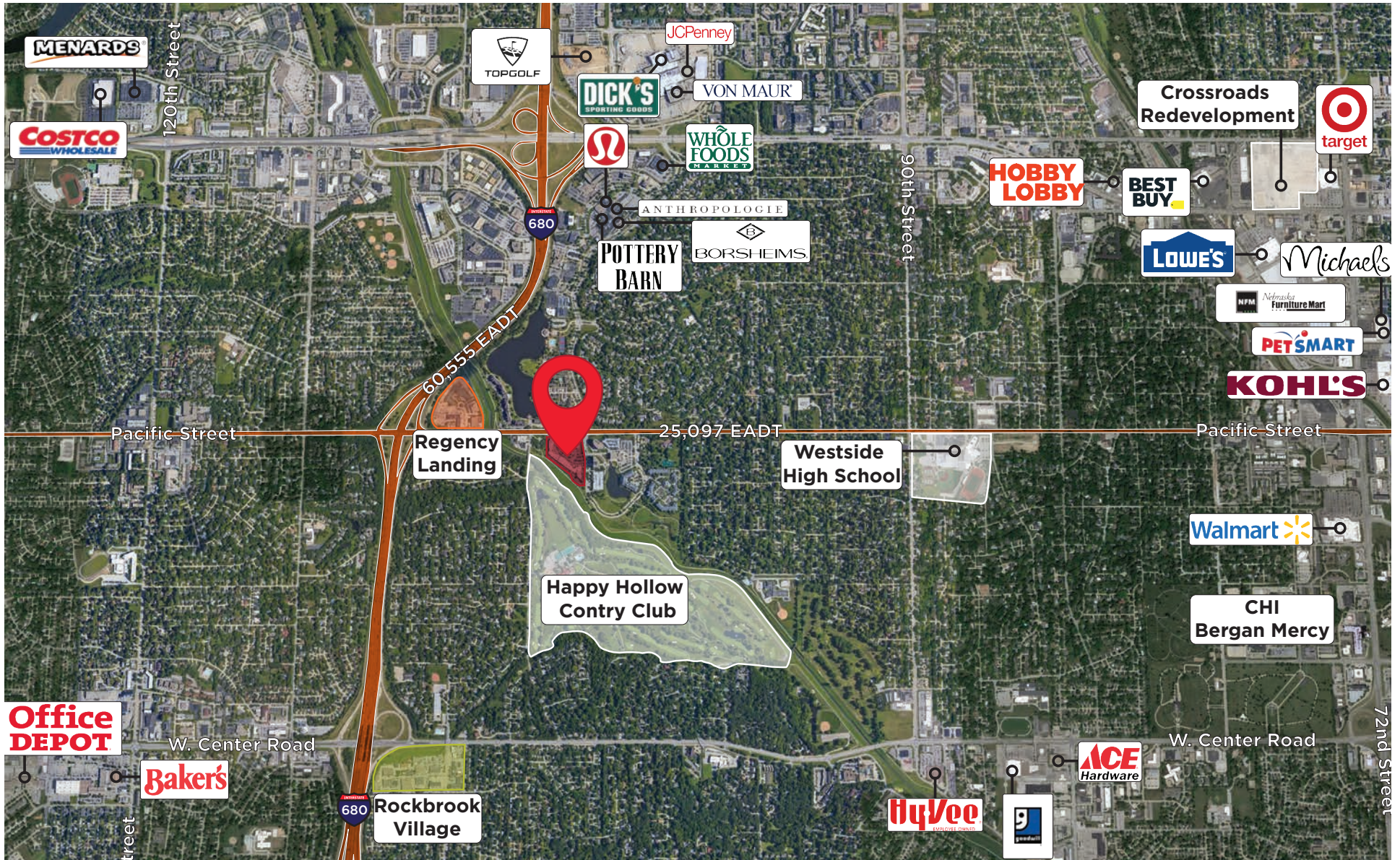
PROPERTY PHOTOS



FLOOR PLAN



AERIAL





NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



NUMBER OF
HOUSEHOLDS

1 Mile	6,905	\$129,124	2,985
3 Miles	83,015	\$75,185	38,489
5 Miles	270,225	\$78,741	118,566

CONTACT

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