

Seville 5

12,571 SF | NEGOTIABLE

14769 CALIFORNIA ST, OMAHA, NE 68154



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Available SF:	
Building Size:	12,571 SF
Property Type:	Office Building
Year Built:	1999
Zoning:	LC

PROPERTY OVERVIEW

Attractive office space in a convenient location minutes from the West Dodge corridor.

PROPERTY HIGHLIGHTS

- Window band and atrium skylight provides maximum natural light
- Easy access to West Dodge Road
- Various amenities in the area

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BUILDING INFORMATION

Building Size	12,571 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	1999

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	5.0
Number Of Spaces	63
Parking Type	Surface

SITE INFORMATION

Cross-Streets	N 148th & California St
County	Douglas
Zoning	LC
Lot Size	1.26 Acres
Location Description	Southeast corner of N 148th & California Street

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes
Security Guard	N/A

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Available SF	
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,812	86,008	202,392
Average Age	36.4	37.4	36.5
HOUSEHOLDS			
Total Households	3,831	32,356	77,845
People Per HH	2.8	2.7	2.6
Average HH Income	\$107,995	\$103,689	\$94,307
Average HH Value	\$173,889	\$213,283	\$213,005

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.
Suite 1	1,875 SF	\$22.50 SF/yr (Full Service)	\$3,515.63

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AVAILABLE SPACES

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AREA MAP



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Geological Survey

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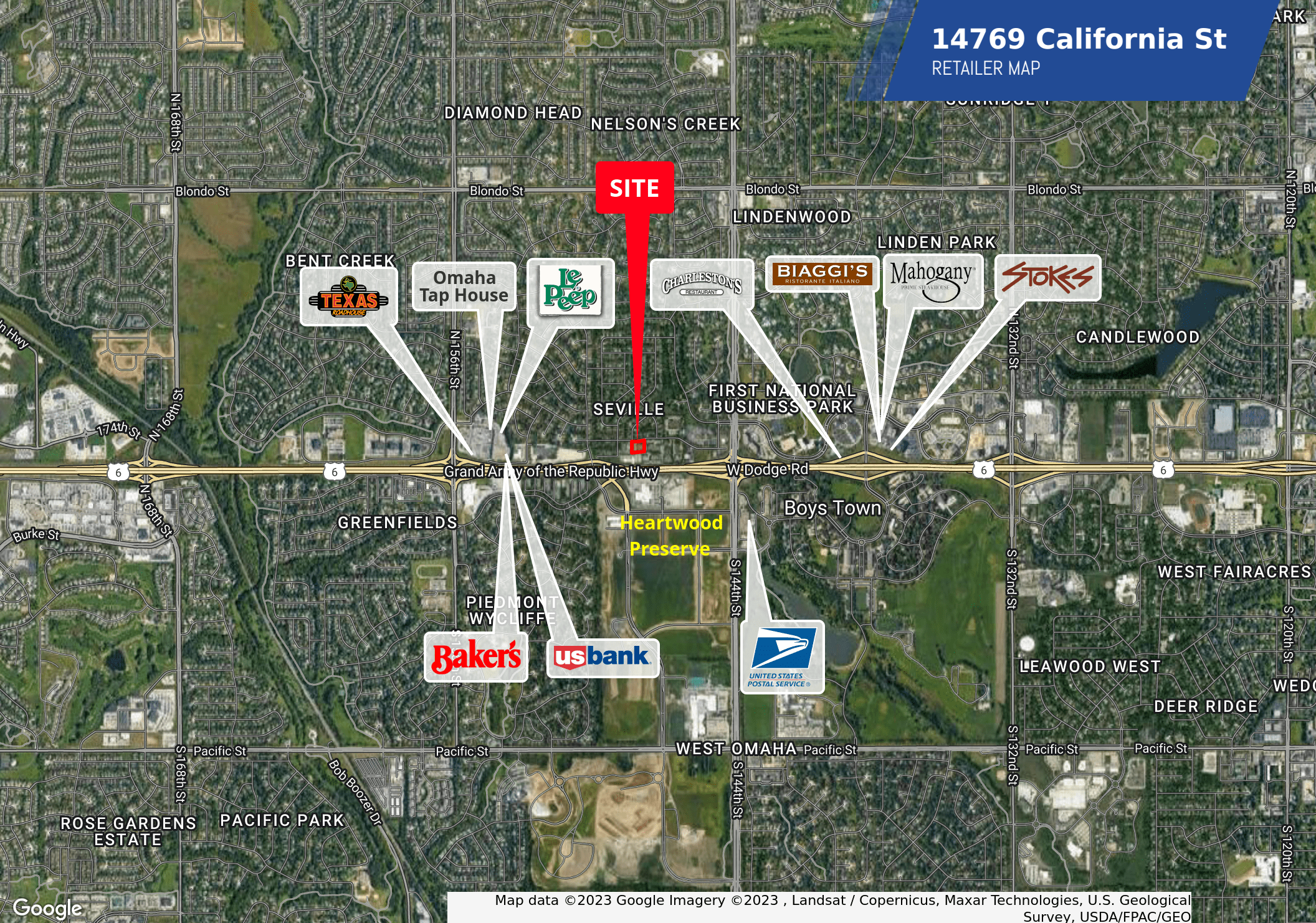
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RETAILER MAP



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