

# SPRING 2022

## COMMERCIAL MARKET REPORT





# OMAHA METRO SUMMARY

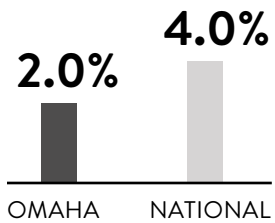
RETAIL	VACANCY RATE	MARKET RENT/SF	ANNUAL RENT GROWTH	TOTAL INVENTORY SF	UNDER CONST SF	12 MO NET ABSORP SF	MARKET SALE PRICE/SF	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Omaha, NE	5.70%	\$14.71	1.30%	64,501,475	280,453	699,302	\$137	\$411.1 MIL	69.30%	7.80%
National Index	4.50%	\$22.81	3.60%	11,777,875,367	52,084,601	93,080,584	\$230	\$93.2 TRIL	100.20%	6.90%

OFFICE	VACANCY RATE	MARKET RENT/SF	ANNUAL RENT GROWTH	TOTAL INVENTORY SF	UNDER CONST SF	12 MO NET ABSORP SF	MARKET SALE PRICE/SF	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Omaha, NE	9.00%	\$22.98	1.50%	47,362,827	420,098	503,106	\$143	\$326.6 MIL	237.60%	9.00%
National Index	12.30%	\$34.61	0.70%	8,258,443,743	141,949,024	2,487,939	\$329	\$112.0 TRIL	84.60%	7.00%

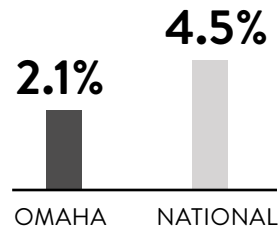
INDUSTRIAL	VACANCY RATE	MARKET RENT/SF	ANNUAL RENT GROWTH	TOTAL INVENTORY SF	UNDER CONST SF	12 MO NET ABSORP SF	MARKET SALE PRICE/SF	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Omaha, NE	3.50%	\$6.87	7.10%	99,473,073	4,844,804	3,666,557	\$70	\$285.2 MIL	141.10%	7.70%
National Index	4.10%	\$10.10	10.00%	17,682,129,768	582,489,981	510,456,039	\$139	\$126.4 TRIL	80.90%	6.20%

MULTI-FAMILY	VACANCY RATE	MARKET ASKING RENT/UNIT	ANNUAL RENT GROWTH	INVENTORY UNITS	UNDER CONST UNITS	12 MO ABSORP UNITS	MARKET SALE PRICE/UNIT	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Omaha, NE	4.60%	\$1,021	7.00%	76,263	1,955	2,155	\$104,418	\$327.9 MIL	142.40%	6.20%
National Index	4.90%	\$1,584	11.00%	18,096,639	747,564	558,536	\$246,192	\$270.0 TRIL	136.80%	5.10%

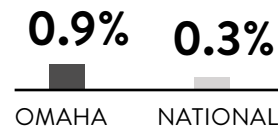
# OMAHA POPULATION DATA



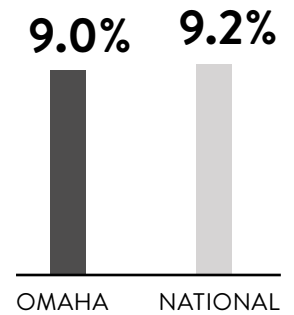
UNEMPLOYMENT RATE



JOB GROWTH



POPULATION GROWTH



MEDIAN HOUSEHOLD INCOME GROWTH

# OMAHA METRO DEVELOPMENT UPDATES

## MUTUAL OF OMAHA



Omaha city council members recently approved the allocation of almost \$63 million to help Mutual of Omaha build a new skyscraper downtown. The tower is expected to cost more than \$443 million. The project will include 800,000 square feet of office space and 2,200 parking stalls. This leaves their current campus in Midtown Omaha available for redevelopment.

## GREटना PLANS FOR GROWTH

“As Gretna grows, we need balance,” Mike Evans, Mayor of Gretna said. “We have traditionally been known for our acreages and big lots, but you have to diversify so younger families can afford to live there, and you can create a workforce.” Gretna has over doubled its population in the past decade. As they anticipate further growth, an estimated 5 or 6 times the current population, their focus is on responsible growth planning.

## OMAHA STREETCAR



A streetcar is in the works to tie downtown to midtown and spur development along the route. The streetcar is expected to cost anywhere from \$225 to 306 million and there will be no tax increases to pay for it. Instead, it will be creatively funded through tax increment financing, known as TIF. The City of Omaha aims to have the streetcar operational by 2026.

## DODGE PARK DEVELOPMENT



The Greater Omaha Chamber announced their Urban Core Strategic Plan. Their aim is to attract 30,000 new jobs and 30,000 new residents to the urban core within 20 years. Part of this plan includes redeveloping the Dodge Riverside Golf Club, owned by the City of Council Bluffs, into a thriving mixed-use development. This new neighborhood would have public transportation, jobs and varying degrees of housing.

## OFFICE

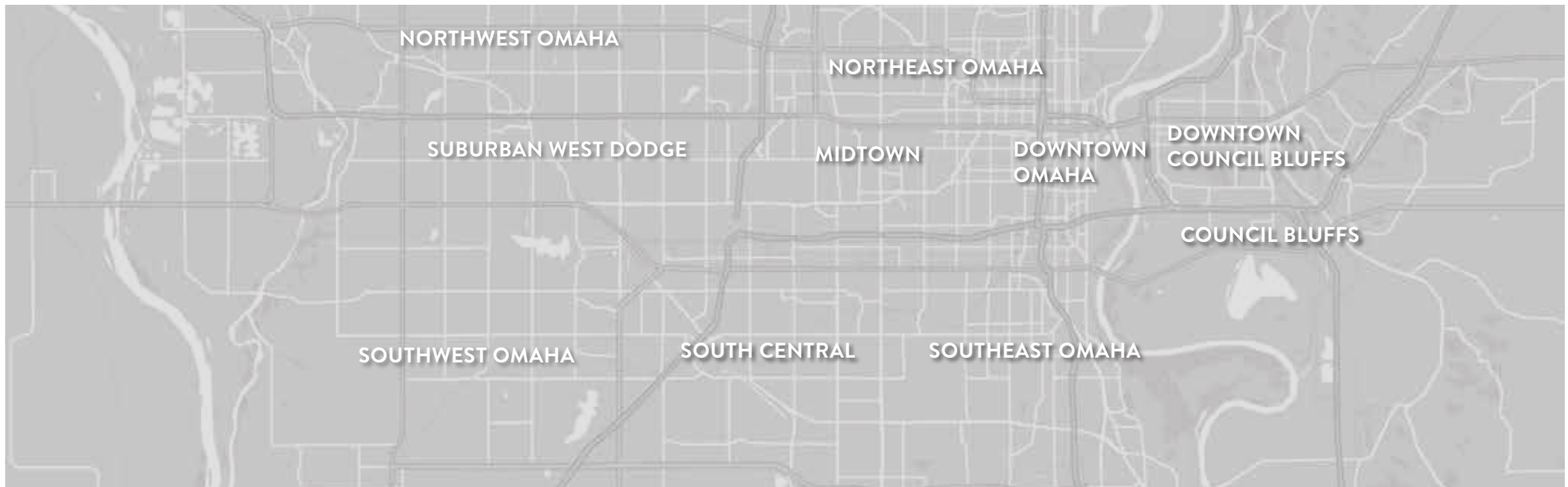
“We expect sales and commercial leasing to gain strength in 2022, though the office vacancy rate will almost certainly remain elevated for a time.”

- Charlie Oppler, 2021 President National Association of REALTORS®

## FEATURED LISTING

### 7013 Dodge St, Omaha, NE 68132

7013 Dodge is a rare opportunity for over 5,000 square feet located in a high-profile location near 72nd and Dodge. Under new ownership, the building façade has been redesigned by Alley Poyner Macchietto Architecture and will be renovated by summer, 2022. Façade will feature fresh white facing with black awnings and a prominent location for tenant signage. The property has access points off of Dodge from 70th Street and 70th Avenue. Space features excellent fenestration, tall and exposed ceilings.



# OFFICE

SUBMARKET	VACANCY RATE	MARKET RENT/SF	ANNUAL RENT GROWTH	INVENTORY SF	UNDER CONST SF	12 MO NET ABSORP SF	MARKET SALE PRICE/SF	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Central Dodge	9.0%	\$23.25	1.9%	3,432,227	0	133,359	\$144	\$20,091,100	167.0%	8.74%
Council Bluffs	5.6%	\$14.35	2.0%	1,084,234	0	6,124	\$84	\$0	0.0%	9.75%
Downtown Council Bluffs	11.4%	\$19.72	1.0%	401,868	0	13,417	\$102	\$1,705,000	31.2%	9.61%
Downtown Omaha	6.6%	\$23.99	0.8%	10,147,738	40,000	-52,293	\$157	\$6,670,000	-67.7%	9.09%
E Cass County	0.0%	\$16.46	2.2%	67,326	0	0	\$104	\$160,000		9.62%
E Mills County	0.0%	\$15.27	2.0%	12,427	0	0	\$84	\$0	0.0%	9.74%
E Pottawattamie County	0.0%	\$16.08	2.2%	76,125	0	0	\$85	\$0	0.0%	9.74%
Harrison County	0.0%	\$16.94	2.2%	101,237	0	0	\$97	\$0	-100.0%	9.56%
Midtown Omaha	7.6%	\$24.52	1.5%	6,351,470	3,000	97,945	\$149	\$15,795,703	48.1%	8.88%
Miracle Hills	15.8%	\$22.73	2.3%	1,124,425	0	-28,742	\$151	\$31,810,000	348.0%	8.71%
Northeast	3.7%	\$16.14	0.1%	633,874	0	31,206	\$110	\$4,754,000	98.1%	8.86%
Northeast Omaha	9.0%	\$17.19	2.4%	912,327	0	4,674	\$111	\$575,000	-52.3%	9.20%
Northwest Omaha	15.4%	\$19.75	2.2%	2,924,327	7,000	-35,478	\$124	\$17,644,050	88.2%	9.54%
Old Mill	7.2%	\$22.80	1.5%	2,228,518	0	-11,679	\$140	\$18,447,000	1332.8%	8.81%
Regency	6.7%	\$24.97	2.1%	1,367,870	0	6,853	\$154	\$5,000,000	92.3%	8.65%
Saunders County	0.9%	\$16.02	2.3%	86,707	0	-800	\$97	\$665,000		9.43%
South Central	9.6%	\$18.32	2.2%	3,293,029	0	19,572	\$114	\$34,623,078	2061.5%	9.15%
Southeast Omaha	13.3%	\$17.50	1.9%	2,589,961	0	7,394	\$106	\$4,352,106	-78.9%	9.46%
Southwest Omaha	4.5%	\$23.09	1.5%	5,475,860	264,000	236,288	\$144	\$101,357,852	720.3%	8.89%
Suburban West Dodge	15.3%	\$29.76	1.1%	5,242,037	106,098	105,981	\$181	\$67,036,070		8.77%
W Cass County	0.0%	\$17.21	2.3%	24,213	0	4,400	\$109	\$0	0.0%	9.35%
W Mills County	0.0%	\$16.55	2.2%	113,644	0	0	\$95	\$155,000		9.63%
W Pottawattamie County	8.4%	\$15.56	2.0%	22,852	0	-1,920	\$86	\$0	0.0%	9.68%
Washington County	9.4%	\$17.02	2.4%	282,405	0	-1,990	\$113	\$475,000	120.9%	9.10%



## RETAIL

“Retail landlords who stayed in communication with their tenants through capable property managers and knowledgeable leasing agents have fared much better at mitigating the effects of the pandemic.”

-Scott Crossman, founder and CEO of Crossman & Company in Orlando,

## FEATURED LISTING

**Hello Apartments, 1200 N 12th St, Omaha, NE 68102**

Hello Apartments, designed by Alley Poyner Macchietto Architecture, is a building with a bold contrasting personality. In the heart of the Millwork Commons neighborhood, this micro-unit focused apartment building is the first stop for young professionals. Below the mix of 171 studio, one and two-bed units, you'll find prime retail space directly North of Millwork Commons' neighborhood anchor point and signature green space. Retail patio space availability with prominent visibility from the Prairie Park.



# RETAIL

SUBMARKET	VACANCY RATE	MARKET RENT/SF	ANNUAL RENT GROWTH	INVENTORY SF	UNDER CONST SF	12 MO NET ABSORP SF	MARKET SALE PRICE/SF	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Central Omaha	6.3%	\$16.52	1.2%	7,860,473	18,000	75,593	\$143	\$31,260,815	-58.9%	7.71%
Council Bluffs	9.0%	\$14.85	1.6%	5,949,946	0	9,134	\$98	\$62,012,484	3993.9%	8.08%
Downtown Council Bluffs	4.2%	\$11.94	1.2%	1,874,063	7,000	-13,338	\$123	\$8,058,500	-12.8%	8.24%
Downtown Omaha	4.1%	\$15.54	0.8%	2,584,476	0	74,520	\$120	\$11,391,724	-9.8%	7.93%
E Cass County	3.4%	\$11.22	1.3%	831,316	0	9,465	\$106	\$1,785,000	-26.4%	8.41%
E Mills County	0.0%	\$15.23	0.8%	142,712	0	0	\$133	\$220,000	120.0%	7.93%
E Pottawattamie County	0.0%	\$14.14	0.9%	480,243	0	0	\$123	\$0	-100.0%	8.09%
Harrison County	1.7%	\$13.41	1.0%	666,803	0	0	\$126	\$2,925,000	-27.0%	8.17%
North Central Omaha	10.4%	\$10.59	1.5%	3,502,036	2,000	-35,362	\$117	\$17,013,000	116.1%	7.94%
Northeast Omaha	1.0%	\$11.50	0.6%	3,191,113	0	30,138	\$122	\$18,036,858	324.0%	8.07%
Northwest Omaha	5.1%	\$15.70	1.3%	4,765,647	39,546	147,923	\$160	\$43,903,893	309.2%	7.75%
Sarpy East	5.5%	\$15.04	1.8%	7,141,544	69,039	109,667	\$153	\$48,680,831	103.0%	7.39%
Sarpy West	4.5%	\$18.73	0.9%	1,113,757	55,868	21,875	\$222	\$30,207,000		7.17%
Saunders County	0.2%	\$13.93	1.2%	923,317	0	18,634	\$118	\$8,187,000	350.8%	8.15%
South Central Omaha	4.0%	\$12.37	1.2%	2,044,237	0	21,703	\$135	\$8,821,000	-68.6%	7.81%
Southeast Omaha	1.4%	\$13.19	2.1%	3,606,489	0	44,540	\$123	\$35,774,515	155.2%	7.96%
Southwest Omaha	8.1%	\$15.10	1.1%	12,246,279	82,000	143,129	\$146	\$67,502,449	57.5%	7.71%
W Cass County	0.3%	\$15.08	1.0%	356,582	4,000	-1,887	\$128	\$577,000	83.2%	8.14%
W Mills County	0.0%	\$12.44	1.2%	520,574	0	0	\$93	\$225,000	18.4%	8.46%
W Pottawattamie County	0.0%	\$15.24	1.8%	214,305	0	7,603	\$144	\$3,210,500		7.78%
Washington County	4.5%	\$12.41	1.2%	1,031,288	3,000	-3,521	\$129	\$1,764,000	-16.8%	8.00%
West Dodge Corridor	5.2%	\$19.02	1.2%	3,393,242	0	39,485	\$159	\$9,580,246		7.66%



## INDUSTRIAL

E-Commerce giant Amazon has opened high-end tech hubs, each the size of dozens of football fields from Detroit to Des Moines. What Amazon is building is unprecedented in U.S. commercial real estate, in terms of focusing on creating a collection of industrial buildings that are so large. The Great Pyramid of Giza, which stood as the tallest structure in the world for more than 3,800 years, has a base that can contain about 10 football fields. Amazon's new mega buildings are typically six times larger.

## FEATURED LISTING

### 630 S 72ND STREET

Rare individual opportunity in the heart of Omaha. 4,000 to 15,000 square feet of office, retail, or warehouse space available. Dock door, possible overhead door, sprinkler system throughout, 8 to 16 foot ceilings, plenty of parking.



SUBMARKET	VACANCY RATE	MARKET RENT/SF	ANNUAL RENT GROWTH	INVENTORY SF	UNDER CONST SF	12 MO NET ABSORP SF	MARKET SALE PRICE/SF	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Council Bluffs	3.3%	\$7.46	7.4%	3,034,893	270,000	-1,121	\$70	\$2,930,000	-3.0%	7.24%
Downtown Council Bluffs	1.6%	\$7.01	7.1%	3,410,048	0	-24,568	\$65	\$1,615,500	35.8%	7.36%
E Cass County	4.8%	\$6.00	5.7%	443,130	0	-1,418	\$53	\$0	0.0%	8.37%
E Mills County	0.0%	\$7.29	5.6%	72,150	0	0	\$64	\$0	0.0%	8.03%
E Pottawattamie County	0.0%	\$7.65	6.3%	1,493,711	0	-250	\$53	\$682,000		7.30%
Harrison County	0.0%	\$7.77	5.5%	364,938	0	0	\$66	\$570,000		7.80%
Northeast Omaha	1.9%	\$5.82	7.4%	11,139,310	150,000	-29,163	\$55	\$14,557,556	35.8%	7.84%
Northwest Omaha	6.4%	\$7.40	6.4%	7,504,419	370,000	-45,509	\$72	\$72,221,521	1663.3%	7.71%
Sarpy East	3.0%	\$6.57	6.7%	2,270,306	0	-1,044	\$79	\$1,330,000	-95.2%	7.48%
Sarpy West	3.0%	\$7.38	7.4%	22,271,168	3,050,304	3,887,610	\$88	\$70,850,695	382.1%	7.49%
Saunders County	1.0%	\$6.55	6.5%	815,250	5,000	83	\$62	\$4,548,000	114.0%	8.20%
South Central Omaha	6.0%	\$6.99	7.1%	21,703,918	46,200	-82,244	\$68	\$78,508,499	169.9%	7.90%
Southeast Omaha	2.7%	\$5.46	7.4%	9,311,913	0	-133,894	\$53	\$13,218,297	631.9%	7.98%
Southwest Omaha	1.9%	\$6.92	6.5%	9,493,177	15,000	88,926	\$74	\$18,629,265	-13.2%	7.75%
W Cass County	10.1%	\$8.19	5.8%	483,173	0	-11,000	\$65	\$1,330,000	291.2%	8.11%
W Mills County	0.0%	\$6.83	7.7%	467,633	0	0	\$59	\$775,000		7.66%
W Pottawattamie County	0.3%	\$7.67	6.2%	3,513,575	0	25,903	\$56	\$445,000		7.00%
Washington County	4.8%	\$6.41	8.4%	1,680,361	938,300	-5,753	\$55	\$2,976,000	59.6%	7.76%

## MULTI FAMILY

Institutional investors “are overwhelmingly interested in multifamily housing,” Branson says. “They are seeing the same housing shortage we see, and they are more interested in real estate that’s affordable and less interested in the top of the luxury category, as it has been overbuilt in certain areas.”

-Gunnar Branson, CEO of the Association of Foreign Investors in Real Estate

## FEATURED LISTING

**Managed, Listed & SOLD by PJ Morgan Real Estate: 1113 William Street, Omaha, NE 68108**

Multi-unit home and Airbnb opportunity placed just two blocks from the heart of Little Bohemia’s local shopping, coffee, restaurants, and bars, as well as just down the street from the Omaha Old Market. Duplexes and triplexes are a hot commodity in today’s market – this one sold within two days of being on the market!



SUBMARKET	VACANCY RATE	MARKET RENT/UNIT	ANNUAL RENT GROWTH	INVENTORY UNITS	UNDER CONST UNITS	12 MO NET ABSORP UNIT	MARKET SALE PRICE/UNIT	12 MO SALES VOLUME	12 MO SALES VOL GROWTH	MARKET CAP RATE
Bellevue	3.5%	\$991	10.7%	6,839	107	204	\$86,996	\$79,079,266	2037.5%	5.90%
Cass County	8.8%	\$733	7.7%	203	0	-9	\$64,264	\$1,900,000		7.15%
Central Omaha	4.3%	\$1,004	8.0%	7,002	0	118	\$101,425	\$23,203,000	327.2%	6.27%
Council Bluffs	4.2%	\$958	7.1%	3,068	0	31	\$82,870	\$24,780,000	-24.9%	7.20%
Downtown Omaha	6.4%	\$1,115	4.4%	5,298	746	120	\$129,659	\$49,412,341	4110.6%	6.15%
Elkhorn	7.1%	\$1,198	6.7%	4,456	219	281	\$139,144	\$0	0.0%	5.88%
Gretna	7.5%	\$1,027	6.6%	2,346	108	200	\$115,152	\$3,601,000		5.99%
Harrison County	3.8%	\$448	1.6%	15	0	0	\$40,261	\$0	0.0%	7.30%
Midtown Omaha	4.9%	\$1,034	6.5%	11,084	327	194	\$106,252	\$94,180,281	527.5%	6.56%
Millard	2.4%	\$1,083	5.3%	3,241	0	31	\$113,947	\$0	-100.0%	6.22%
Mills County	3.0%	\$536	1.6%	113	0	1	\$43,597	\$0	0.0%	8.42%
North Omaha	6.2%	\$844	4.3%	5,937	92	123	\$80,093	\$14,240,000	-43.1%	6.42%
Northwest Omaha	2.5%	\$1,089	7.1%	6,008	0	152	\$115,498	\$10,810,000	-74.5%	5.96%
Papillion La Vista	4.9%	\$1,116	9.8%	6,953	220	472	\$115,271	\$8,200,000		5.92%
Pottawattamie County	5.5%	\$645	1.6%	30	0	0	\$64,505	\$0	-100.0%	7.77%
Ralston	2.9%	\$870	5.8%	5,537	0	120	\$87,103	\$10,125,000	678.8%	6.18%
Saunders County	3.6%	\$829	1.8%	112	0	1	\$81,539	\$988,000	-1.2%	7.37%
South Omaha	1.9%	\$588	1.6%	500	0	0	\$57,609	\$5,382,131	276.9%	7.48%
Springfield	3.7%			70	0	1	\$47,667	\$0	0.0%	7.11%
Washington County	1.0%	\$816	2.1%	389	0	0	\$71,715	\$0	0.0%	7.19%
West Omaha	5.2%	\$995	7.7%	7,062	136	116	\$100,448	\$1,951,000	-48.4%	5.90%

WITH YOU FOR LIFE



As a team of expert commercial real estate brokers working side by side with professional commercial property managers, we maximize the return on your real estate investments. Call us today for All Things Real Estate!

PJMORGAN.COM || 402-397-7775

