



## Demographics

# La Vista City Centre

La Vista City Centre

407,471 SF Lifestyle Center

La Vista, NE 68128 - Sarpy East Submarket

PREPARED BY

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CITY+  
VENTURES

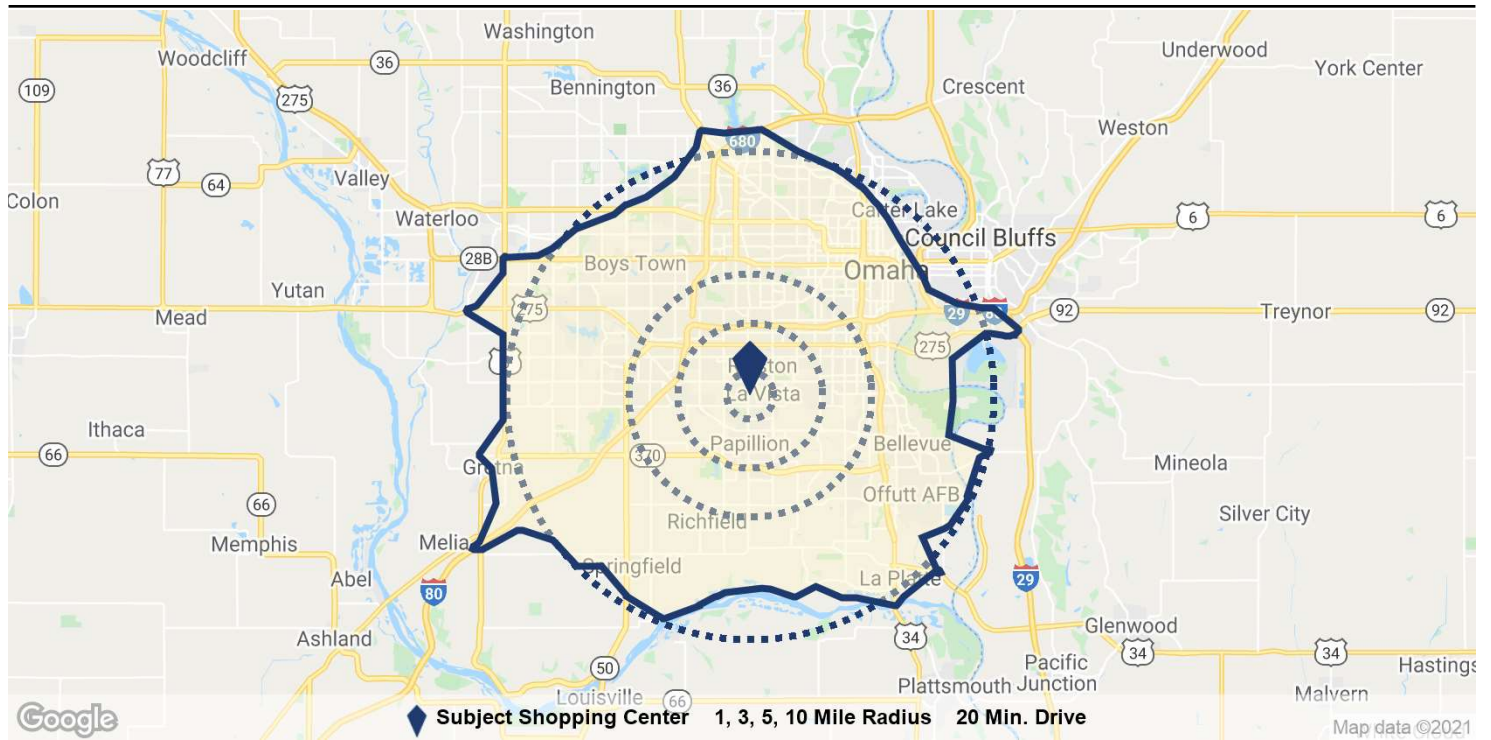
Chad Walker  
Commercial Asset Manager



# Subject Shopping Center

La Vista City Centre

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	17,372	86,488	203,989	695,902	684,134
5 Yr Growth	5.5%	5.9%	5.4%	4.5%	4.2%
Median Age	36	36	36	35	35
5 Yr Forecast	38	38	37	37	37
White / Black / Hispanic	88% / 5% / 10%	89% / 4% / 12%	89% / 4% / 15%	82% / 10% / 13%	82% / 9% / 13%
5 Yr Forecast	87% / 5% / 12%	88% / 4% / 13%	88% / 4% / 16%	81% / 10% / 14%	82% / 9% / 14%
Employment	3,715	43,399	116,166	395,767	350,579
Buying Power	\$495.6M	\$2.6B	\$5.7B	\$18.9B	\$18.8B
5 Yr Growth	7.7%	8.5%	8.1%	7.1%	6.7%
College Graduates	29.7%	31.9%	32.4%	33.1%	43.9%
<b>Household</b>					
Households	6,677	34,202	79,607	271,688	266,394
5 Yr Growth	5.4%	5.6%	5.3%	4.6%	4.3%
Median Household Income	\$74,226	\$74,897	\$72,182	\$69,420	\$70,706
5 Yr Forecast	\$75,857	\$76,970	\$74,099	\$71,085	\$72,319
Average Household Income	\$91,514	\$92,460	\$89,992	\$88,002	\$89,542
5 Yr Forecast	\$93,094	\$94,534	\$92,174	\$89,962	\$91,458
% High Income (>\$75K)	49%	50%	48%	46%	47%
<b>Housing</b>					
Median Home Value	\$186,989	\$194,766	\$183,188	\$187,491	\$191,328
Median Year Built	1981	1984	1977	1976	1977
Owner / Renter Occupied	61% / 39%	62% / 38%	64% / 36%	60% / 40%	61% / 39%

# Income & Spending Demographics

La Vista City Centre

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2021 Households by HH Income	6,677		34,203		79,608		266,394	
<\$25,000	751	11.25%	4,170	12.19%	10,684	13.42%	40,891	15.35%
\$25,000 - \$50,000	1,387	20.77%	6,771	19.80%	15,797	19.84%	51,123	19.19%
\$50,000 - \$75,000	1,234	18.48%	6,185	18.08%	14,964	18.80%	49,354	18.53%
\$75,000 - \$100,000	1,116	16.71%	5,445	15.92%	12,799	16.08%	40,249	15.11%
\$100,000 - \$125,000	778	11.65%	3,804	11.12%	8,713	10.94%	28,333	10.64%
\$125,000 - \$150,000	491	7.35%	3,037	8.88%	6,084	7.64%	19,498	7.32%
\$150,000 - \$200,000	507	7.59%	2,628	7.68%	5,520	6.93%	19,095	7.17%
\$200,000+	413	6.19%	2,163	6.32%	5,047	6.34%	17,852	6.70%
2021 Avg Household Income	\$91,514		\$92,460		\$89,992		\$89,542	
2021 Med Household Income	\$74,226		\$74,897		\$72,182		\$70,706	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$218M		\$1.1B		\$2.5B		\$8.3B	
Total Apparel	\$11.3M	5.19%	\$57.6M	5.19%	\$132.4M	5.21%	\$442.8M	5.31%
Women's Apparel	\$4.3M	1.98%	\$22M	1.98%	\$50.2M	1.98%	\$167.1M	2.00%
Men's Apparel	\$2.3M	1.05%	\$11.8M	1.06%	\$26.8M	1.06%	\$89.3M	1.07%
Girl's Apparel	\$834.4K	0.38%	\$4.2M	0.38%	\$9.9M	0.39%	\$33.6M	0.40%
Boy's Apparel	\$635.8K	0.29%	\$3.2M	0.29%	\$7.4M	0.29%	\$25.1M	0.30%
Infant Apparel	\$592K	0.27%	\$3M	0.27%	\$7M	0.28%	\$24M	0.29%
Footwear	\$2.6M	1.21%	\$13.4M	1.21%	\$31M	1.22%	\$103.6M	1.24%

Total Entertainment & Hobbies	\$32M	14.66%	\$163.6M	14.72%	\$373M	14.68%	\$1.2B	14.74%
Entertainment	\$3.6M	1.67%	\$19.1M	1.72%	\$42.4M	1.67%	\$135.5M	1.62%
Audio & Visual Equipment/Service	\$7M	3.22%	\$36.1M	3.25%	\$83.1M	3.27%	\$275.1M	3.30%
Reading Materials	\$515.8K	0.24%	\$2.6M	0.24%	\$6.1M	0.24%	\$19.7M	0.24%
Pets, Toys, & Hobbies	\$5.8M	2.66%	\$29.9M	2.69%	\$68.2M	2.68%	\$222.7M	2.67%
Personal Items	\$15M	6.87%	\$75.8M	6.82%	\$173.2M	6.82%	\$576.8M	6.91%

Total Food and Alcohol	\$59.1M	27.12%	\$302.2M	27.20%	\$694.5M	27.33%	\$2.3B	27.43%
Food At Home	\$30.8M	14.11%	\$155.7M	14.01%	\$360M	14.17%	\$1.2B	14.23%
Food Away From Home	\$24.1M	11.07%	\$124.5M	11.20%	\$284.2M	11.18%	\$936.4M	11.22%
Alcoholic Beverages	\$4.2M	1.94%	\$22M	1.98%	\$50.4M	1.98%	\$165.3M	1.98%

Total Household	\$34.2M	15.70%	\$177.7M	16.00%	\$412.6M	16.23%	\$1.4B	16.30%
House Maintenance & Repair	\$7.2M	3.32%	\$37.7M	3.39%	\$91.4M	3.60%	\$290.6M	3.48%
Household Equip & Furnishings	\$13.3M	6.09%	\$69.8M	6.28%	\$159.2M	6.27%	\$527M	6.31%
Household Operations	\$10M	4.57%	\$51M	4.59%	\$117.7M	4.63%	\$393.2M	4.71%
Housing Costs	\$3.7M	1.72%	\$19.3M	1.74%	\$44.3M	1.74%	\$149.6M	1.79%

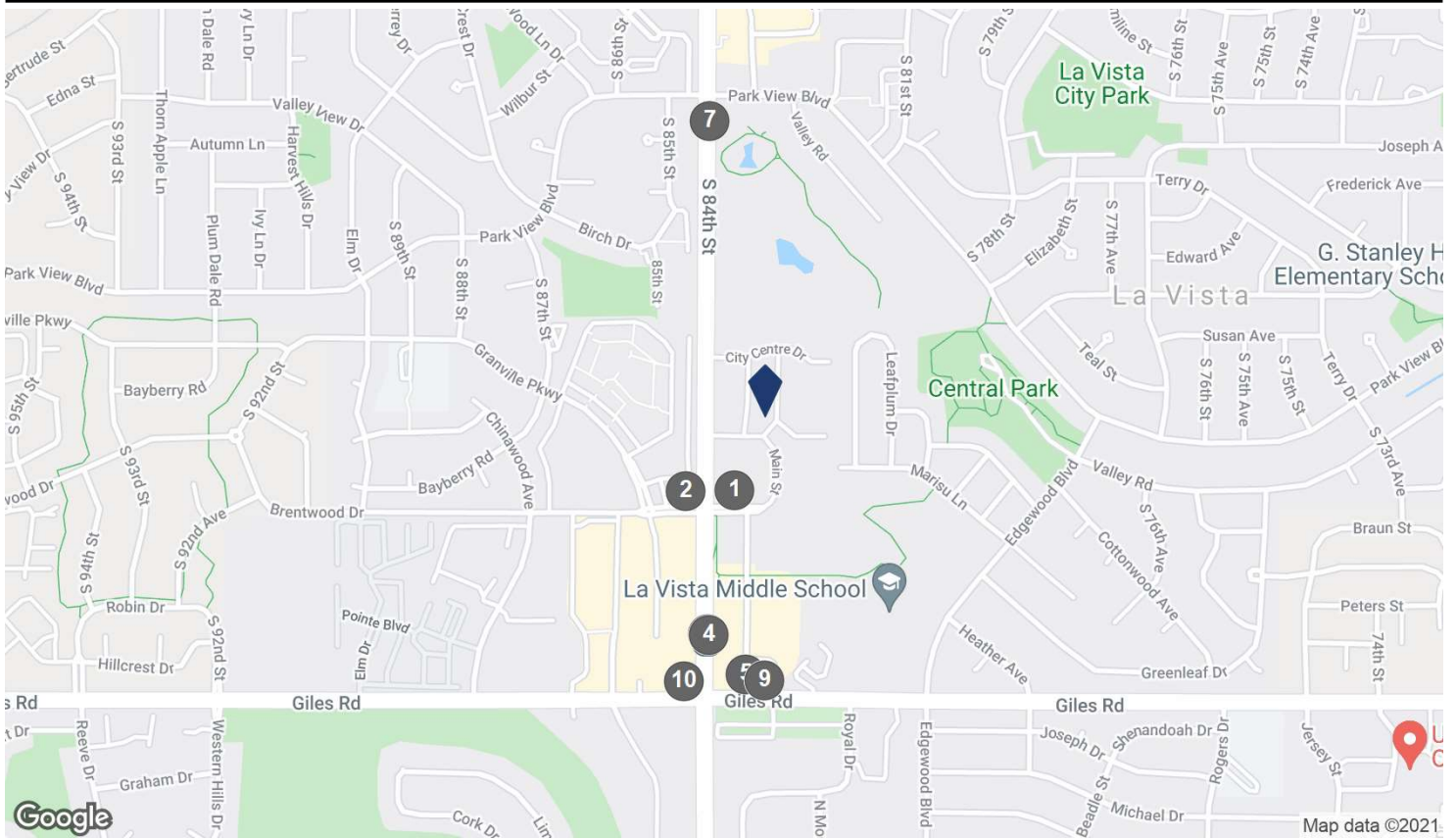
# Income & Spending Demographics

La Vista City Centre

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$57.7M	26.44%	\$288.4M	25.96%	\$650.2M	25.59%	\$2.1B	25.18%
Vehicle Purchases	\$30.8M	14.12%	\$151.4M	13.63%	\$336.4M	13.24%	\$1.1B	12.78%
Gasoline	\$14.3M	6.58%	\$72.7M	6.54%	\$166.8M	6.57%	\$545.4M	6.54%
Vehicle Expenses	\$1.1M	0.52%	\$5.7M	0.51%	\$13.3M	0.53%	\$46.3M	0.55%
Transportation	\$4.7M	2.16%	\$24.4M	2.20%	\$55.9M	2.20%	\$190.2M	2.28%
Automotive Repair & Maintenance	\$6.7M	3.07%	\$34.2M	3.08%	\$77.8M	3.06%	\$253.1M	3.03%
Total Health Care	\$10.9M	4.99%	\$55.4M	4.98%	\$127.6M	5.02%	\$412.7M	4.94%
Medical Services	\$6.5M	2.97%	\$33.1M	2.98%	\$76.4M	3.01%	\$247.7M	2.97%
Prescription Drugs	\$3.3M	1.49%	\$16.4M	1.48%	\$37.7M	1.48%	\$121.1M	1.45%
Medical Supplies	\$1.1M	0.53%	\$5.8M	0.53%	\$13.4M	0.53%	\$43.9M	0.53%
Total Education/Day Care	\$12.8M	5.88%	\$66.1M	5.95%	\$151.1M	5.94%	\$508.8M	6.10%
Education	\$8.1M	3.71%	\$41.6M	3.75%	\$94.9M	3.73%	\$321.3M	3.85%
Fees & Admissions	\$4.7M	2.18%	\$24.4M	2.20%	\$56.2M	2.21%	\$187.5M	2.25%

# Subject Shopping Center

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Brentwood Dr	S 83rd Ave - E	10,242	2018	0.13 mi
2 Brentwood Dr	S 84th St - E	13,069	2018	0.16 mi
3 S 84th St	Giles Rd - S	22,265	2018	0.32 mi
4 S 84th St	Giles Rd - S	25,400	2014	0.32 mi
5 Giles Road	S 83rd Ave - E	13,990	2018	0.36 mi
6 S 84th St	Park View Blvd - N	27,663	2018	0.37 mi
7 S 84th St	Park View Blvd - N	26,368	2020	0.37 mi
8 Giles Rd	S 83rd Ave - NE	17,541	2018	0.37 mi
9 Giles Rd	S 83rd Ave - NE	16,900	2014	0.37 mi
10 Giles Rd	S 84th St - E	18,100	2014	0.39 mi