



3225 CALIFORNIA STREET | OMAHA, NE
2,512 SF

OFFICE/RETAIL | CALL FOR OFFERS



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

SF AVAILABLE	2,512
BUILDING CLASS	C

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DESCRIPTION

- Key Highlights:
- Move-in ready retail space, with full kitchen
 - Separate entrance to unfinished basement for additional growth
 - 2023 appraisal at \$550,000
 - Strong traffic counts and daily visibility
 - Surrounded by ongoing development and revitalization



BUILDING INFORMATION

BUILDING SIZE	2,512
YEAR BUILT	1923
ZONING	GC
LOT SIZE (ACRES)	0.29

PARKING & TRANSPORTATION

PARKING TYPE	Off-Street
TRAFFIC COUNT	6,500

PROPERTY & LOCATION HIGHLIGHTS

- Room to grow in unfinished basement
- Conveniently located by Creighton University/Midtown Crossing/new developments
- Move-in ready with multiple office spaces
- Was appraised at \$550,000 in 2023

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES
TOTAL POPULATION	79,686	278,283
AVERAGE AGE	32.8	34.5

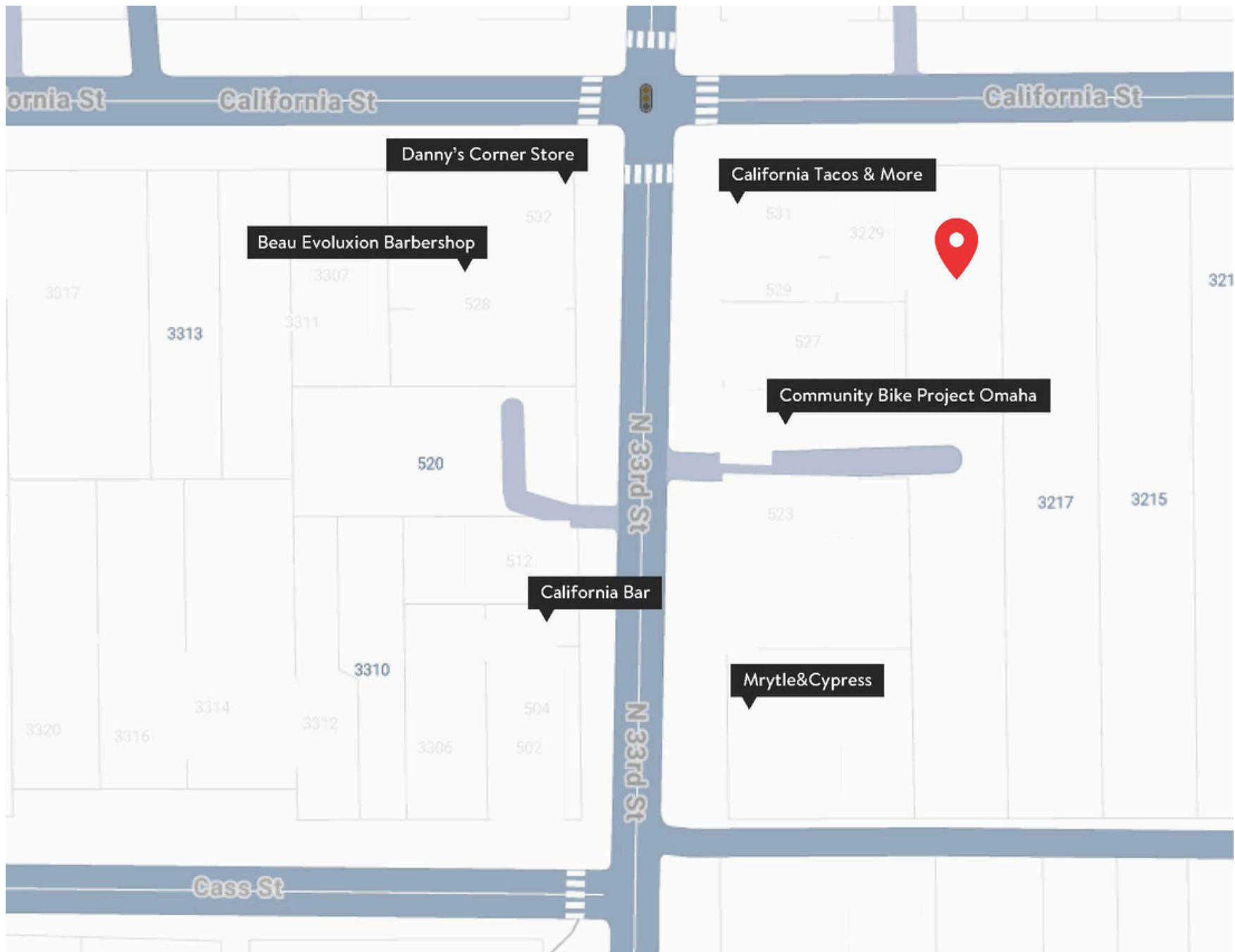
HOUSEHOLDS	1 MILE	5 MILES
PEOPLE PER HH	2.1	2.3
AVERAGE HH INCOME	\$67,596	\$69,630

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PHOTOS

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AREA BUSINESS MAP

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RETAIL FOR SALE | 3225 CALIFORNIA STREET | OMAHA, NE

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