

FORMER SEARS BUILDING - OAK VIEW MALL

123,644 SF | FOR SALE OR FOR LEASE | CALL AGENT FOR PRICING

3420 OAK VIEW DRIVE, OMAHA, NE 68144



**INVESTORS
REALTY INC.**

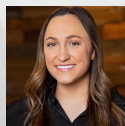
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3420 OAK VIEW DRIVE

EXECUTIVE SUMMARY

OFFERING SUMMARY

PRICING:	CALL AGENT FOR PRICING
Building Size:	123,644 SF
Lot Size:	1.47 Acres
Property Type:	Retail
Year Built:	1996
Zoning:	MU

PROPERTY OVERVIEW

Former Sears building at Oak View Mall now available for sale or for lease

PROPERTY HIGHLIGHTS

- Prominent location with excellent visibility anchored by Dillard's
- Hard-to-find large space with opportunity to lease or buy
- Includes Three exterior entrances, three dock doors and an auto center
- Strong demographics in area with daily traffic generators

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,646	222,647	527,841
Average Age	40.1	36.5	35.2
HOUSEHOLDS			
Total Households	2,352	86,230	207,916
People Per HH	2.4	2.6	2.5
Average HH Income	\$80,056	\$92,411	\$82,120
Average HH Value	\$167,284	\$205,442	\$198,725

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3420 OAK VIEW DRIVE SITE PLAN

SCHEDULE B-2 EASEMENT NOTES

- 12 Terms and provisions of Ordinance No. 32020, a copy of which is recorded August 15, 1990 in Book 0935 page 044. (includes other property) (Affects subject property and is shown hereon.)
- 13 Building setback lines, conditions, covenants, easements, reservations, and restrictions established by or shown on the plat of Oak View recorded August 15, 1990 in Book 1880 page 670, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws. (Does not affect subject property and is shown hereon.)
- 14 Covenants, Conditions and Restrictions Agreement recorded May 6, 1992 in Book 1010 page 472, but omitting any covenants or restrictions based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws. (Affects the entire subject property.)
- 15 Covenants, Conditions and Restrictions Agreement recorded May 18, 1992 in Book 1012 page 310, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws. (Affects the entire subject property.)
- Assignment of REA and Lease recorded July 1, 1992 in Book 1019 page 442; Assignment and Assumption of Agreements Regarding REOA and Outlots recorded September 29, 1999 in Book 1310 page 319.
- 16 Permanent Sewer Easement in favor of the City of Omaha, Nebraska recorded June 4, 1992 in Book 1015 page 21. (includes other property) (Does not affect subject property and is shown hereon.)
- 17 Easement Agreement in favor of Metropolitan Utilities District of Omaha recorded June 16, 1992 in Book 1016 page 683. (includes other property) (Does not affect subject property and is shown hereon.)
- 18 Memorandum of Instrument Affecting Real Estate (Business Installation Agreement) recorded July 1, 1992 in Book 1019 page 166. (includes other property) (Does not affect subject property and is shown hereon.)
- 19 Easement Agreement in favor of the Omaha Public Power District recorded July 1, 1992 in Book 1019 page 177. (includes other property) (Does not affect subject property and is shown hereon.)
- 20 Easement Agreement in favor of U.S. West Communications, Inc. recorded July 1, 1992 in Book 1019 page 195. (includes other property) (Does not affect subject property and is shown hereon.)
- 21 Easement Agreement in favor of Metropolitan Utilities District of Omaha recorded July 1, 1992 in Book 1019 page 209. (includes other property) (Does not affect subject property and is shown hereon.)
- 22 Amended and Restated Reciprocal Easement and Operating Agreement recorded July 1, 1992 in Book 1019 page 240; Assignment of REA and Lease recorded July 1, 1992 in Book 1019 page 442; First Amendment to Amended and Restated Reciprocal Easement and Operating Agreement recorded September 8, 1993 in Book 1094 page 407; Second Amendment to Amended and Restated Reciprocal Easement and Operating Agreement recorded October 13, 1994 in Book 1131 page 258; Third Amendment to Amended and Restated Reciprocal Easement and Operating Agreement recorded December 29, 1995 in Book 1165 page 623; Assignment and Assumption of Agreements Regarding REOA and Outlots recorded September 29, 1999 in Book 1310 page 319. (includes other property) (Affects the entire subject property.)
- 23 Covenants, Conditions and Restrictions Agreement recorded October 13, 1994 in Book 1131 page 211, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws. (Affects the entire subject property.)
- Assignment of REA and Lease recorded July 1, 1992 in Book 1019 page 442; Assignment and Assumption of Agreements Regarding REOA and Outlots recorded September 29, 1999 in Book 1310 page 319.
- 24 Building setback lines, conditions, covenants, easements, reservations, and restrictions established by or shown on the plat of Oak View Replat 3 recorded October 24, 1995 in Book 1016 page 725, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws. (Affects the entire subject property.)
- 25 Easement and Right-Of-Way in favor of Metropolitan Utilities District of Omaha recorded December 4, 1995 in Book 1162 page 601. (includes other property) (Affects subject property and is shown hereon.)

General Survey Notes :

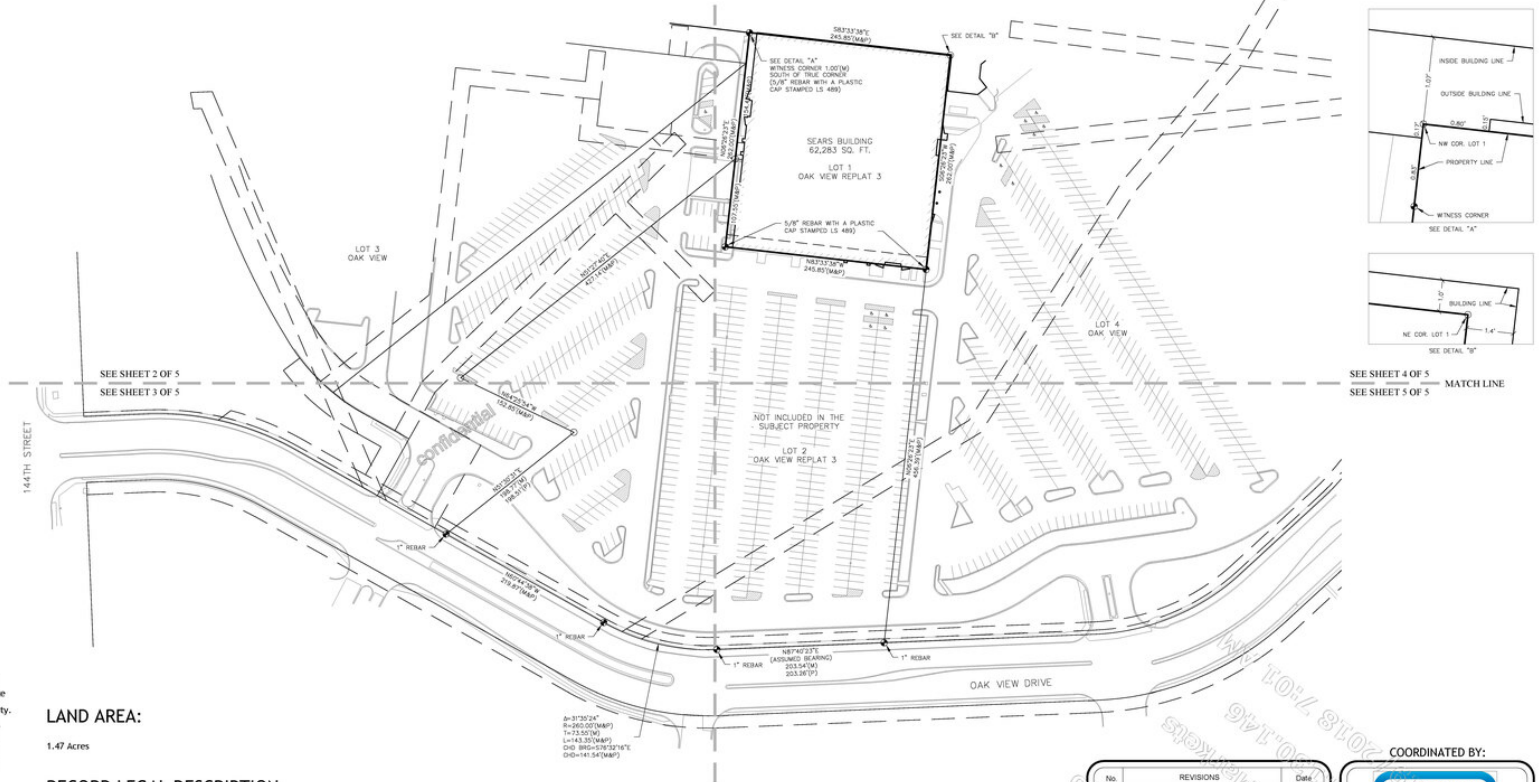
1. This survey was made in accordance with laws and/or Minimum Standards of the State of Nebraska.
2. The basis of bearing for this survey is N87°40'23"E, as shown hereon.
3. The property described herein is the same as the property described in Chicago Title Insurance Company Commitment No. L20174473 with an effective date of November 22, 2017 at 8:00 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation "X" (Areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 31055C0307, with a date of identification of May 3, 2010, for Community No. 315274, in Douglas County, State of Nebraska, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has indirect access to Oak View Drive, a dedicated public street, by way of the Oak View Mall parking lot.
6. The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill.
10. Utility Note: The utilities shown have been located from above ground evidence and existing drawings (as provided). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
12. The building height on the east side of the Sears Building, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- 1 The northwest corner of the Sears building extends outside of Lot 1, Oak View Replat 3 by 0.2 feet as shown hereon.
- 2 The northeast corner of the Sears building extends outside of Lot 1, Oak View Replat 3 by 1.0 foot to the north and 1.4 feet to the east as shown hereon.
- 3 A corner of the Sears building extends outside of Lot 1, Oak View Replat 3 by 7.5 feet as shown hereon.
- 4 A corner of the Sears building extends outside of Lot 1, Oak View Replat 3 by 4.0 feet as shown hereon.

VICINITY MAP



LAND AREA:

1.47 Acres

RECORD LEGAL DESCRIPTION

TRACT 1:
A tract of land comprised of part of Lots 2 and 4, Oak View, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Commencing at the Southernly most corner of Lot 6, said Oak View, said point also being on the Northeastly right of way line of Oak View Drive; thence South 88°24'38" East (platted bearing), along the said Northeastly R.O.W. line of Oak View Drive, a distance of 95.80 feet; thence North 53°47'17" East, a distance of 198.51 feet; thence North 62°06'17" West, a distance of 152.85 feet; thence North 53°47'17" East, a distance of 427.14 feet to the true point of beginning; thence North 8°40'00" East, a distance of 154.45 feet; thence South 81°14'01" East, a distance of 245.85 feet; thence South 8°40'00" West, a distance of 252.00 feet; thence North 81°14'01" West, a distance of 245.85 feet; thence North 8°40'00" East, a distance of 107.55 feet to the true point of beginning. The above legal description encompasses the same parcel of land known as Lot 1 of Oak View Replat 3 according to the plat thereof recorded October 24, 1995 in Book 1016 page 725, Douglas County, Nebraska.

TRACT 2:
Together with non-exclusive easements granted by Amended and Restated Reciprocal Easement and Operating Agreement by and among Center Road Retail Developers Limited Partnership, an Indiana limited partnership, Construction Developers, Incorporated, an Arkansas corporation, Dillard Department Stores, Inc., a Delaware corporation, Younkers, Inc., a Delaware corporation, and J.C. Penney Properties, Inc., a Delaware corporation, dated June 30, 1992, filed July 1, 1992, in Book 1019 at Page 240; and together with non-exclusive easements granted by Covenants, Conditions and Restrictions Agreement dated May 4, 1992, filed May 6, 1992, in Book 1019 at Page 472; and together with non-exclusive easements granted by Covenants, Conditions and Restrictions Agreement dated May 8, 1992, filed May 18, 1992, in Book 1012 at Page 310, in the office of the Register of Deeds of Douglas County, Nebraska.

ZONING INFORMATION

Zoning District: MU 'Mixed Use District'

Setbacks:
Front: 15 Feet
Side: No Requirement
Rear: No Requirement

Existing Building Height at highest point: 54.3 Feet

Maximum Building Height permitted: 100 Feet

Existing Square Footage of building(s): 62,283 Sq. Ft.

Floor Space Area Restrictions: 70%

Zoning Source: Zoning Report provided by EMG

GRAPHIC SCALE
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



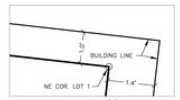
To UBS AG, Stamford Branch, in its capacity as a lender and as administrative agent, together with its successors and/or assigns in each such capacity, SRC Facilities LLC, a Delaware limited liability company and its respective successors and/or assigns; Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on December 19, 2017.

Date of Plat December 22, 2017

Marvin L. Svoboda
L.S. 489
Marvin L. Svoboda
msvoboda@jeo.com



SEE SHEET 4 OF 5
SEE SHEET 5 OF 5 MATCH LINE

COORDINATED BY:



ALTA/NSPS LAND TITLE SURVEY

SEARS - OMAHA
3420 OAK VIEW DRIVE
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

Sheet No. 1 of 5

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3420 OAK VIEW DRIVE
RETAILER MAP



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3420 OAK VIEW DRIVE EXTERIOR PHOTOS



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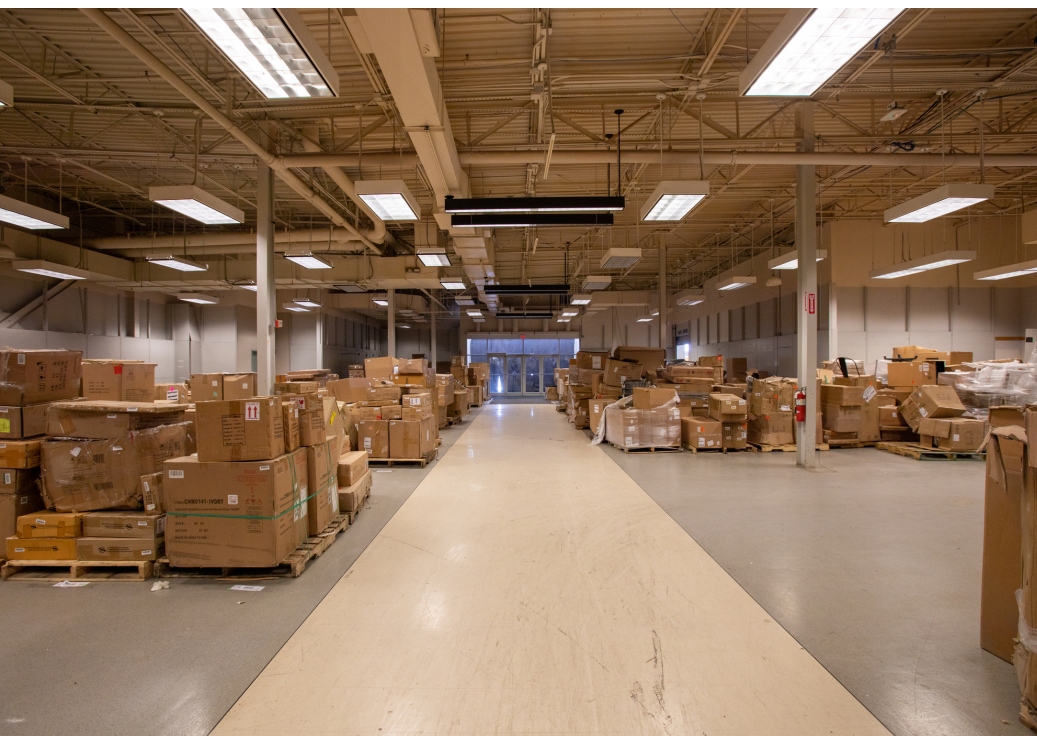
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3420 OAK VIEW DRIVE
INTERIOR PHOTOS



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