

# The Shops At Drake West Village

1315 31st Street  
Des Moines, Iowa 50311

Retail or office space available within Drake West Village, located in the heart of Drake University's campus. The property includes approximately 189 residential units, generating steady daily activity and visibility. Its central, walkable campus setting and proximity to surrounding neighborhoods make the space well suited for uses that benefit from consistent foot traffic and nearby demand.

## Available Space:

### + Suite B: 2,065 SF

- \$14.00/SF NNN
- OPEX: \$9.74/SF
- Open retail space with modern finishes, abundant natural light, and outdoor patio space.

### + Suite C: 1,648 SF

- Sublease Opportunity - term expires on 11-30-2027
- \$14.42/SF NNN (3% increase 12-1-2026)
- OPEX: \$9.74/SF
- 2nd generation Café space

## Building Features:

- + Mixed-use building with 189 residential units situated above 9,159 square feet of first-floor commercial space
- + Built in 2007
- + Large storefront retail windows
- + Surface parking and bike racking available for commercial tenants
- + Three (3) 3,000 gallon grease interceptors onsite
- + Building signage
- + Zoning: PUD - Planned Unit Development District
- + Professionally managed
- + Located in heart of Drake University Campus



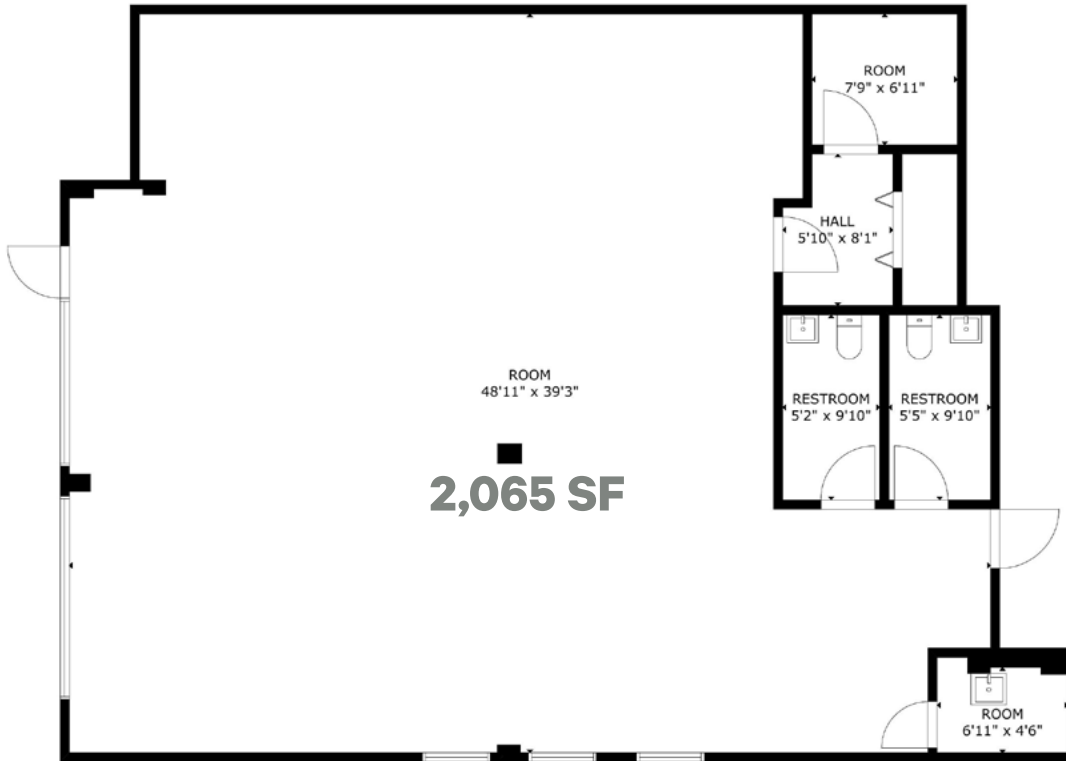
# Suite B

## Space Details:

- + \$14.00 PSF NNN
- + OPEX: \$9.74/SF
- + Open retail space with modern finishes, abundant natural light, and outdoor patio space.
- + Access to three (3) 3,000 gallon grease interceptors onsite.



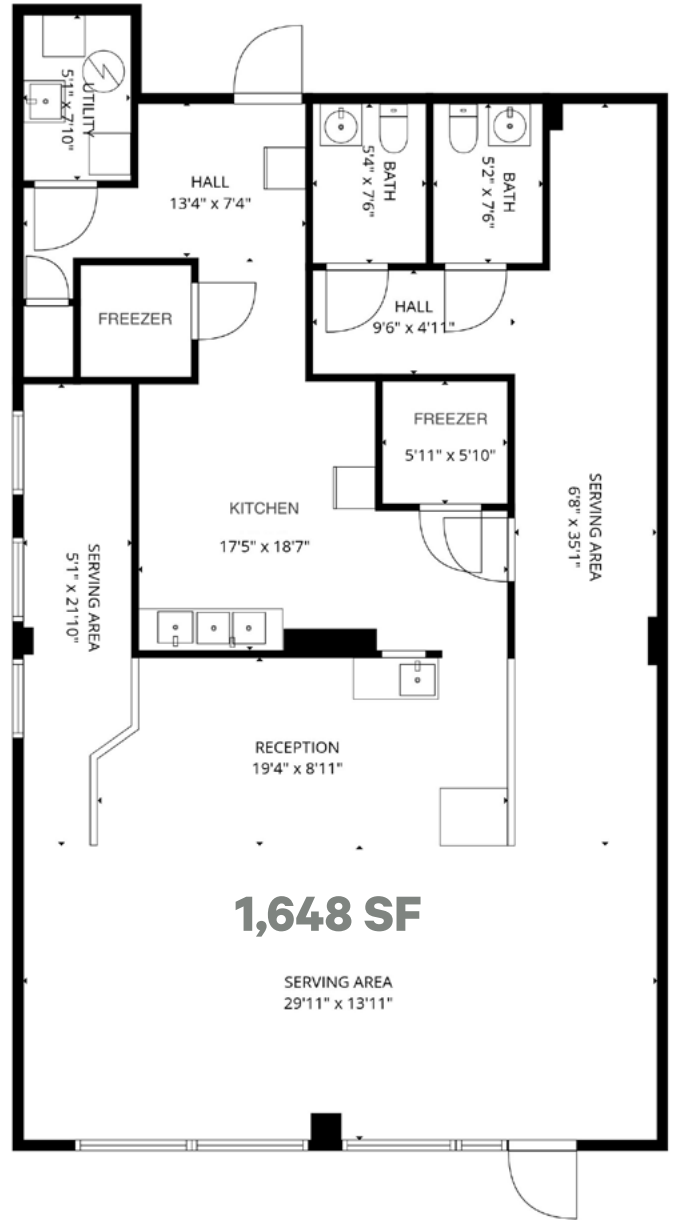
[Click here for Virtual Tour](#)



# Suite C

## Space Details:

- + Sublease term expires on 11-30-2027
- + \$14.42/SF NNN (3% increase 12-1-2026)
- + OPEX: \$9.74/SF
- + 2nd generation Café space



# Property Photos

## Outdoor Patio Space





- + Private university with a strong reputation for academics, athletics, and professional programs
- + Beautiful, historic campus with tree-lined streets and iconic red-brick architecture
- + Home to the Drake Bulldogs and the Drake Relays, drawing regional and national attention
- + Multiple cultural, academic, and athletic facilities, including theaters, libraries, and recreation centers
- + Active university community that supports nearby retail, dining, and service-oriented businesses

### Drake Neighborhood & Immediate Area

- Walkable, urban neighborhood with a mix of historic homes, apartments, and new infill development
- Strong demand drivers from students, faculty, staff, and visiting families
- Eclectic local dining, coffee shops, and neighborhood-scale retail along University Avenue
- Easy access to neighborhood parks and open space, including Drake Park and Greenwood Park
- Regular community events, farmers markets, and neighborhood festivals

### Connectivity & Access

- + Minutes from Downtown Des Moines, Ingersoll Avenue, and the Western Gateway
- + Convenient access to major north-south and east-west corridors
- + Well-served by public transportation, bike routes, and pedestrian-friendly streets
- + Short drive or bike ride to major employment centers, entertainment districts, and cultural venues

## Des Moines Rankings and Demographics

**Top 10 Most Affordable U.S. Metros** - (multiple national publications (2024-2026))

**Top 5 Mid-Sized Metro for Economic Development Projects** - (Site Selection Magazine 2025)

**Top 10 Best Place for Business & Careers** - (Forbes 2024)

**Top 300 Colleges Nationwide** - (Forbes Top Colleges 2026)

**Top 100 Private Universities in the U.S.** - (U.S. News & World Report 2026)

**Top 15 Legal Writing Programs Nationwide** - (U.S. News & World Report 2026)

Demographics	1-Mile	3-Mile	5-Mile
Population	7,983	46,863	94,724
Daytime Population	14,923	154,450	277,771
Median Age	32.4	35.9	36.9
Average Household Income	\$78,324	\$92,241	\$93,117



# Location



## Contact Us

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