

WESTRIDGE SHOPPING CENTER RETAIL FOR LEASE

10201 University Ave | Clive, Iowa



Westridge Shopping Center is an approximately 198,000 square foot Community Shopping Center anchored by Kohl’s Department Store, Burlington, David’s Bridal, Fareway, Half Price Books, Starbucks and FedEx Kinko’s. The center is strategically located in one of the most affluent retail markets in the State of Iowa, at the heart of approximately 2.5 million square feet of strong national, regional and local retailers including Valley West Regional Mall anchored by Von Maur and JCPenney department stores.

Other national retailers located adjacent to Westridge include Whole Foods, Best Buy, Marshalls, Ross Stores, Home Depot, Ulta, Office Depot and Others.

DEMOGRAPHICS		
ESRI 2025	5 mile	10 mile
Population	195,810	442,395
Avg. HH Income	\$128,558	\$115,840

FEATURES

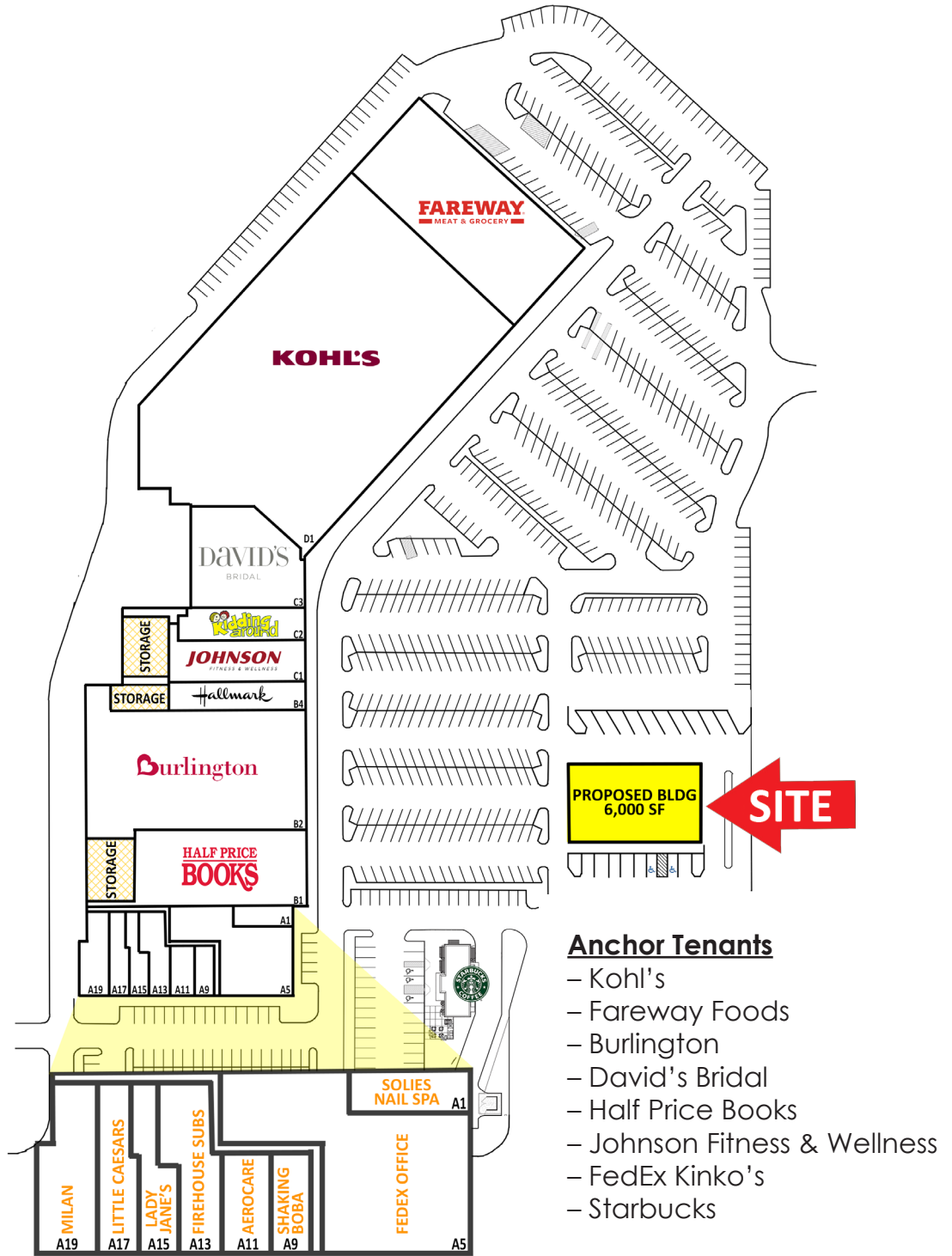
- New 6,000 SF Building
AVAILABLE SOON
- Great Restaurant Location
- 1 or Multiple Tenants
- Market Lease Rate
- Est. 2025 CAMIT: \$4.85/SF
- T.I. Allowance: Negotiable
- Excellent visibility and accessibility

FOR MORE INFORMATION:
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Anchor Tenants

- Kohl's
- Fareway Foods
- Burlington
- David's Bridal
- Half Price Books
- Johnson Fitness & Wellness
- FedEx Kinko's
- Starbucks

BUYERS REALTY INC.

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