

FOR LEASE

Cityville on 9th

520 & 580 SW 9TH STREET, DES MOINES, IOWA

RETAIL



PROPERTY INFO

- + Available Space:
 - Building 520: 889 SF up to 3,881 SF
 - Building 580: 1,110 SF up to 5,757 SF
- + Lease Rates:
 - \$9.75/SF NNN inline, \$10.75/SF NNN endcap
 - \$21.50/SF NNN - Suite 116: Turn-key, endcap restaurant space
 - 2020 Operating Expenses (property taxes, insurance and CAM):
 - Building 520: \$7.71/SF
 - Building 580: \$3.69/SF
 - TI Allowance: \$25.00/SF over gray shell
- + Property Features:
 - Drive-thru bay available on north endcap of Building 4
 - Ample at the door parking
 - Located on highly visible signalized intersection
 - Storefront & monument signage available facing SW 9th Street
 - Traffic Counts: +/- 28,000 VPD on SW 9th
 - Grease Trap
 - Cityville is a 429 bedroom community - cityvilledm.com at the heart of rapidly growing Downtown Des Moines Riverpoint West neighborhood
 - On MTA bus route
 - Professionally managed by Hubbell Realty Company



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Commercial

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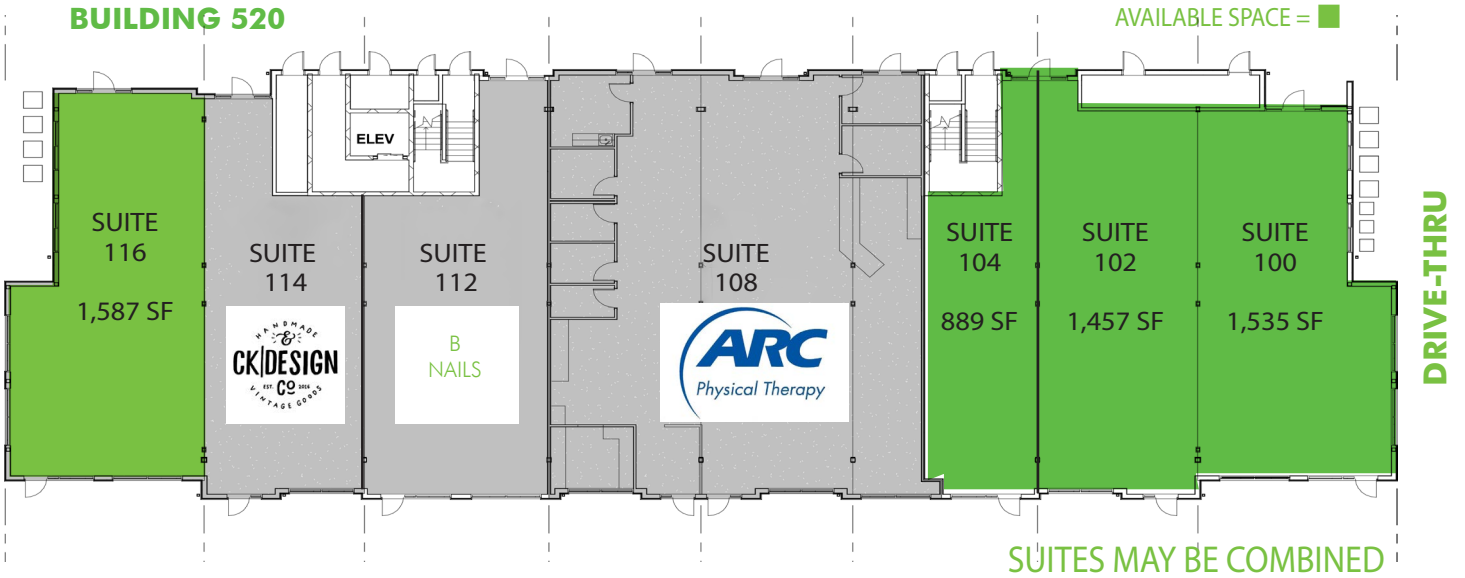
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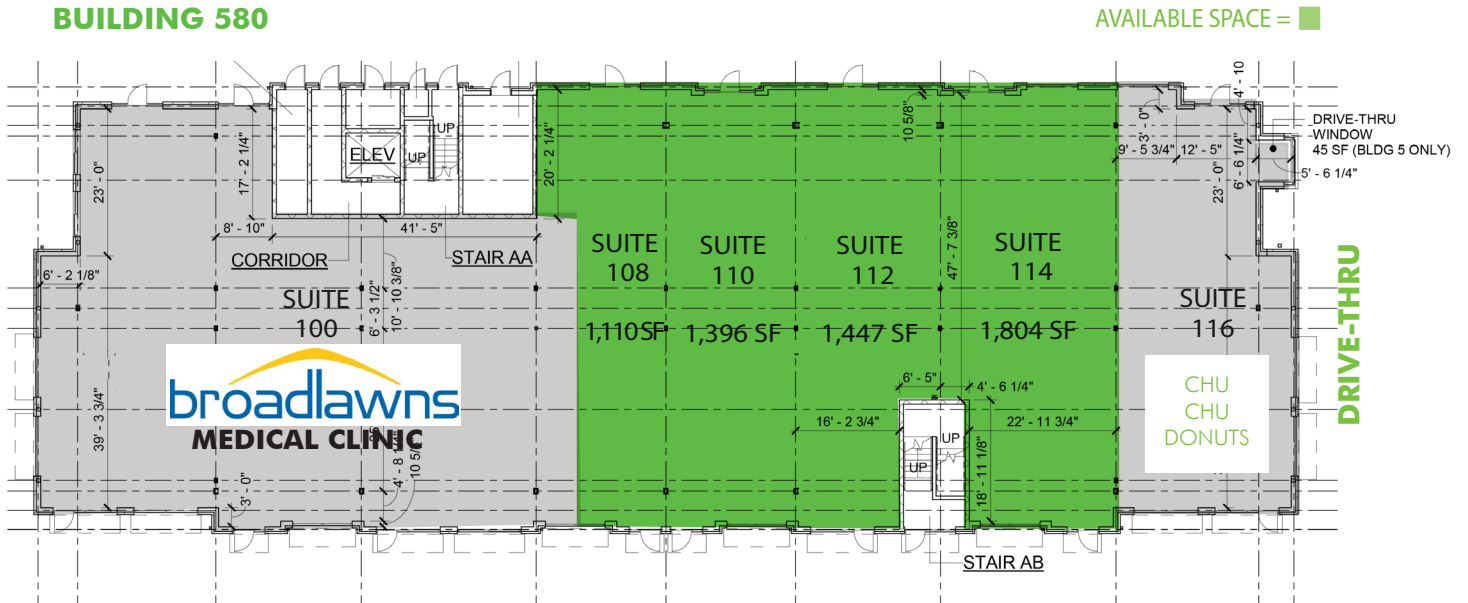


FLOOR PLANS

BUILDING 520



BUILDING 580



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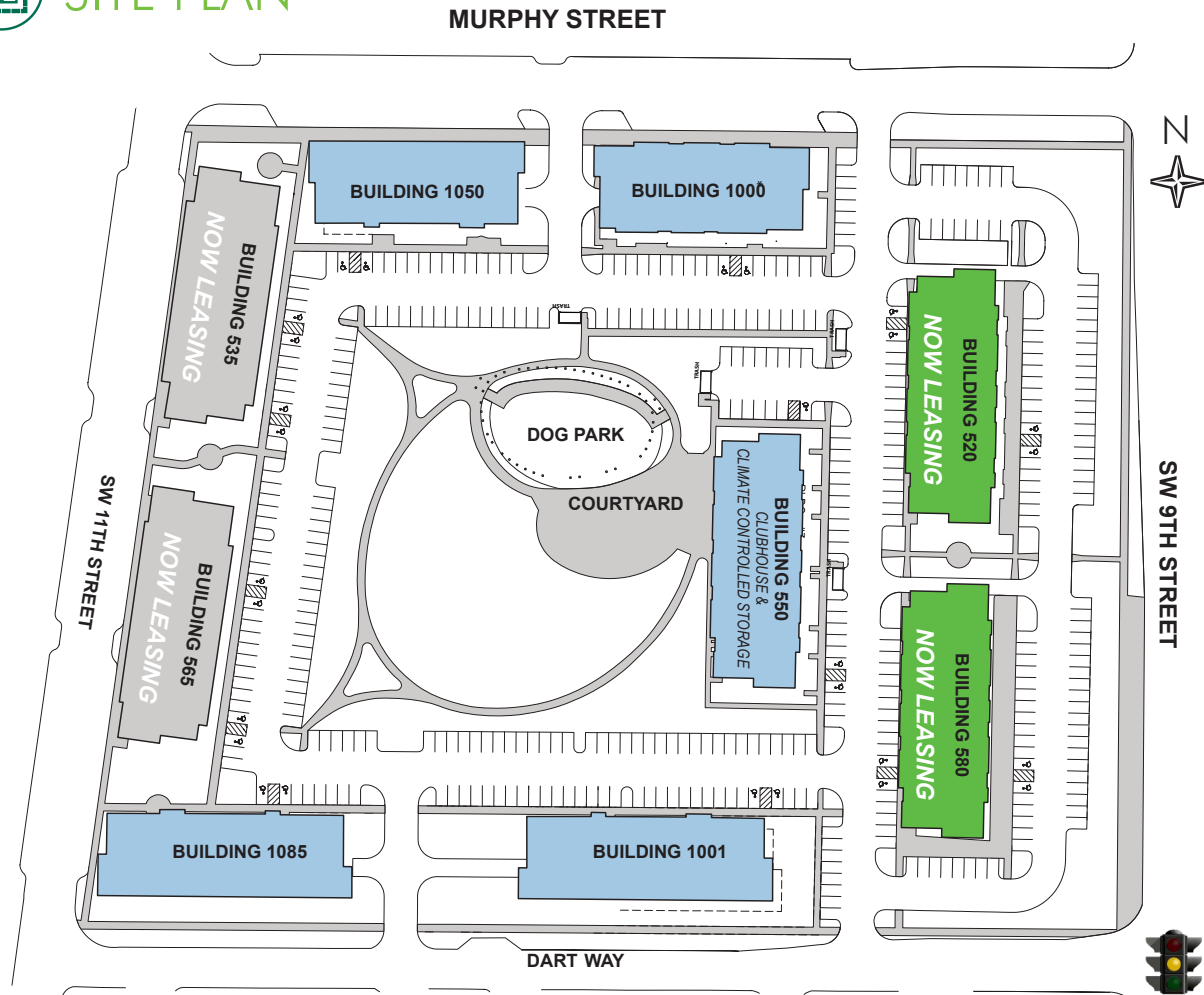
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SITE PLAN



*Covered parking available



2019 Demographics

	1/2-Mile	1-Mile	2-Mile
Population	1,590	9,544	42,373
Daytime Population	2,709	61,604	124,827
Median Household Income	\$37,214	\$42,675	\$44,039
Average Household Income	\$59,926	\$61,105	\$61,533
Median Age	36.4	36.8	34.3

1-Mile Key Facts

61,604

Daytime Population



1,546

Total Businesses



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NEW AREA MULTI-FAMILY



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