

For Lease

CBRE

Clocktower Square

Community Retail Center

2800-2900 University Avenue | West Des Moines, Iowa | www.cbre.com/desmoines



Retail

Property Overview

Join a growing community of regional and national tenants at this grocery and home goods anchored community retail center located on University Avenue. Capitalizing on the dense demographics and high foot traffic of the area, this center offers the perfect platform for retailers, restaurants, and service providers to connect with a consistently loyal customer base. Don't miss this opportunity to elevate your business in one of West Des Moines' most established and sought-after retail destinations.

Property Details

- + Excellent visibility with high-profile signage opportunities
- + Abundant parking - 538 spaces
- + Situated at the intersection of University Ave. & 28th St. with easy access to I-235
- + Frontage to University Avenue, with over 30,000 VPD
- + Close proximity to residential neighborhoods and major employment centers
- + Strong Tenant Mix anchored by Fresh Thyme Grocery Market and TJ Maxx

Available Space

- + Suites ranging from 1,555 to 5,086 SF
 - See pages 3-5 for more details
- + Lease Rates:
 - **Suites 310, 320, 330 & 430** - \$11.50/SF NNN
 - **Suite 410** - Contact broker for lease rate
- + OPEX: \$6.65/SF
- + TI Allowance Available for Qualified Tenants

Property Lease Plan



Demographic Snapshot

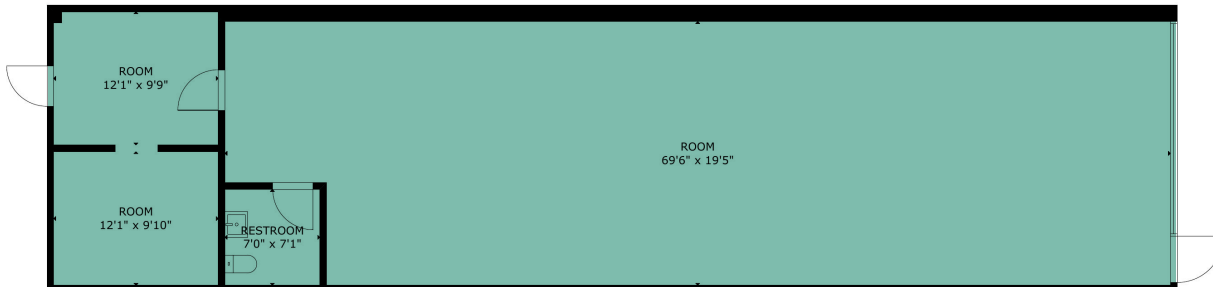
Demographics	0.5 MILE	1 MILE	1.5 MILES
Total Households	872	3,653	9,612
Total Population	1,634	8,801	21,943
Average HH Income	\$102,845	\$113,891	\$111,387

Available Space

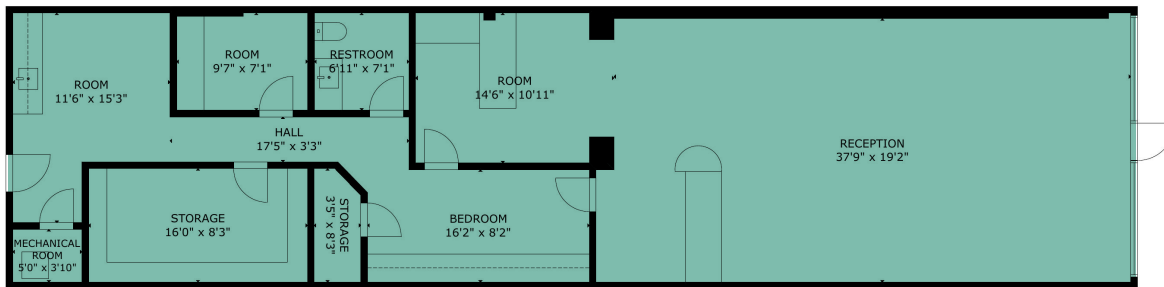


* Suites 310, 320 & 330 can be combined for 5,086 SF

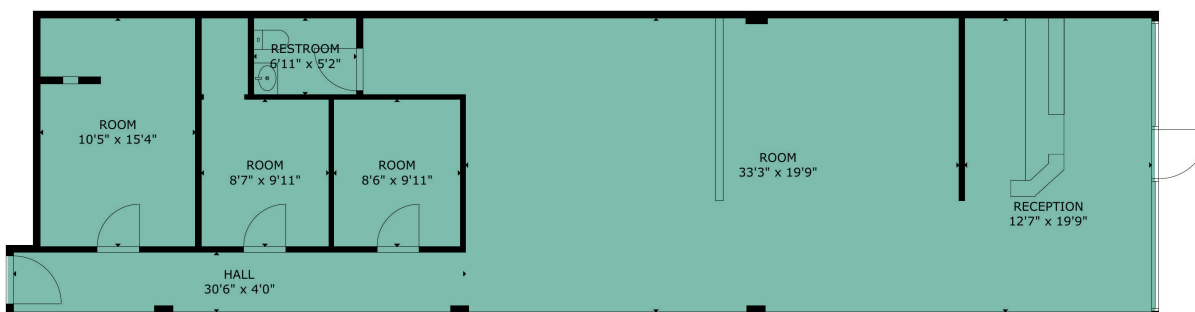
Suite 310: 1,720 SF *
Lease Rate: \$11.50/SF



Suite 320: 1,811 SF *
Lease Rate: \$11.50/SF



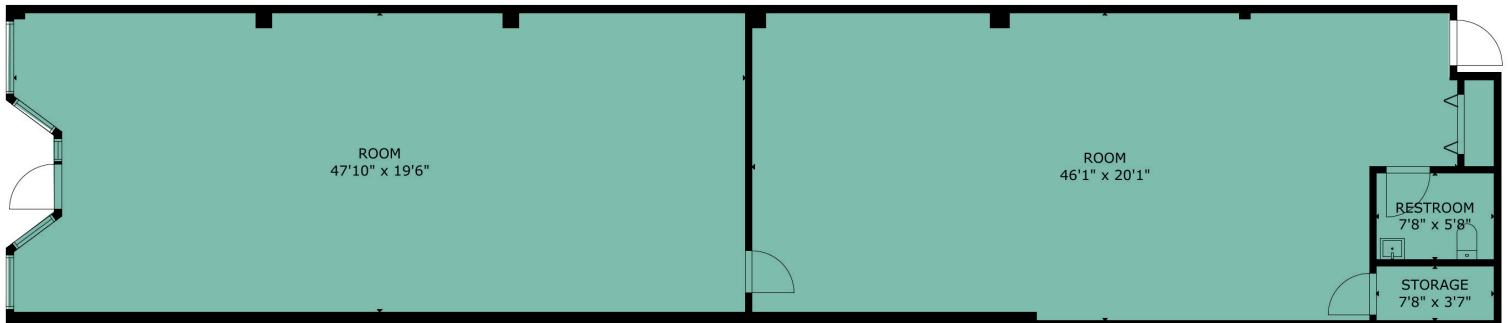
Suite 330: 1,555 SF *
Lease Rate: \$11.50/SF



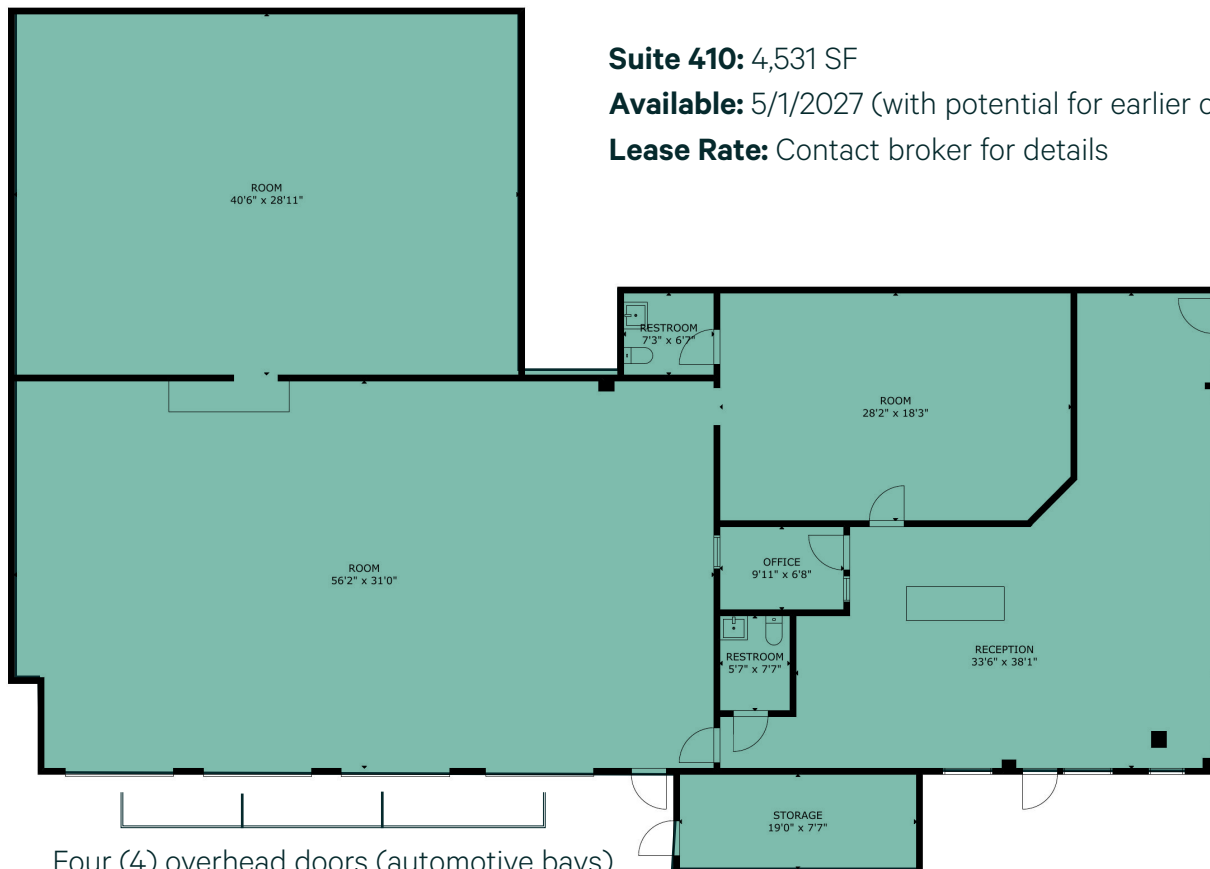
Available Space



Suite 430: 1,692 SF
Lease Rate: \$11.50/SF



Available Space



Suite 410: 4,531 SF
Available: 5/1/2027 (with potential for earlier occupancy)
Lease Rate: Contact broker for details

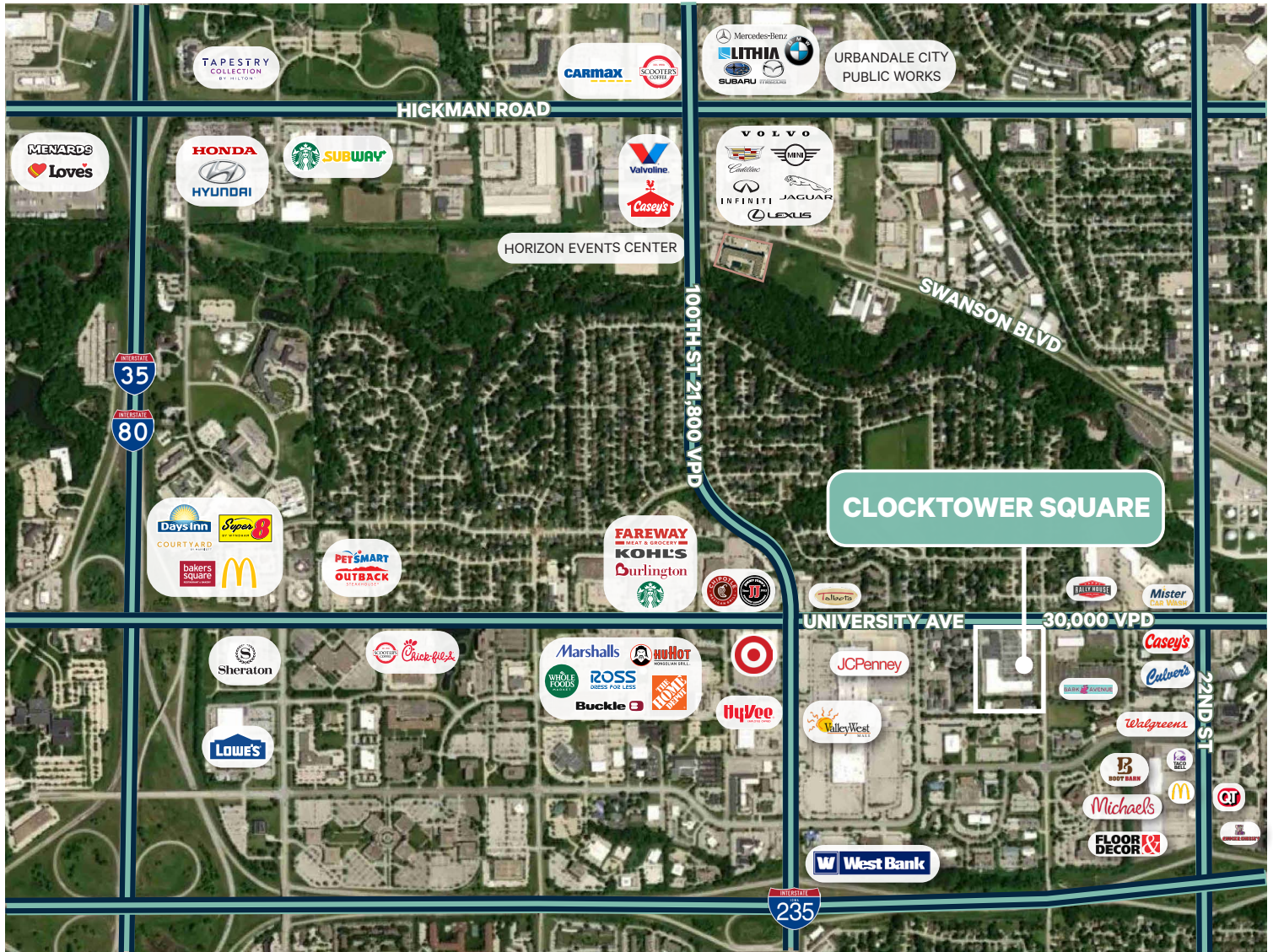
Diverse Tenant Roster:

Local, regional, and national retailers, including:

- + Grocery stores
- + Department stores
- + Restaurants
- + Service providers
- + Home goods and furniture stores



Location



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