

RETAIL INVESTMENT OPPORTUNITY

Size: 7,300 SF

808 3RD AVE SE
CEDAR RAPIDS, IA 52401



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Net Real Estate Taxes:	\$12,974.00
Building Size:	7,300 SF
Lot Size:	0.3 Acres
Price / SF:	\$78.77
Year Built:	1948
Zoning:	Urban Neighborhood General

LOCATION OVERVIEW

Located right off I-380 in the MedQuarter, with two nationally recognized hospitals, a surgical center and more than 100 health care providers, plus dining, shopping, entertainment and many additional conveniences.

PROPERTY OVERVIEW

Own a piece of the MedQuarter in downtown Cedar Rapids with this stabilized investment opportunity. Priced to reflect a 9% cap rate, this property is occupied by Gilded Pear Gallery, a long-term tenant since 2013 who recently extended their lease. The lease is structured as Modified Gross, with the Landlord responsible for capital expenses and building insurance, while the Tenant covers real estate taxes, snow removal, lawn care, HVAC, plumbing, electrical, and all utilities—providing a low-maintenance ownership structure. Recent capital improvements include a new roof installed in 2021 with a 10-year warranty, new HVAC system servicing the mezzanine, and a fresh parking lot overlay completed in 2024. Please contact listing agents for more details.

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

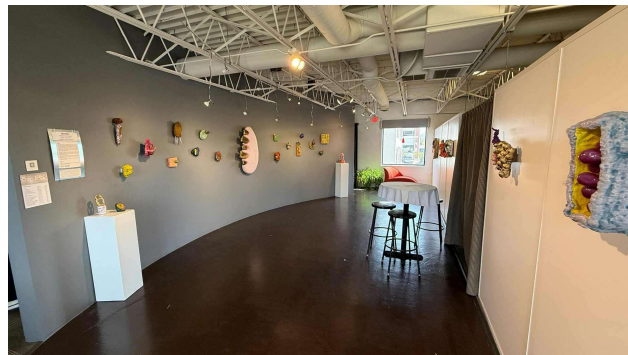
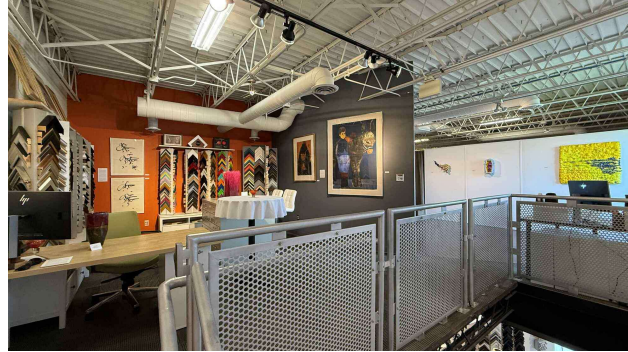
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL MAP



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RETAILER MAP

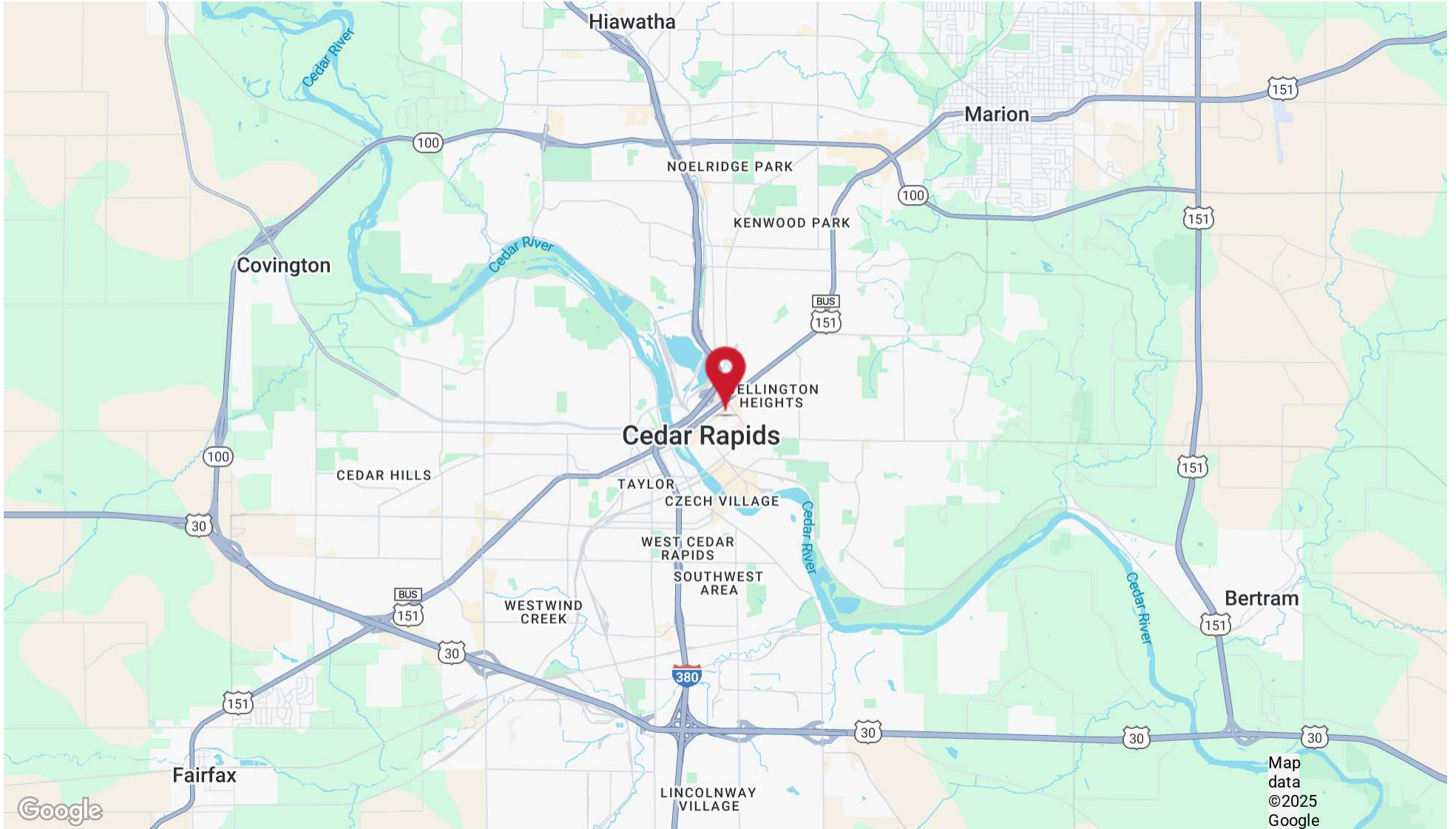


Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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LOCATION MAP



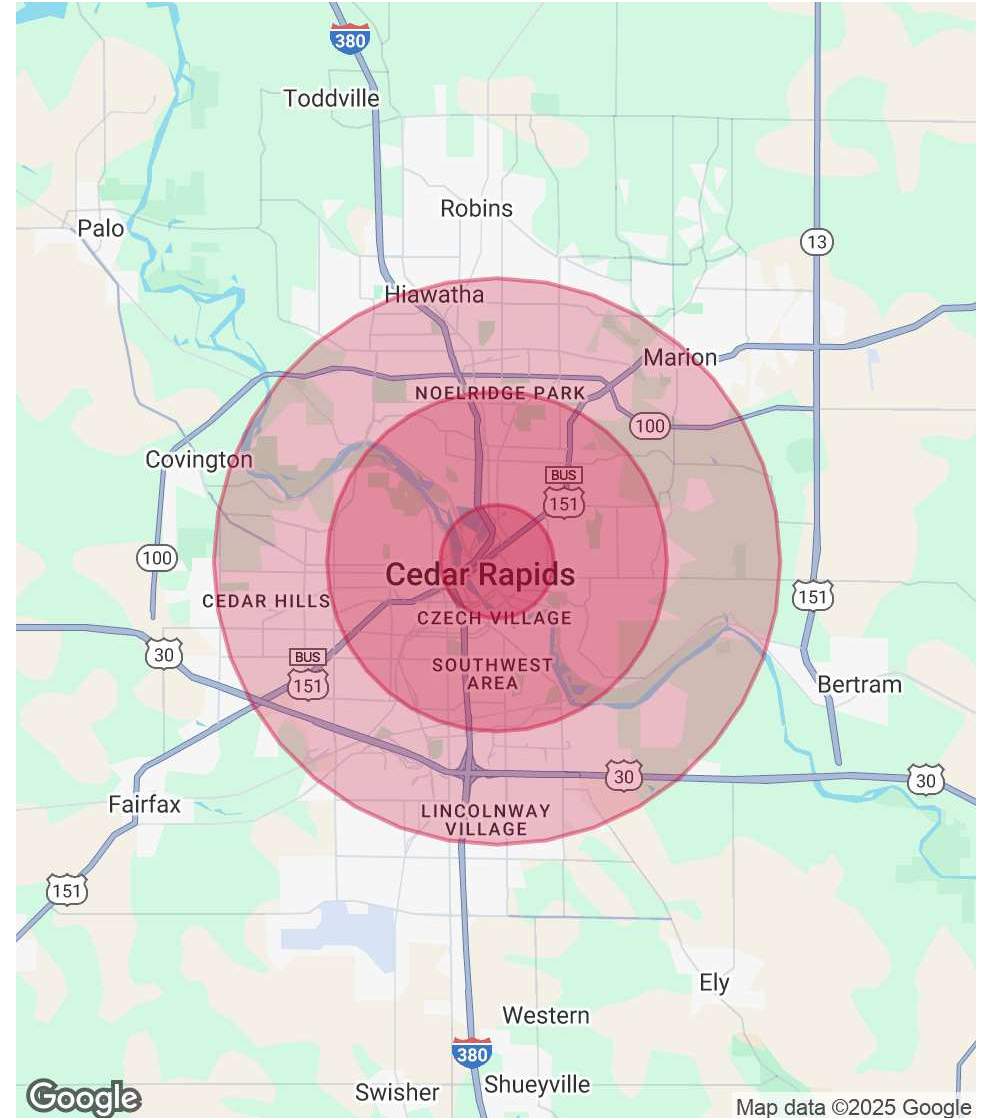
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,460	75,058	140,678
Average Age	36	40	40
Average Age (Male)	36	39	39
Average Age (Female)	37	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,241	32,727	60,376
# of Persons per Household	2.5	2.3	2.3
Average Household Income	\$65,170	\$78,339	\$86,867
Average House Value	\$178,369	\$195,847	\$216,381

Demographics data derived from AlphaMap



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