

ATLAS

Premier Restaurant Opportunity

7001 WESTOWN PARKWAY,
WEST DES MOINES, IA

FOR LEASE



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MARKET HIGHLIGHTS



194,738

DAYTIME
POPULATION
Within 5 miles



\$416.2M

ANNUAL
RESTAURANT
SPENDING
Within 5 miles



\$106,717

AVERAGE
DISPOSABLE
INCOME
Within 5 miles



HIGHEST

RESTAURANT
SPENDING
Among competing
restaurant locations



47,000

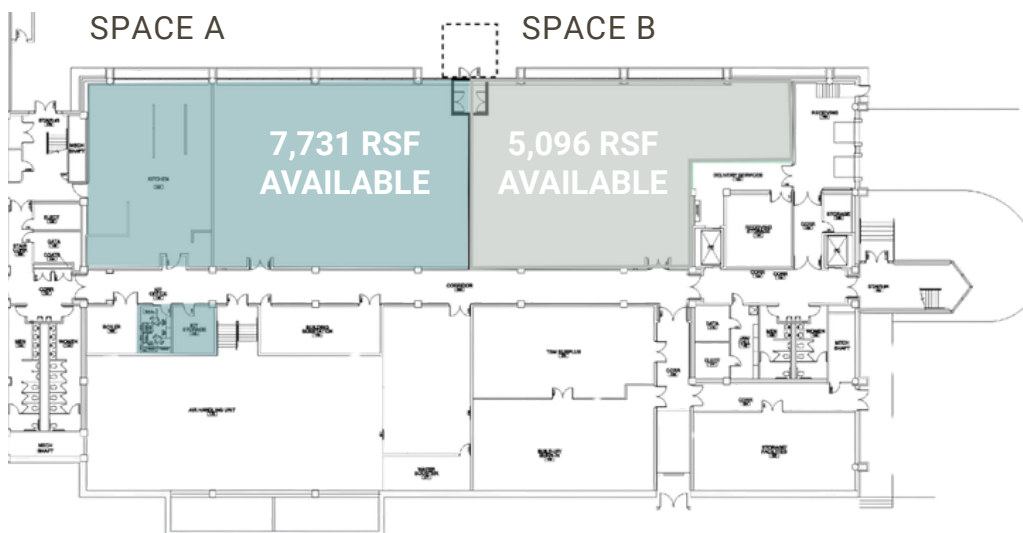
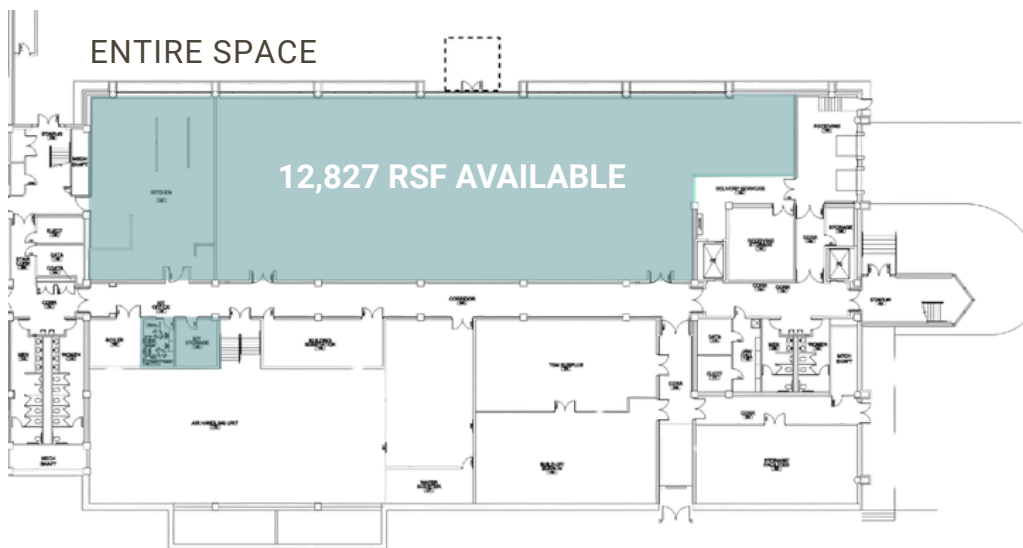
DAILY TRAFFIC
Westtown Parkway and
University Avenue

THE ATLAS BUILDING

*According to 2026 ESRI Reports

Existing Space

FLOOR PLANS



FEATURES



Fully-Equipped Commercial Kitchen



Walk-In Coolers



Dish Equipment



10,000-Gallon Grease Interceptor



Private Retail Frontage & Dedicated Entrance



Building & Monument Signage



Parking: 160 Spaces

LEASING DETAILS



5,096 – 12,827 RSF



TI Allowance Available

PHOTOS

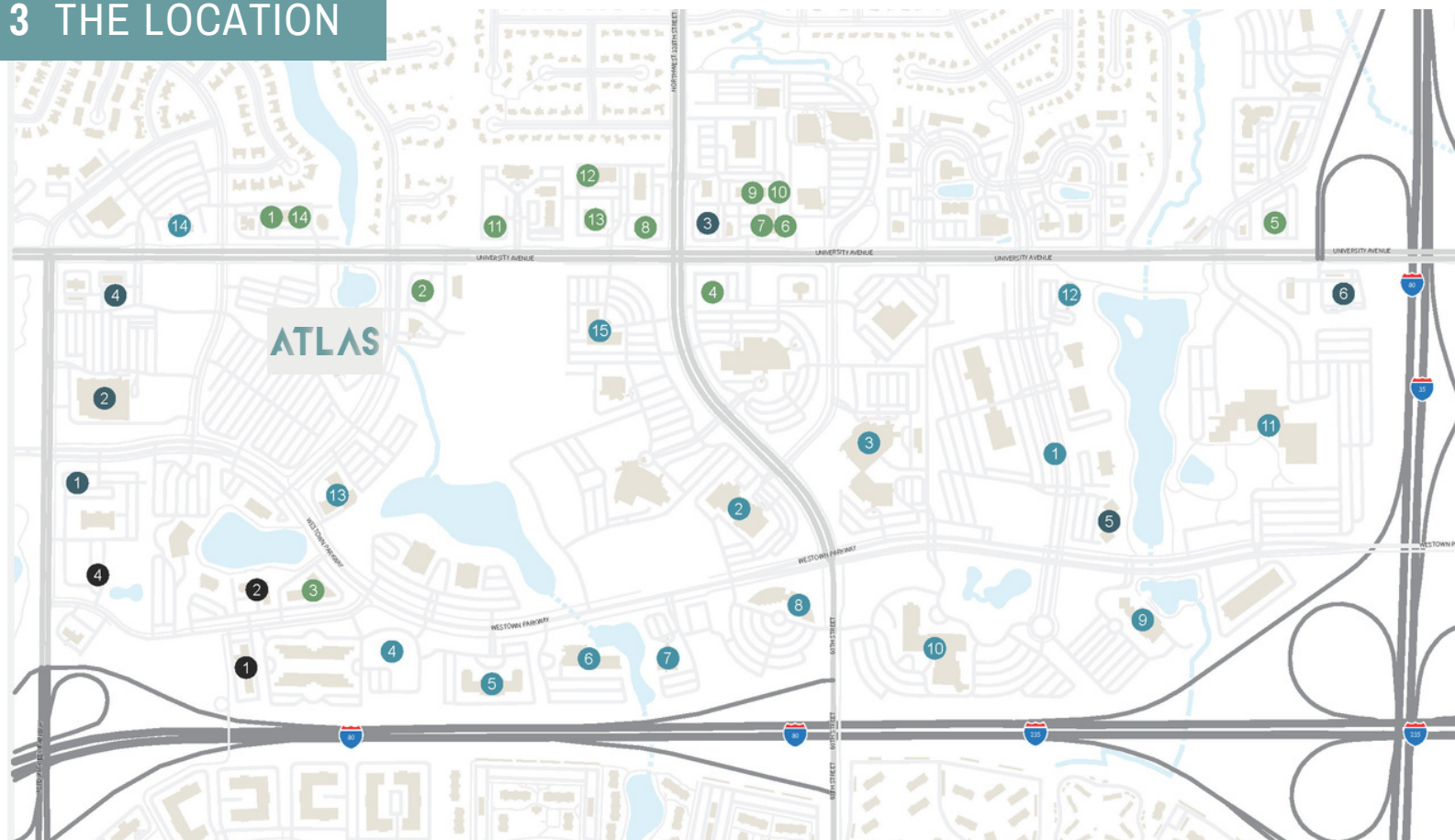


COMMERCIAL KITCHEN



PRIVATE RETAIL ENTRANCE

3 THE LOCATION



CORPORATE NEIGHBORS

- | | |
|--------------------------------|----------------------------------|
| 1 Methodist West Hospital | 9 Homesteaders |
| 2 DMOS | 10 Hy-Vee Corporate |
| 3 MercyOne West Medical Center | 11 Farm Bureau Financial |
| 4 Merchants Bonding | 12 Northwest Bank |
| 5 Strategic America | 13 Farmers Mutual Hail Insurance |
| 6 Truckers Insurance | 14 Heartland Co-Op |
| 7 Wolfe Eye Clinic | 15 Lakeview Medical Park |
| 8 Eagle Life Insurance Co. | |

RESTAURANTS

- | | |
|--------------------|--------------------------|
| 1 5 Borough Bagels | 8 Cooper's Hawk |
| 2 Panera Bread | 9 Midnight Coffee & Café |
| 3 Pickerman's | 10 Franka Pizzeria |
| 4 Biaggi's | 11 Capriotti's |
| 5 Crackers Barrel | 12 Jimmy John's |
| 6 Caribou Coffee | 13 Jersey Mike's |
| 7 Z'Mariks | 14 Club Car |

RETAIL

- | |
|------------------------------|
| 1 Starbucks |
| 2 Hy-Vee Grocery Store |
| 3 Walgreens |
| 4 Hy-Vee Fast and Fresh |
| 5 West Lakes Office Building |
| 6 Kum & Go |

HOTEL

- | |
|------------------------|
| 1 Hampton Inn |
| 2 Staybridge Suites |
| 3 Comfort Inn & Suites |
| 4 WoodSpring Suites |



the ATLAS BUILDING

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Ryan Wiederstein
WB Realty Co.
515-554-4543
ryan@wbrealty.com
www.wbrealty.com

Lucas Hedstrom
JLL
515-564-9269
lucas.hedstrom@jll.com

Justin Lossner, CCIM, SIOR
JLL
515-371-0846
justin.lossner@jll.com