

West University Plaza

7420-7700 University Avenue
Clive, Iowa 50325
www.cbre.com/desmoines

Retail or Flex Space is now available at West University Plaza for the first time in many years. The plaza is located just west of the 73rd Street & University Avenue intersection, providing close proximity to Wal-Mart Supercenter, Sam's Club, ALDI, Hy-Vee, and other retailers in the immediate area.

Building Features

- + Prime location just west of the 73rd Street & University Avenue intersection with excellent visibility and building/monument signage opportunities
- + Flexible space ideal for retail, specialty grocery, or service users
- + Convenient access to I-235 (0.7 miles) and ample onsite parking
- + Adjacent to the Clive Greenbelt Trail and co-tenanted with 515 Brewing Company
- + Strong traffic counts with 20,700 VPD on University Avenue

Available Spaces

- + Suite A - 6,000 SF
- Dock-high loading available
- + Suite B - 600 SF
- + Suite H - 2,100 SF

Lease Rates

- + Suite A - \$12.50/SF Modified Gross
- + Suite B - \$18.50/ SF Modified Gross
- + Suite H - \$16.50/SF Modified Gross



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Retail or Flex Space | For Lease

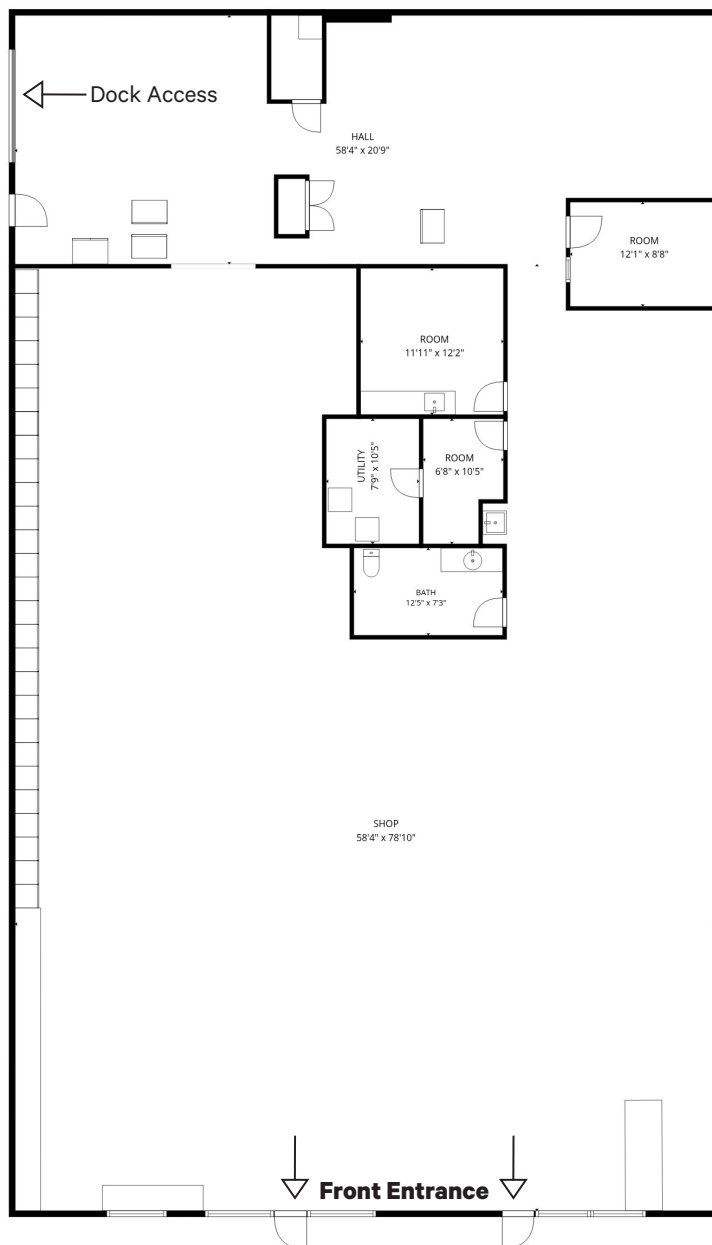
Suite A

Available Space

+ 6,000 SF

Lease Rate

+ \$12.50/SF Modified Gross



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Retail or Flex Space | For Lease

Suite B

Available Space

+ 600 SF (Available November 1, 2026)

Lease Rate

+ \$18.50/SF Modified Gross



Suite H

Available Space

+ 2,100 SF (Available October 1, 2026)

Lease Rate

+ \$16.50/SF Modified Gross



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Site Plan



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Location



Contact Us

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