

FOR LEASE

3,215 SF

PRIME RESTAURANT SPACE

THE
REAL ESTATE
DEPARTMENT



4040 UNIVERSITY AVENUE, DES MOINES, IA 50311

Located in one of Des Moines' most established retail corridors, Uptown Shopping Center presents a rare opportunity to lease prime restaurant space at the intersection of 42nd and University. This second-generation restaurant space includes a commercial hood system, walk-in cooler, bar area, three restrooms, and a private party room, providing an ideal setup for a full-service restaurant or hospitality concept.

Street-facing patio space offers excellent visibility along University Avenue and the opportunity for vibrant outdoor dining. Café lights and a private fenced layout create an inviting atmosphere ideal for summer seating, live acoustic music, and neighborhood gatherings—making it a natural extension of the restaurant experience and a strong draw for customers.

Property Highlights

- ✓ Excellent tenant mix including Hy-Vee, Campbell's Nutrition, Trixie's Aveda Salon, T-Mobile, State Farm, Heartland Animal Hospital, Friedrich's Coffee Adventure
- ✓ University Traffic Count - 15,200 VPD
- ✓ Population within 10 minutes exceeds 123,000

Lease Rate

- ✓ Base Rent \$20 PSF NNN
- ✓ CAMIT + Water:
- ✓ Lease Term: 5 years
- ✓ 3,215 SF Available

Peter Jaques
President

✉ peter@therealstatedept.com
☎ 515.240.7383

Meg Jaques
Vice President

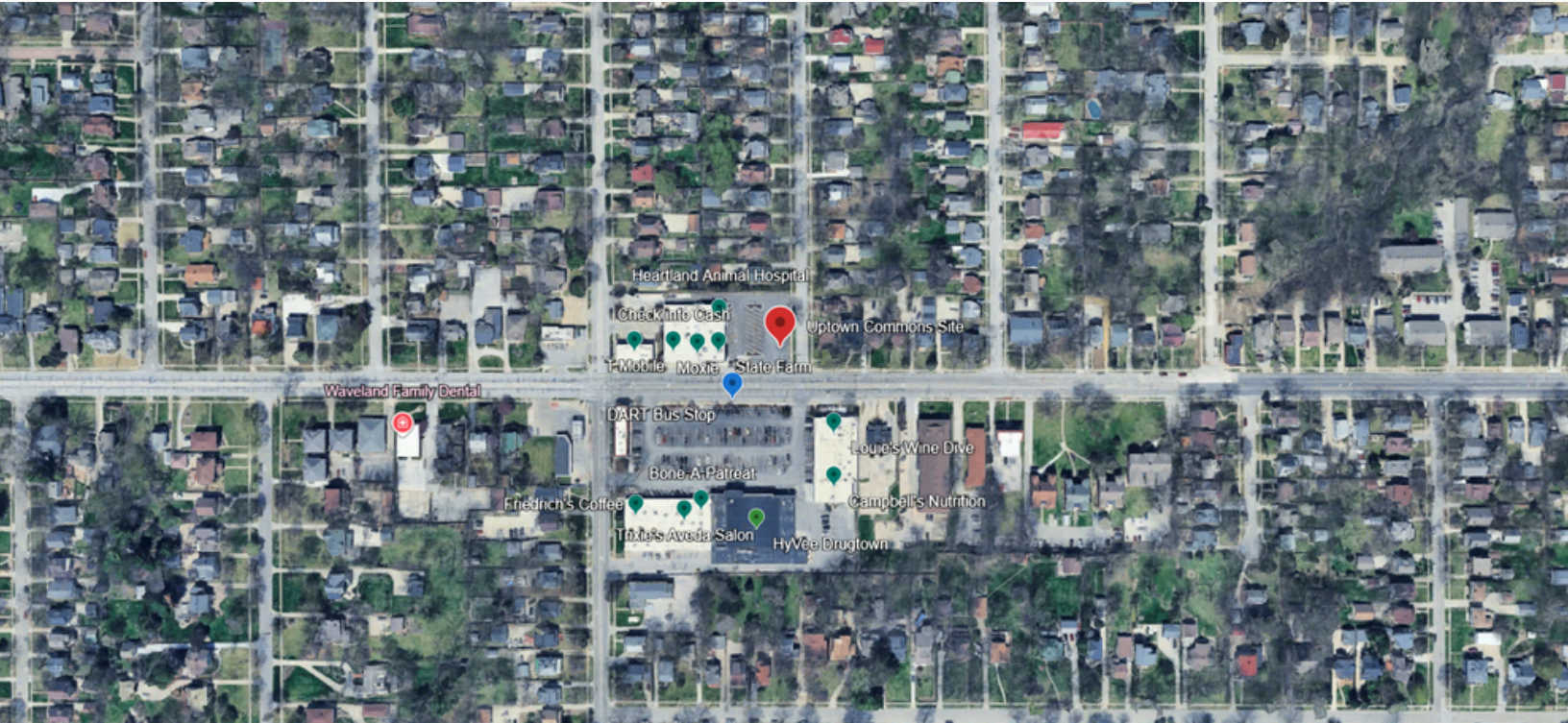
✉ meg@therealstatedept.com
☎ 515.418.1897

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DEMOGRAPHICS

Drive Time	5-min	10-min	15-min
2024 Population	28,081	123,162	302,944
2024 Median Age	36	35	37
Average Household Income	\$100,060	\$93,864	\$104,664
2024 Total Housing Units	13,226	58,237	133,34



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