

WATER TOWER PLACE SHOPPING CENTER RETAIL FOR LEASE

4100 University Avenue | West Des Moines, Iowa



OVERVIEW

Water Tower is an approximately 400,000 square foot power center. It is the #1 regional power center in Iowa.

Water Tower features nine of the most successful destination anchor tenants, including the only Whole Foods in Iowa, the #1 Best Buy in the city, World Market, the #1 Marshalls in Iowa, Five Below, Ross Dress For Less, Ulta, Guitar Center, and the #1 Office Depot store in Central Iowa.

DEMOGRAPHICS

ESRI 2025	5 mile	10 mile
Population	190,773	437,981
Avg. HH Income	\$129,407	\$115,913

FEATURES

- 1,960+/- SF
- Available immediately
- Set up for medical use
- Incredible visibility & presence
- Strongest center in the metro
- Asking Rent: \$30/SF NNN
- Estimated NNN: \$7.09/SF
- Negotiable T.I. Allowance

FOR MORE INFORMATION:

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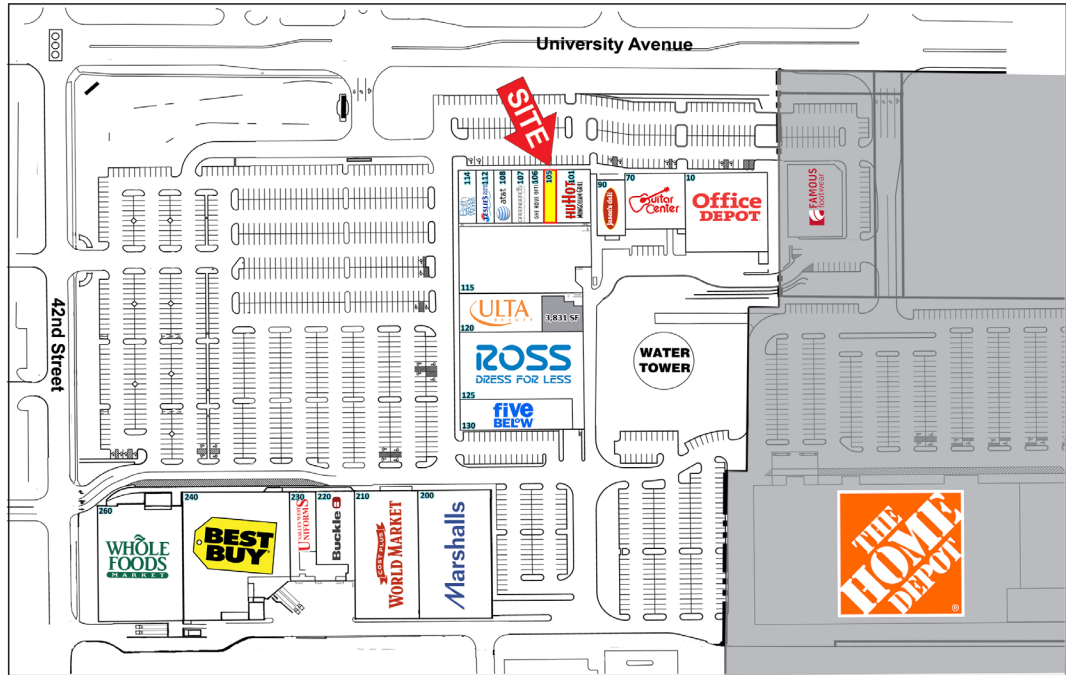
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