



FOR SALE

903 QUARRY RD, CORALVILLE

\$2,900,000

Backpocket Brewery is consolidating its operations, creating a rare opportunity to lease or repurpose nearly 15,000 square feet in the heart of the Iowa River Landing, just off Interstate 80 and 1st Avenue in Coralville. Originally designed as a full-scale brewery, the space is also ideal for entertainment, recreation, experiential retail, or other destination uses. Approximately 2,500 square feet is configured as a restaurant and taproom, complemented by a large outdoor patio adjacent to the Hyatt Regency Coralville Hotel & Conference Center. Convenient public parking is available in the City parking ramp immediately to the east. An additional 0.35-acre parcel directly north of the building may be available for expansion, surface parking, or outdoor amenities. The property also features a rear dock-high loading door. The Iowa River Landing is one of Eastern Iowa's premier mixed-use destinations, anchored by Xstream Arena, University of Iowa Health Care clinical facilities, major hotels, offices, and national retailers including Von Maur, Lululemon, J. Jill, Ethan Allen, Active Endeavors, and Trader Joe's. Approximately 500–600 apartments and condominiums are within walking distance, providing a strong built-in customer base.

Information deemed reliable, but not guaranteed.

Price:

\$2,900,000

Zoning:

CPUD2

Total SQFT:

14,835 SqFt

Total Acres:

0.35 Acres

Gross Taxes:

\$99,827.30

Traffic Count:

Visible by 1,625 cars per day on East 9th St

Directions:

From 1st Ave, east on E 9th Ave, at the base of the second roundabout. Parking on the street or a public ramp next door to the east.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

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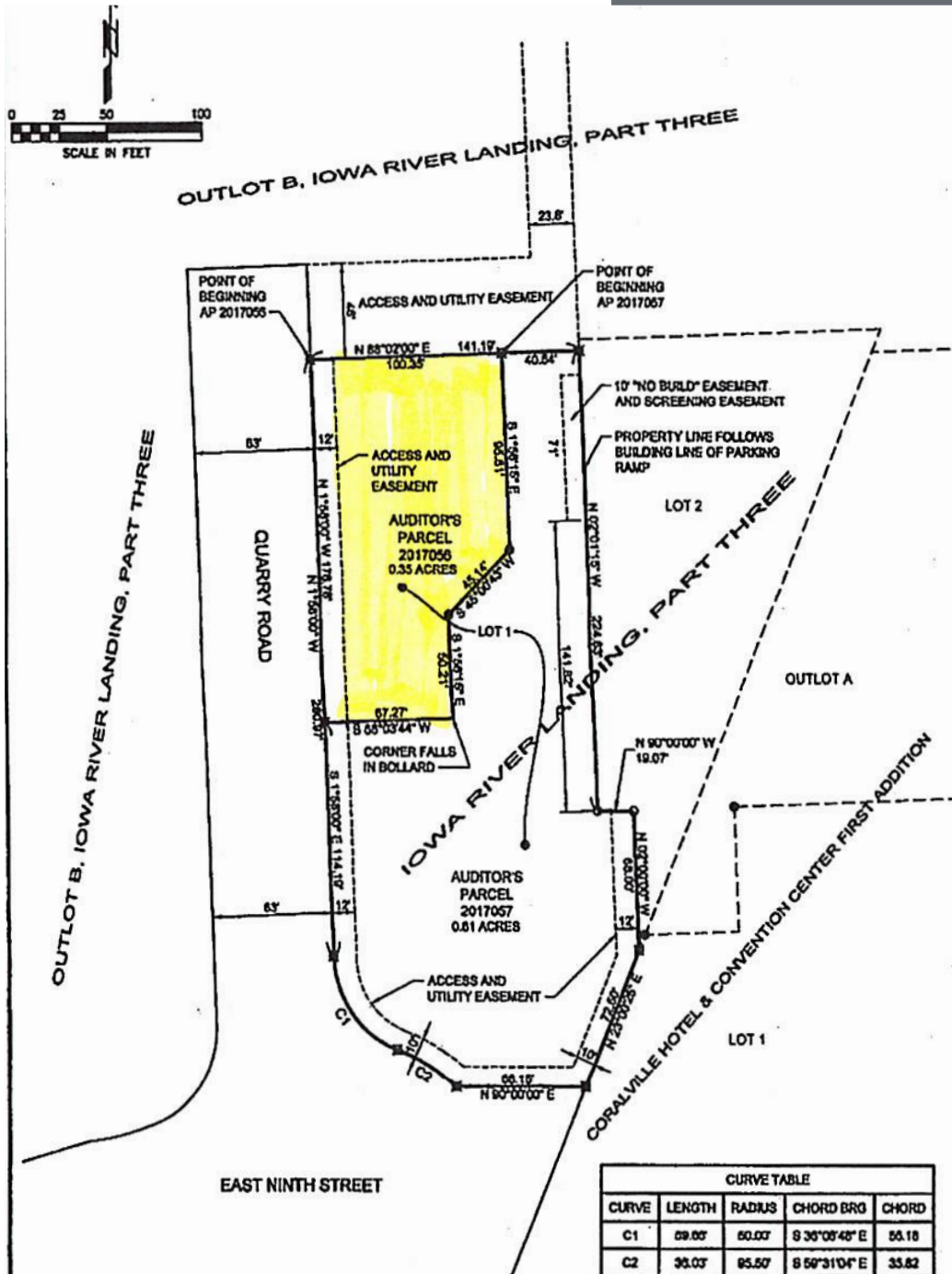
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OWNERSHIP HOLDS THE TRANSFERABLE RIGHT TO PURCHASE AN ADDITIONAL 0.35-ACRE PARCEL DIRECTLY NORTH OF THE BUILDING. IDEAL FOR FUTURE EXPANSION, OUTDOOR SEATING, OR ADDED PARKING.

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Populations and People
Total Population
22,318
P1 | 2020 Decennial Census



Education
Bachelor's Degree or Higher
57.3%
S1501 | 2023 American Community Survey 5-Year Estimates



Housing
Total Housing Units
10,408
H1 | 2020 Decennial Census



Families and Living Arrangements
Total Households
9,777
DP02 | 2023 American Community Survey 5-Year Estimates



Income and Poverty
Median Household Income
\$66,508
S1901 | 2023 American Community Survey 5-Year Estimates



Employment
Employment Rate
68.2%
DP03 | 2023 American Community Survey 5-Year Estimates

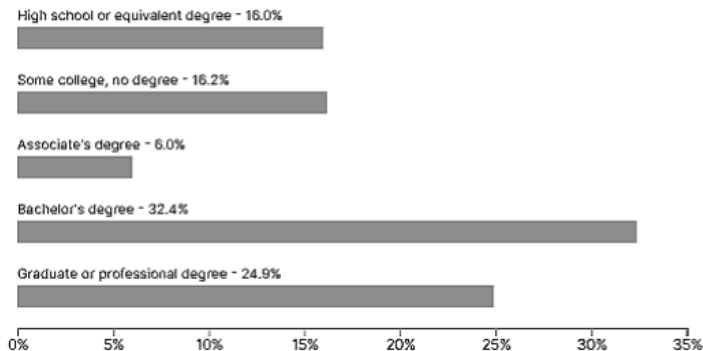


Health
Without Health Care Coverage
4.7%
S2701 | 2023 American Community Survey 5-Year Estimates

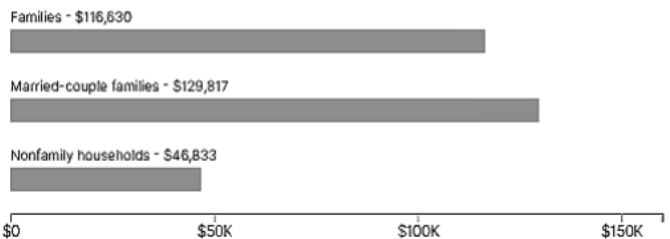


Race and Ethnicity
Hispanic or Latino (of any race)
1,555
P8 | 2020 Decennial Census

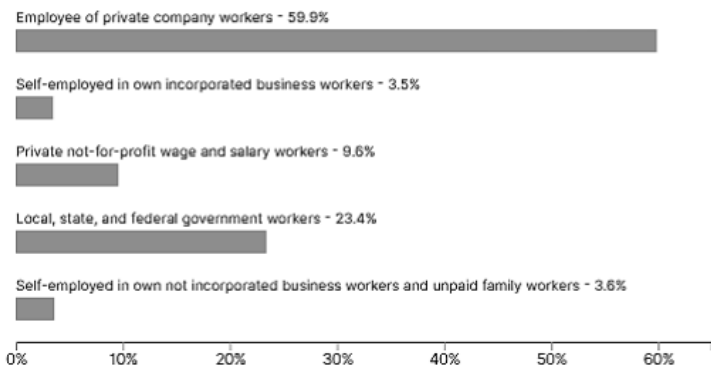
Education Attainment (Population 25 Years and Older) in Coralville city, Iowa



Median Income by Types of Families in Coralville city, Iowa

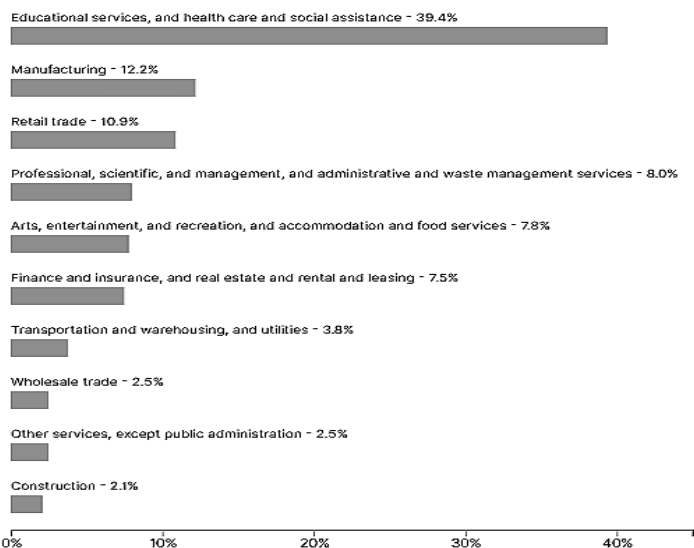


Class of Worker in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Over in Coralville city, Iowa



United States®
Census
Bureau

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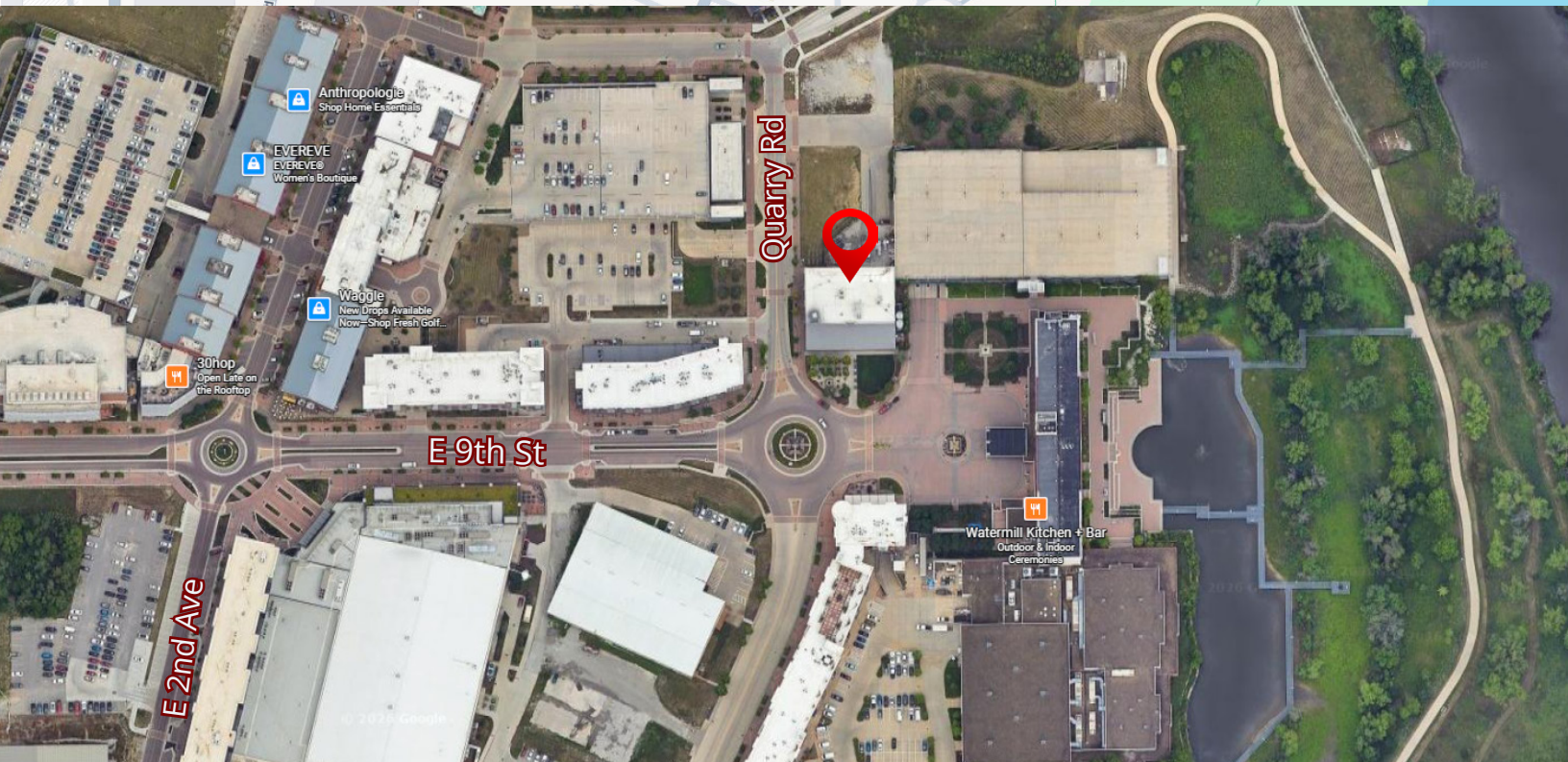
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