

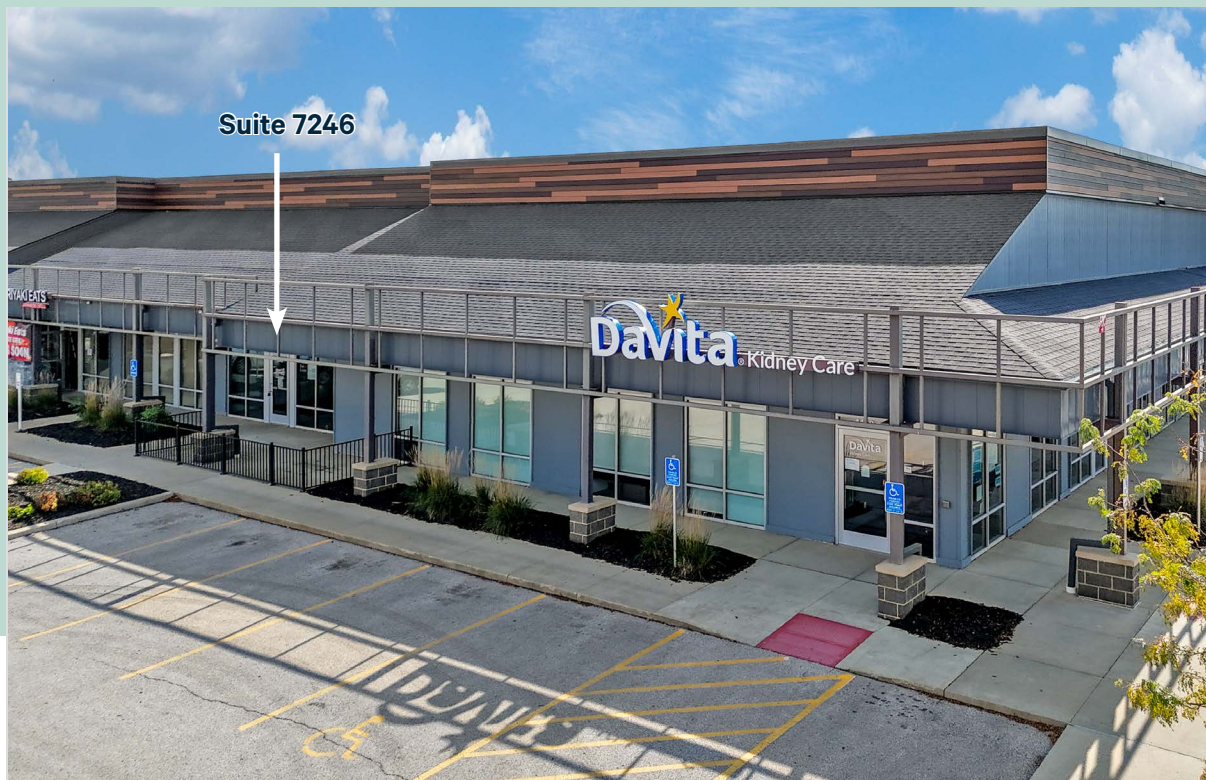
For Lease

CBRE

# Apple Valley

## Retail Center

7200 University Avenue | Windsor Heights, Iowa | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



## Property Overview

Community shopping center located in the heart of Windsor Heights. Located on the high traffic corner of 73rd Street and University Avenue, this property features both street accessibility in all directions and also internal connections to Sam's Club and Wal-Mart Supercenter. The property is ideally located just 0.5 miles north of Interstate 235, providing quick access to both Downtown Des Moines and the western suburbs.

### Available Space

- + Suite 7246 - 1,205 SF

### Lease Rate

- + \$24.00/SF NNN
- + CAMIT - \$7.00/SF

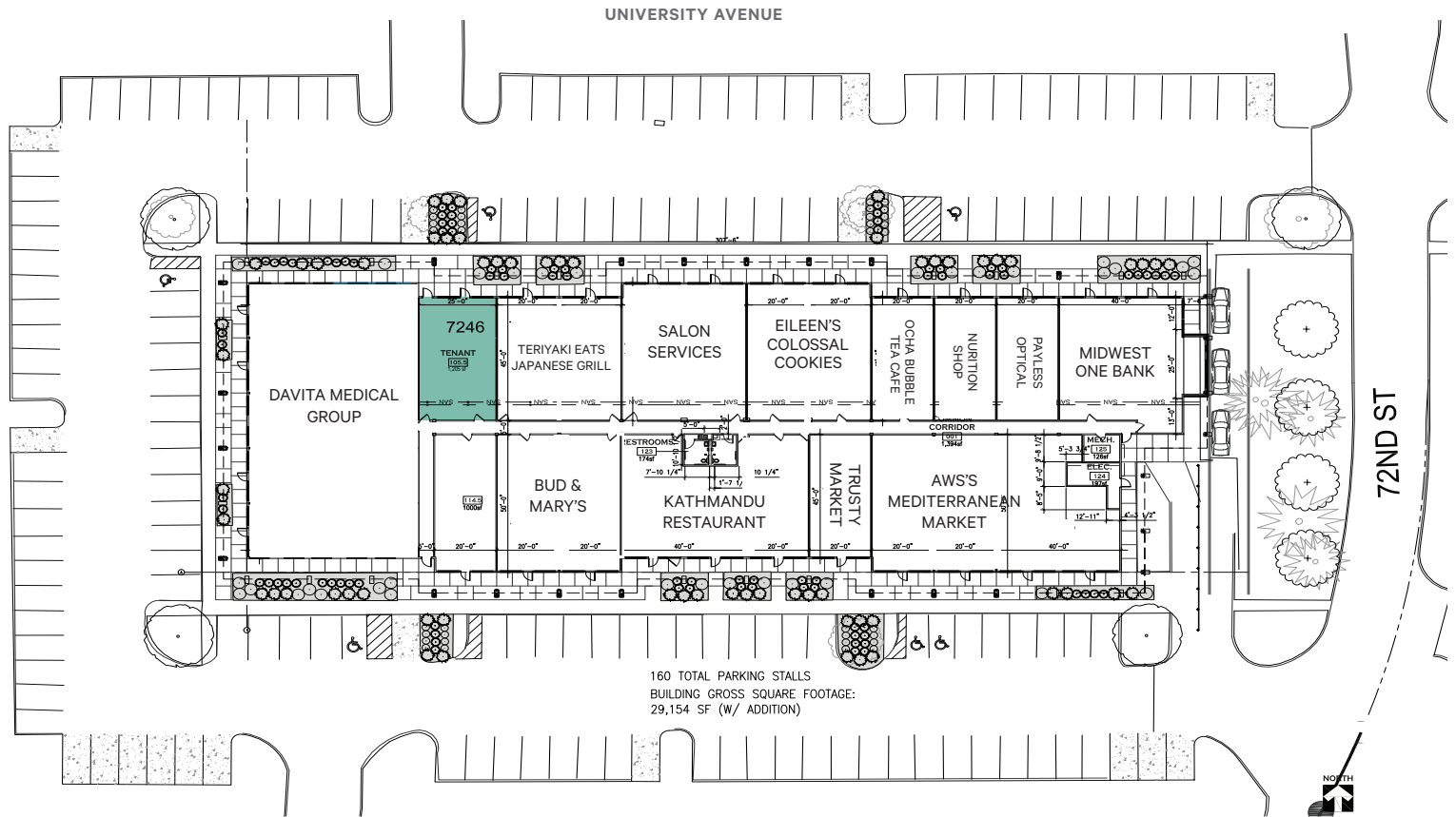
### Building Features

- + Located in high traffic retail corridor in Windsor Heights
- + Adjacent retailers include Sam's Club, Wal-Mart, Hy-Vee and Aldi
- + Bike trail accessible
- + Co-tenants include Davita Medical Group, Eileen's Cookies, MidWest One Bank, and Salon Services

### Traffic Counts

- + 73rd Street: 19,216 vehicles per day
- + University Avenue: 18,820 vehicles per day

# Site Plan



# Demographics

| 2024 Demographics | 1 - Mile  | 3 - Mile  | 5 - Mile  |
|-------------------|-----------|-----------|-----------|
| Population        | 11,286    | 96,063    | 203,750   |
| Median HH Income  | \$71,825  | \$80,331  | \$80,027  |
| Average HH Income | \$101,204 | \$110,368 | \$115,111 |
| Median Age        | 39.00     | 39.30     | 37.90     |

# Location



## Contact Us

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