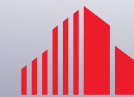


PRIME RETAIL, OFFICE & MEDICAL FOR LEASE
1,762- 9,720 SF | \$28-\$32 PSF NNN

1845 90TH STREET

WEST DES MOINES, IA 50266



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

1845 90TH ST

West Des Moines, IA



PROPERTY HIGHLIGHTS

1845 90th Street is a proposed Class A commercial development ideal for retail, office, and medical users. Located in a prime, high-visibility corridor, the site offers excellent access, strong surrounding demographics, and proximity to established and growing commercial uses—making it a premier opportunity for modern businesses.



**SCAN OR CLICK TO VIEW
PROPERTY VIDEO**

PROPERTY FEATURES

Building Size:	9,720 SF
Space Available:	1,762 - 9,720 SF
Max Contiguous Space:	7,958 SF
Demisable To:	1,750 SF
Proposed Use:	Mixed-Use (Retail, Office, & Medical)
Zoning:	Commercial
Site Area:	1.07 AC
Year Built:	2026
Floors:	2

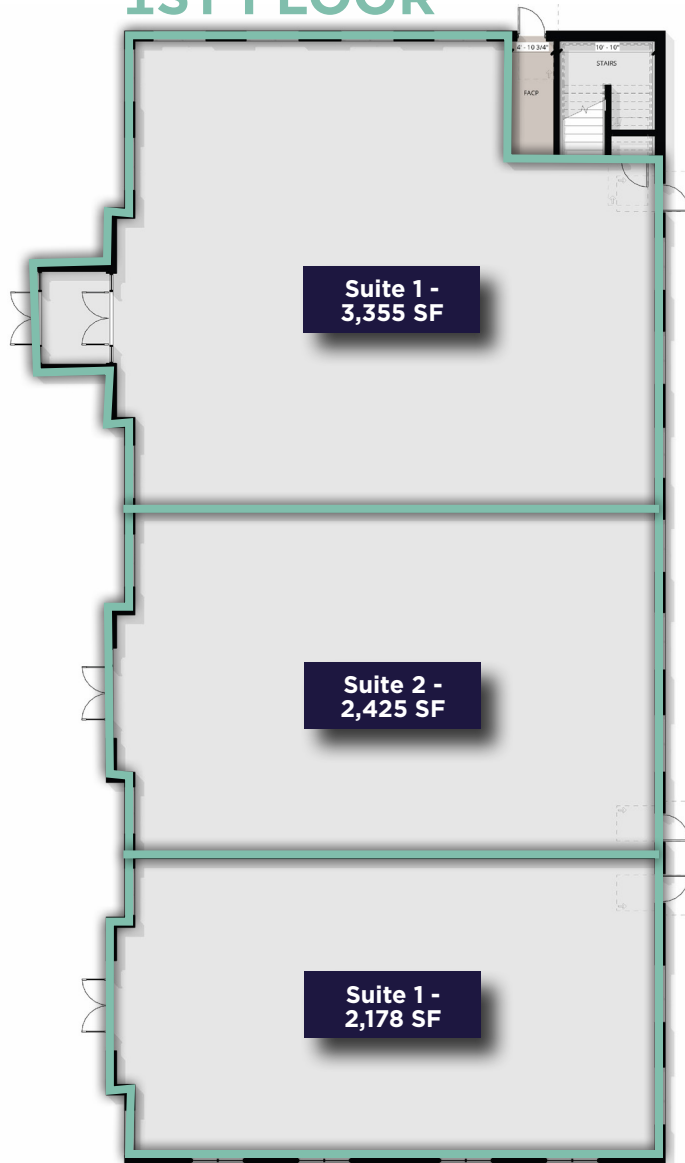
AVAILABILITY

Suite 1	5,197 SF	\$28-32 PSF NNN
Suite 2	2,425 SF	\$28-32 PSF NNN
Suite 3	2,178 SF	\$28-32 PSF NNN

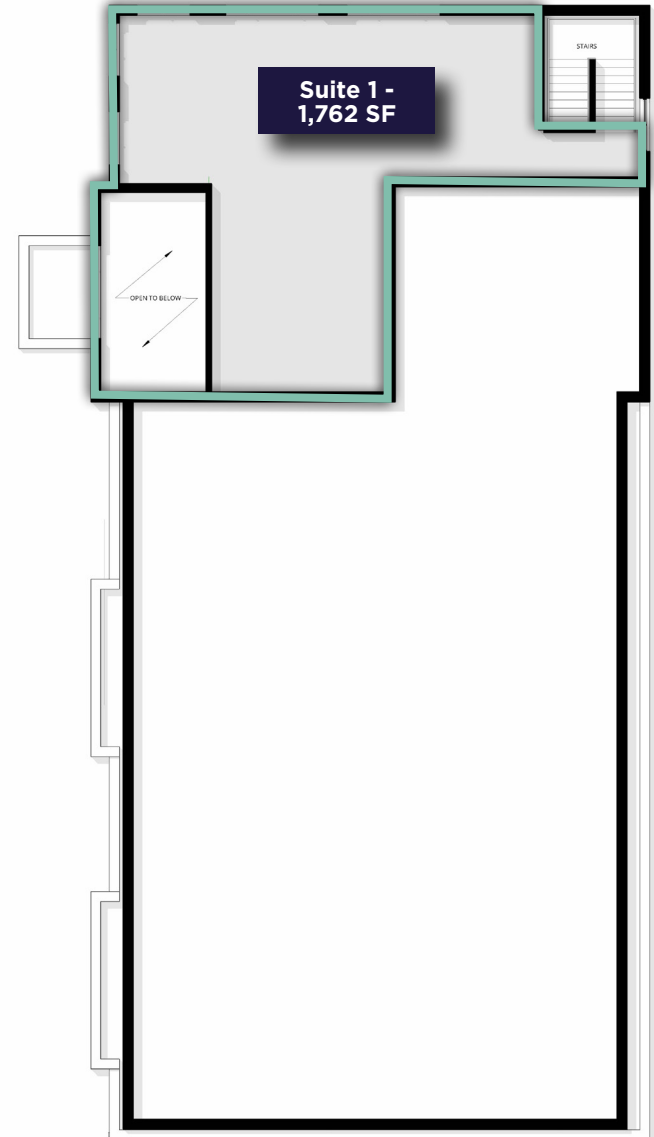
1845 90TH ST
West Des Moines, IA

**SUITE
PLAN**

1ST FLOOR



2ND FLOOR



1845 90TH ST West Des Moines, IA

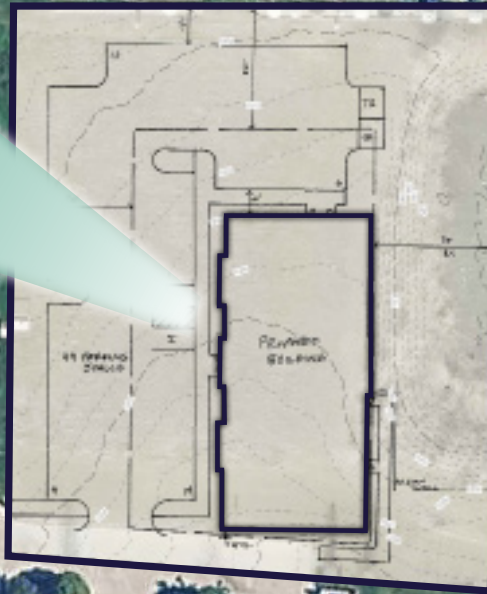


Los Alegres

DUNKIN'

Senon
VICI

CROWN
CLEANERS



prairie natural

 **aventura**
55+ COMMUNITIES

M
THE MONROE

1845 90TH ST West Des Moines, IA



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
9,804	75,663	134,843



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
6,859	82,394	156,899



AVG HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$125,472	\$113,835	\$110,740



**CUSHMAN &
WAKEFIELD**

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