

115 7TH STREET

DES MOINES, IOWA

SITE

.45 ACRES

CBRE





PROPERTY SUMMARY

Land .45 Acres

Building SF 1,291

Sale Price \$700,000

Zoning DX1 is intended for the highest intensity of activity in the downtown, where mixed-use buildings include offices, ground-floor storefronts with shopping, services, and restaurants, and residential lodging.

Location Centrally located with good access on the fringe of Des Moines' central business district. It is on a corner lot with mostly unobstructed views.

DEMOGRAPHIC COMPREHENSIVE	1-MILE	3-MILES	5-MILES
POPULATION			
2024 Population - Current Year Estimate	13,024	102,258	212,984
HOUSEHOLD INCOME			
Average Household Income	\$83,483	\$82,441	\$87,173
2024 Per Capita Income	\$51,992	\$35,360	\$36,598
HOUSEHOLDS			
2024 Households - Current Year Estimate	8,146	43,570	89,162

LOCATION



SITE

4,939 VPD

5,313 VPD

801 Grand

WESTERN GATEWAY

Pappajohn Sculpture Park

Principal Park

emc
INSURANCE
1,300 EMPLOYEES

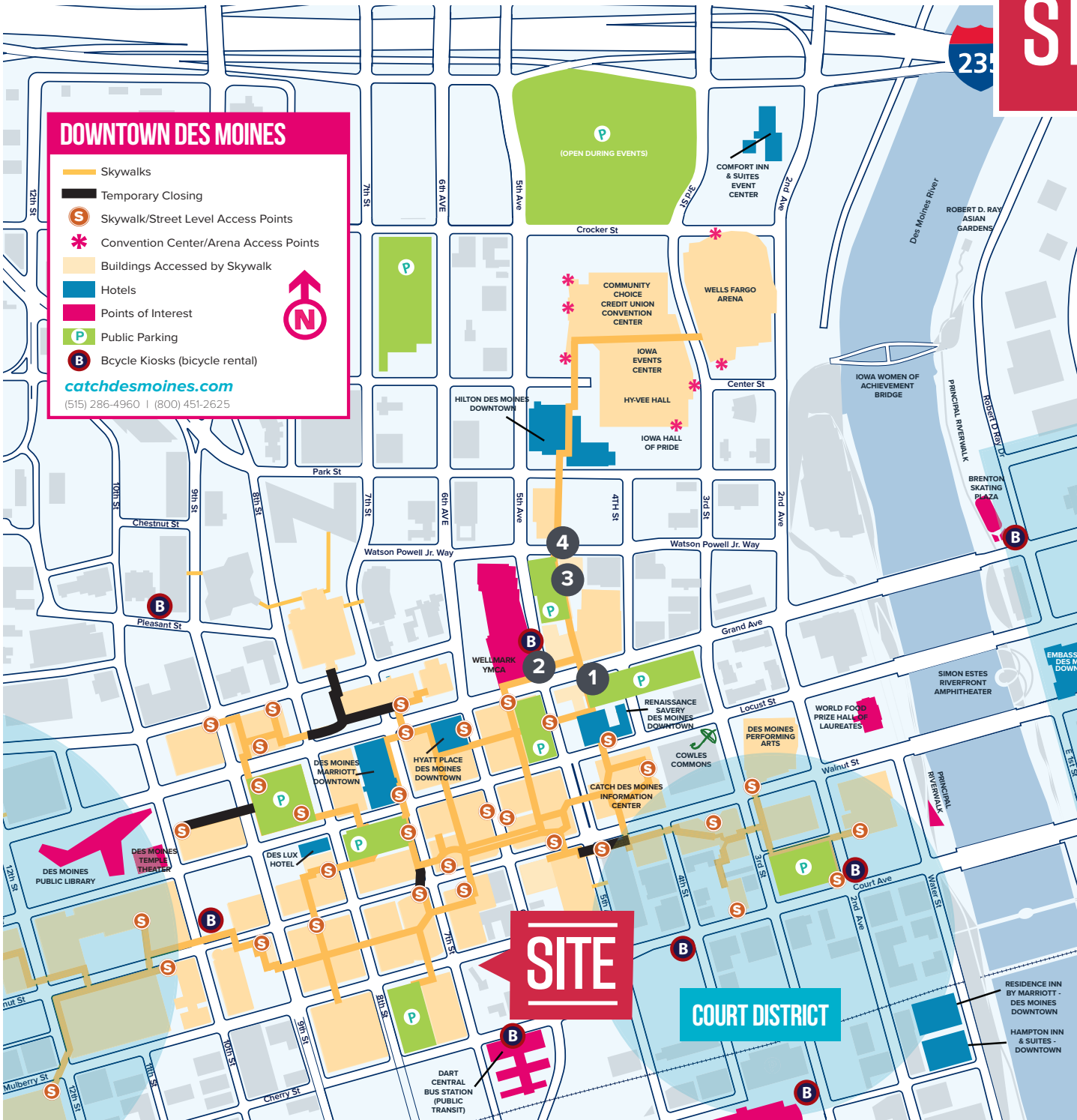
Financial Center
Office to Residential
Conversion
198 Units

Surety Hotel
137 Rooms

**Polk County Iowa
Clerk of Court**

Parking Ramp
1,625 Stalls

SKYWALK MAP



1. Areas of our skywalk system are temporarily closed due to maintenance. Please refer to the map to avoid closures.
2. If you are headed to the Convention Center or Arena, exit points 1-4 will get you there.
3. Lean on locals. If you have questions, stop someone passing by!
4. Exit Points 1, 2 and 3 are ADA accessible

**CATCH
DES MOINES**

ZONING

USES ALLOWED

Downtown Storefront

Civic Building

Principal-Use Parking Structure

Downtown General

Retail Sales/Services

Entertainment, Restaurant, Recreation

Short-Term Lodging (Hotels)

Small Production Facility

Child Day Care

Major Event Entertainment

Place of Assembly & Worship

College or University

Hospital

Library or Cultural Exhibit

Assembly & Entertainment

Commercial Services

Data Center (Minor)

Day Care

USES NOT ALLOWED

Adult Entertainment Business

Liquor & Tobacco

Fuel Station, Vehicle Sales/Rentals

Government Administration

Public Recreation Areas

Animal Service: Boarding & Stable

Data Center (Major)

Bail Bonds, Delayed Deposit, and Pawnbroker

Funeral or Mortuary Service

Fabrication & Production, Industrial Service

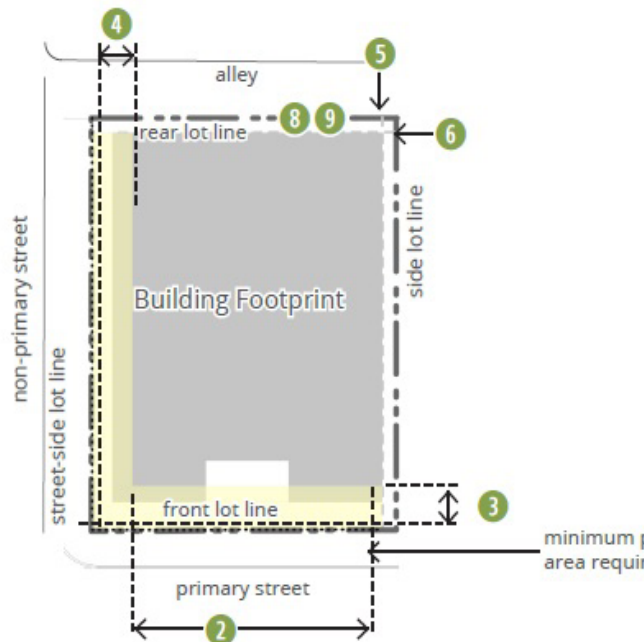
DEVELOPMENT STANDARDS

DOWNTOWN STOREFRONT

Description and Intent

The Downtown Storefront building type is a mid-rise or high-rise building within the downtown (DX) districts. The Downtown Storefront is built close to the front lot line to create continuous building wall along sidewalks throughout the downtown.

Like the storefront building type, the key facade elements are the high level of storefront glass on the ground floor front facade and the regularly spaced building entrances. Parking is typically structured or provided off-site for the Downtown Storefront building.



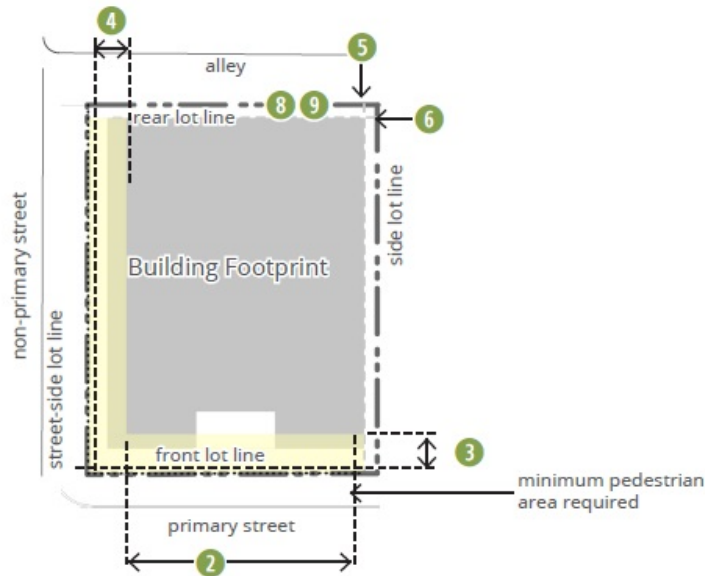
		DX1	REFERENCES
A. BUILDING SITING REFER TO FIGURE 135-2.3-B			
1	Multiple Principal Buildings	Permitted	
2	Minimum Primary Frontage Coverage	95%	Courtyards permitted per Note 2. See 135-3.2 for measurement information. See Note 4 for river frontage requirements.
3	Primary Frontage Build-to Zone (ft)	0-5	Minimum pedestrian area is required per Note 3. See 135-3.3 for measurement information. See Note 4 for river frontage requirements.
4	Non-Primary Frontage Build-to Zone (ft)	0-15	
5	Minimum Interior Side Setback (ft)	0	
6	Minimum Rear Setback (ft)	0	
7	Maximum Impervious Area Additional Semi-Pervious Area	90% 10%	See 135-3.6 for measurement information.
8	Surface Parking; Garage/ Loading Entrance Location	Prohibited; Any non-primary street or rear facade	See 135-4.3.8 for additional garage door requirements.
9	Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street allowed.	See 135-6.12 for additional driveway regulations.
B. HEIGHT REFER TO FIGURE 135-2.3-C			
10	Minimum Overall Height	5 stories	See 135-3.7 for measurement information. See 135-2.18 for height limitations in Capital Dominance Area.
11	Maximum Overall Base Height	15 stories	
12	Additional High-Rise Height	Unlimited height	See 135-4.4 for high-rise design requirements.
13	Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	15 24	Story heights are measured floor to floor. Floor heights greater than 20 ft count as 2 stories in overall height. See 135-3.7 for measurement information.
14	All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 14	

DEVELOPMENT STANDARDS

DOWNTOWN GENERAL

Description and Intent

The Downtown General building type is a mid-rise to high-rise building within the downtown (DX) districts. The Downtown General building is built close to the sidewalk, but may have plazas or courtyards between the building and the sidewalk. Parking is typically structured or provided offsite for the Downtown General Building. The Downtown General building is more flexible than the Downtown Storefront. The level of glass on the ground story is the same as the upper stories. Additionally, the ground story may not match the sidewalk elevation, raised above grade and with or without a visible basement beneath.



		DX1	REFERENCES
A. BUILDING SITING REFER TO FIGURE 135-2.3-B			
1	Multiple Principal Buildings	Permitted	
2	Minimum Primary Frontage Coverage	95%	Courtyards permitted per Note 1. See Figure 135-3.2 for measurement information. See Note 3 for river frontage requirements.
3	Primary Frontage Build-to Zone (ft)	0-10	Minimum pedestrian area is required per Note 2. See 135-3.3 for measurement information. See Note 3 for river frontage requirements.
4	Non-Primary Frontage Build-to Zone (ft)	0-15	
5	Minimum Interior Side Setback (ft)	0	
6	Minimum Rear Setback (ft)	0 EXCEPT 5 AT ALLEY	0 allowed at the alley subject to approval of the development services director and city engineer.
7	Maximum Impervious Area Additional Semi-Pervious Area	90% 10%	See 135-3.6 for measurement information.
8	Surface Parking; Garage/ Loading Entrance Location	Prohibited; Any non-primary street or rear facade	See 135-4.3.8 for additional garage door requirements.
9	Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street	See 135-6.12 for additional driveway regulations
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CONTACT US

BLAKE BOGENRIEF, CCIM

Senior Associate

+1 515 444 8067

blake.bogenrief@cbre.com

Licensed in the State of Iowa

AJDIN NADAREVIC

Senior Vice President

+1 515 419 1882

ajdin.nadarevic@cbre.com

Licensed in the State of Iowa

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