

CANARY LOFTS

Retail Space For Lease

1,200 – 5,800 SF

2530 University Ave

Des Moines, Iowa 50311

PROPERTY OVERVIEW

LEASE RATE:	NNN · Please inquire
TIA:	Available for qualified tenants
APARTMENT UNITS:	135 in building

9,900+

Additional housing units in the Drake Neighborhood

$19M+

Annual spending generated by Drake University, directly adjacent

1.5M+

Annual visits to Drake University, up 5.2% YoY

JLL SEE A BRIGHTER WAY

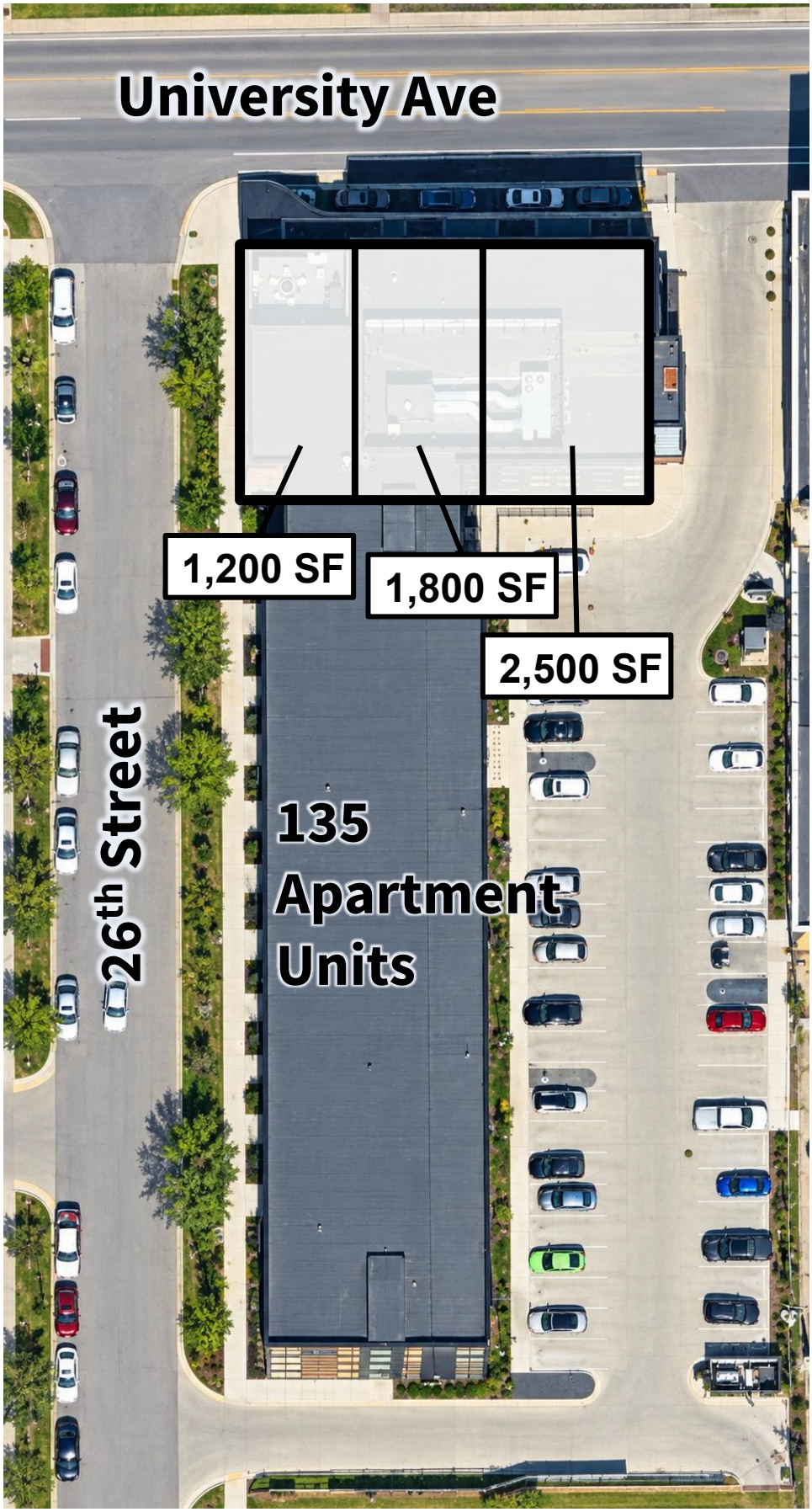
Contact broker for additional information

jll.com/des-moines

Jones Lang LaSalle Americas, Inc.

Nick Anderson
Associate
nicholas.anderson@jll.com
+1 515 729 6015

Aaron Hyde
Senior Vice President
aaron.hyde@jll.com
+1 515 953 8834



Available Bays

1,200 SF

1,800 SF

2,500 SF

*Bay sizing approximate

135

Apartment units in the building above

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NELSON CONSTRUCTION & DEVELOPMENT

For lease

2530 University Ave | Des Moines, Iowa 50311



Demographics	1 mi.	3 mi.	5 mi.
Population	24,390	113,063	229,230
Average HH Income	$66,593	$83,873	$84,584
Households	9,911	49,945	96,891

Drake UNIVERSITY

*Athletic events generate over **$12 million annually** on food, retail, lodging and tickets, and the Drake Relays adds an additional **$7.3 million**. – Drake Economic Impact Study*

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