



Retail Available

701 Shoppes - in the heart of downtown Des Moines

- Retail suites available from 889 SF to 4,913 SF
- Lease Rate: \$18.00/SF NNN
- Located in the heart of downtown Des Moines, Iowa
- Connected to 801 Grand and the entire CBD via the skywalk
- Quick access to Interstate 235

701 Grand Ave,
Des Moines, IA

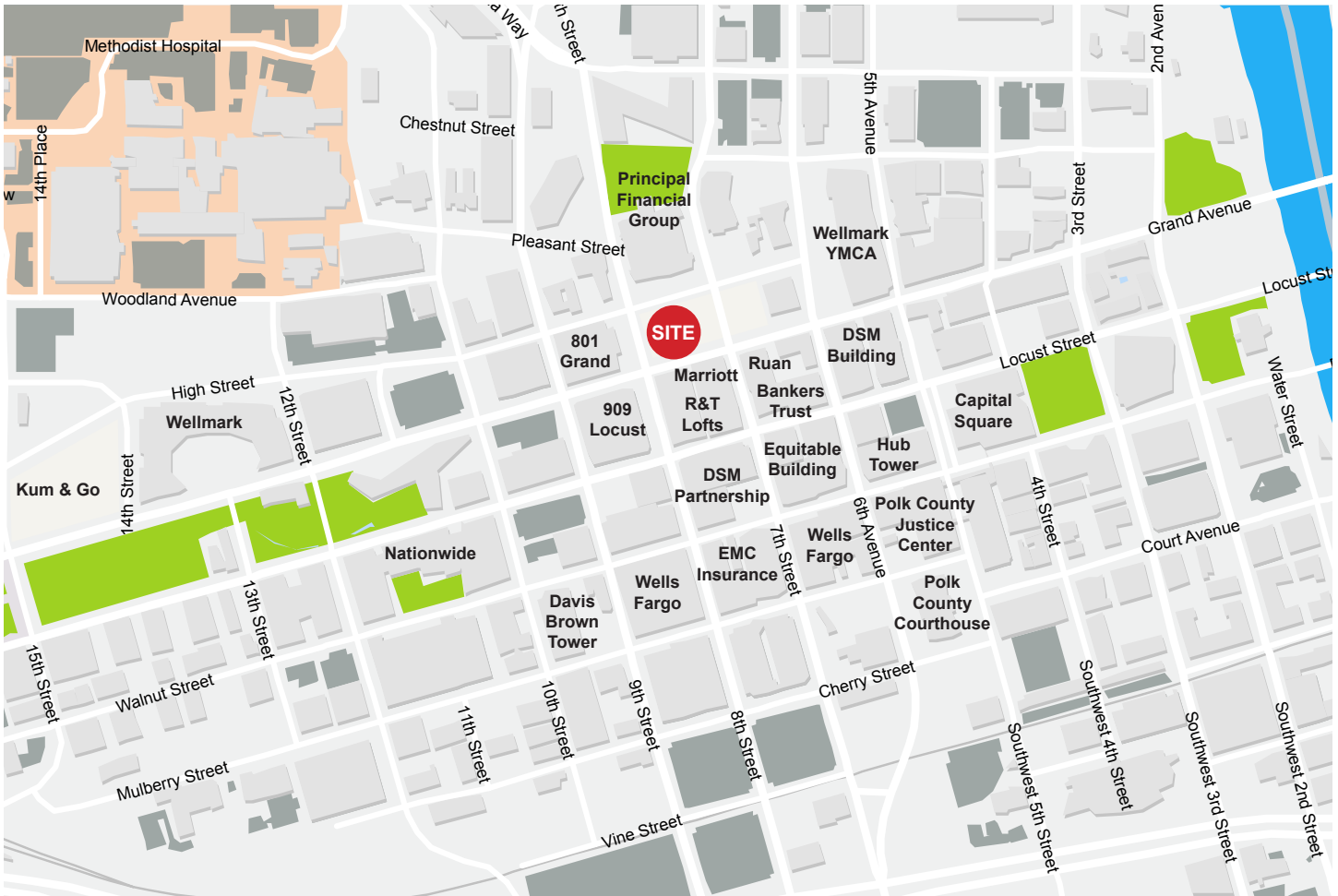
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Location



Demographics

	<u>1 Mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,516	98,720	209,999
Households	5,321	39,526	84,940
Average HH Size	1.67	2.37	2.39
Median Age	33	33.1	34.7
Average HH Income	\$45,462	\$53,855	\$57,877

Traffic Counts

Grand Ave	9,800 VPD
7th Street	13,400 VPD
Locust Street	13,100 VPD
High Street	10,800 VPD

Major CBD Employers

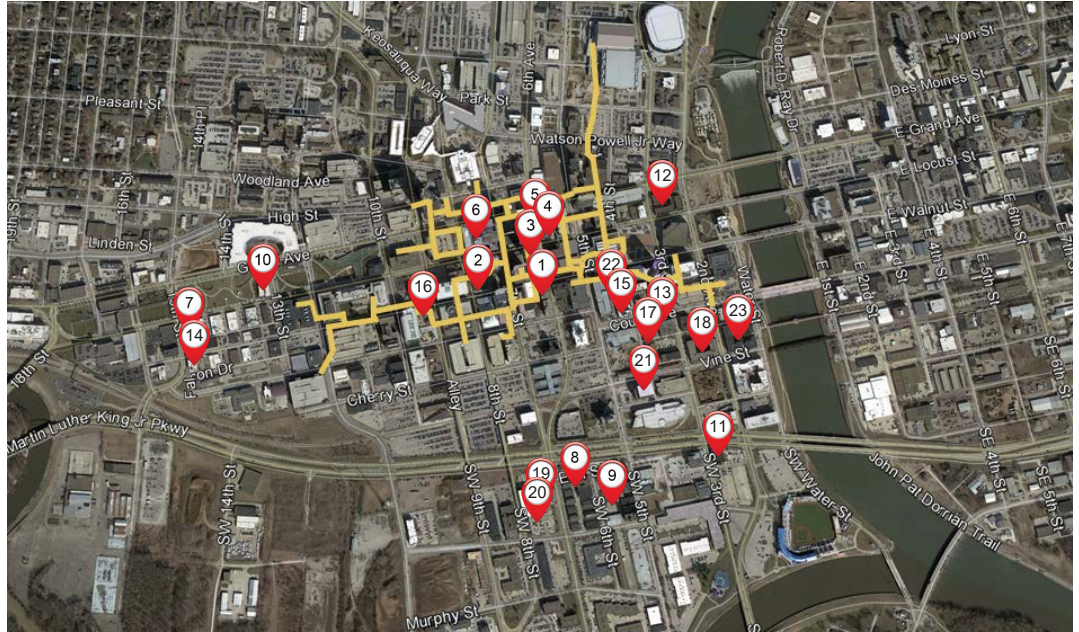


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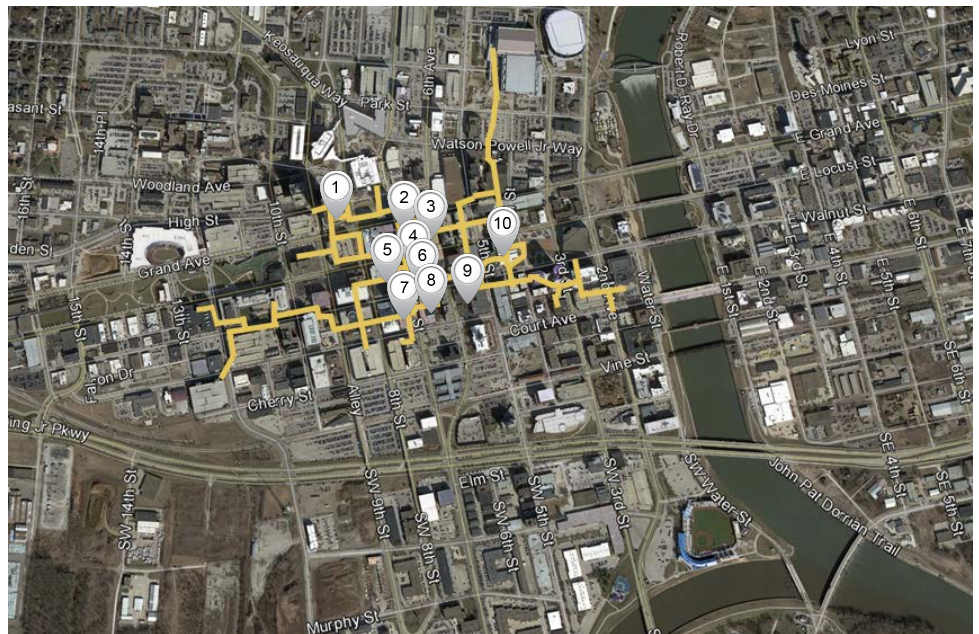
DES MOINES APARTMENTS + SKYWALK

1. Fleming Building (90+)
2. Younkers Building (120)
3. Equitable Building (140)
4. Des Moines Building (136)
5. Liberty Building (16)
6. R&T Lofts (164)
7. 14 Forty (37)
8. 7th Street Brownstones (34)
9. AP Transfer Lofts (70)
10. Arlington Hallett Apartments (52)
11. Ballyard Lofts (44)
12. Civic Center Court Apartments (UNK)
13. Court Avenue Lofts (51)
14. Crane Artists Lofts (36)
15. The Randolph (55)
16. Hubbell Tower Apartments (73)
17. Marketplace Lofts (92)
18. Metro Lofts (111)
19. Riverpoint Lofts (91)
20. Rocket Transfer Lofts (58)
21. Rumely Lofts Apartments (66)
22. The Kirkwood (54)
23. Vine Street Lofts (143)



DES MOINES DAYTIME POPULATION + SKYWALK

BUILDING	ESTIMATED DTE
1. 801 Grand Avenue	3,200 – 3,500
2. Ruan Center	2,000 – 2,200
3. Two Ruan Center	775 – 850
4. Bank of America Building	475 – 525
5. Partnership Building	130 – 150
6. Hub Tower	800 – 900
7. EMC Corporate HQ	2,300 – 2,500
8. Financial Center	700 – 780
9. US Bank Building	300 – 330
10. Capitol Square	1,550 – 1,700
Total:	12,230 – 13,435
	DTE



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