

Country Club Marketplace

12695 University Avenue
Clive, Iowa 50325
www.cbre.com/desmoines

Country Club Marketplace offers a valuable opportunity for professional office, medical office, or retail use within the University Avenue corridor. The property benefits from high visibility and convenient access to both daytime and evening demographics. Its prime location along University Avenue ensures strong connectivity and exposure within one of Clive's most active medical & retail corridors. The available office space features an efficient layout ideal for professional office, medical office, financial services, insurance, consulting, technology, and other administrative users seeking a premier Clive location.

Available Space

- + Suite 160 - 1,983 SF

Lease Rate

- + \$20.00/SF NNN
- + OPEX: \$14.96/SF

Building Features

- + Abundant on-site parking (6.9 spaces/1,000 SF)
- + Monument and building signage opportunities
- + Multiple access points with convenient ingress/egress
- + Strong surrounding retail and service amenities
- + Convenient access to I-35/I-80
- + Minutes from Jordan Creek Town Center and other major retail destinations
- + University Avenue – 28,600 VDP traffic counts

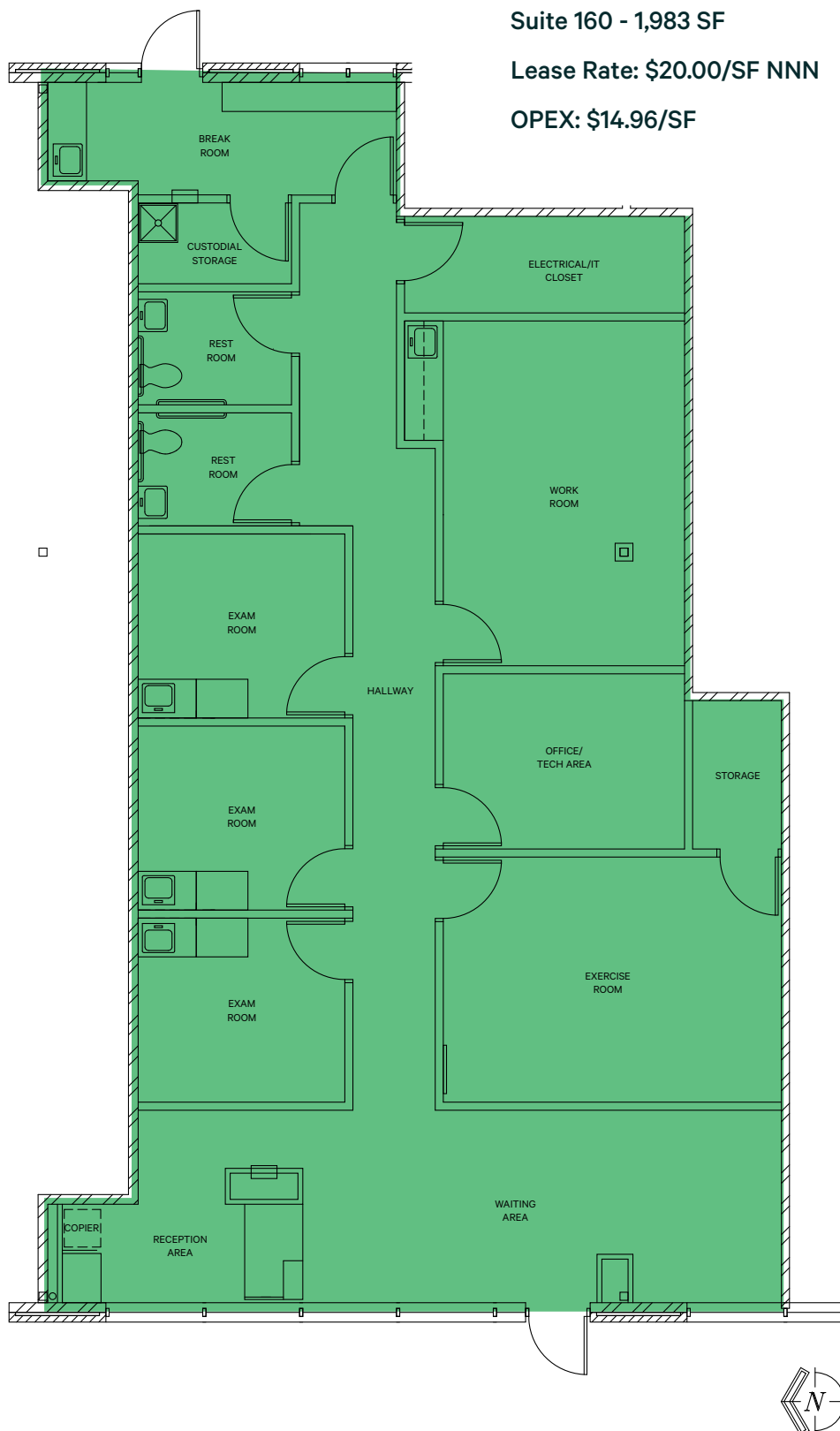


Floor Plan

Suite 160 - 1,983 SF

Lease Rate: \$20.00/SF NNN

OPEX: \$14.96/SF



Tenant Mix



Demographic	1 Mile	3 Miles	5 Miles
2025 Population	4,521	76,301	177,092
2025 Daytime Population	20,963	106,846	200,298
2025 Average HH Income	\$183,222	\$139,162	\$135,936
2025 Median Age	43.4	36.7	37.5

Location



Contact Us

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