

OFFICE FOR LEASE

7445 UNIVERSITY

7445 UNIVERSITY AVENUE, CLIVE, IA 50325



PROPERTY OVERVIEW

Quiet neighborhood could be a perfect place for your business. Building sits high and has green space to the North. Handicap accessible with lots of parking. Tenant is responsible for electric, phone and internet.

OFFERING SUMMARY

RENTABLE SF:	4,002
BUILDING SF:	6,597
LEASE RATE:	\$10.50 PSF
OPEX	\$3.03 PSF
LOT SIZE:	0.68 Acres
PARKING:	28 Stalls
YEAR BUILT:	1979
ZONING:	Office



Stafford, TX 77477

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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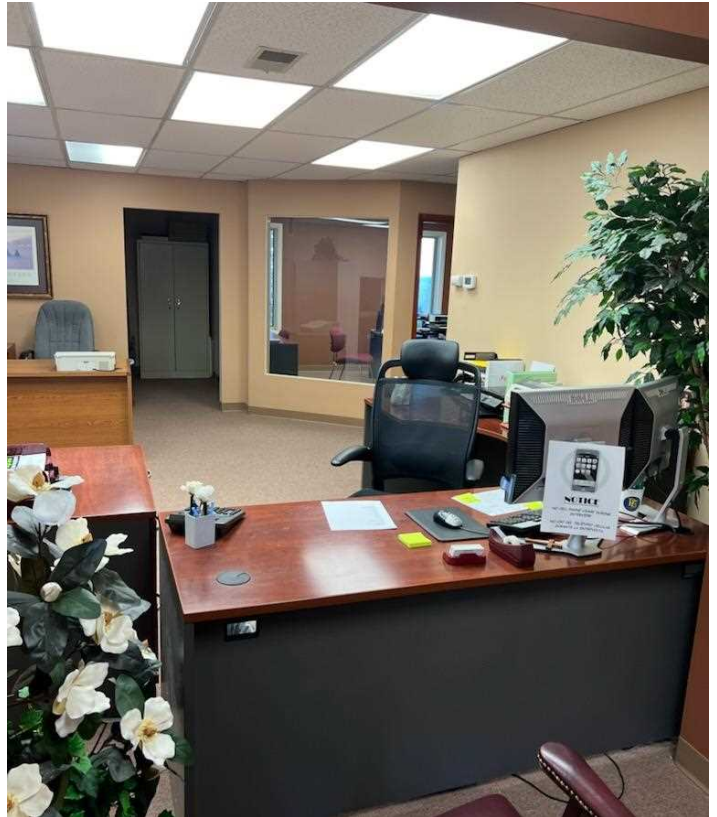
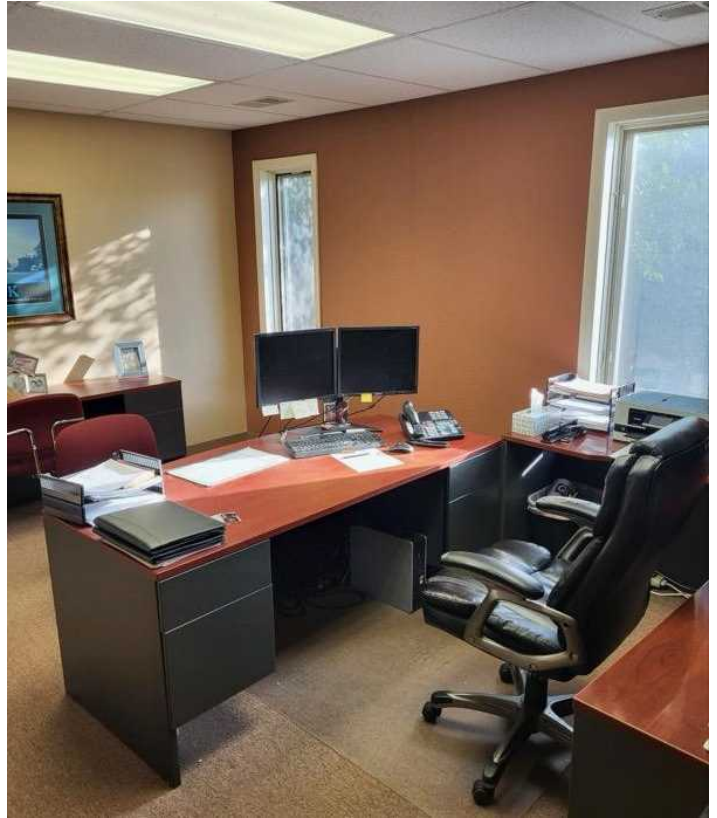
Property Overview

Location Overview

Walnut creek is home to several offices, industrial users, retail shops, Walm art, Sam 's, and Hy-vee. The area sees over 12,000 VPDT.

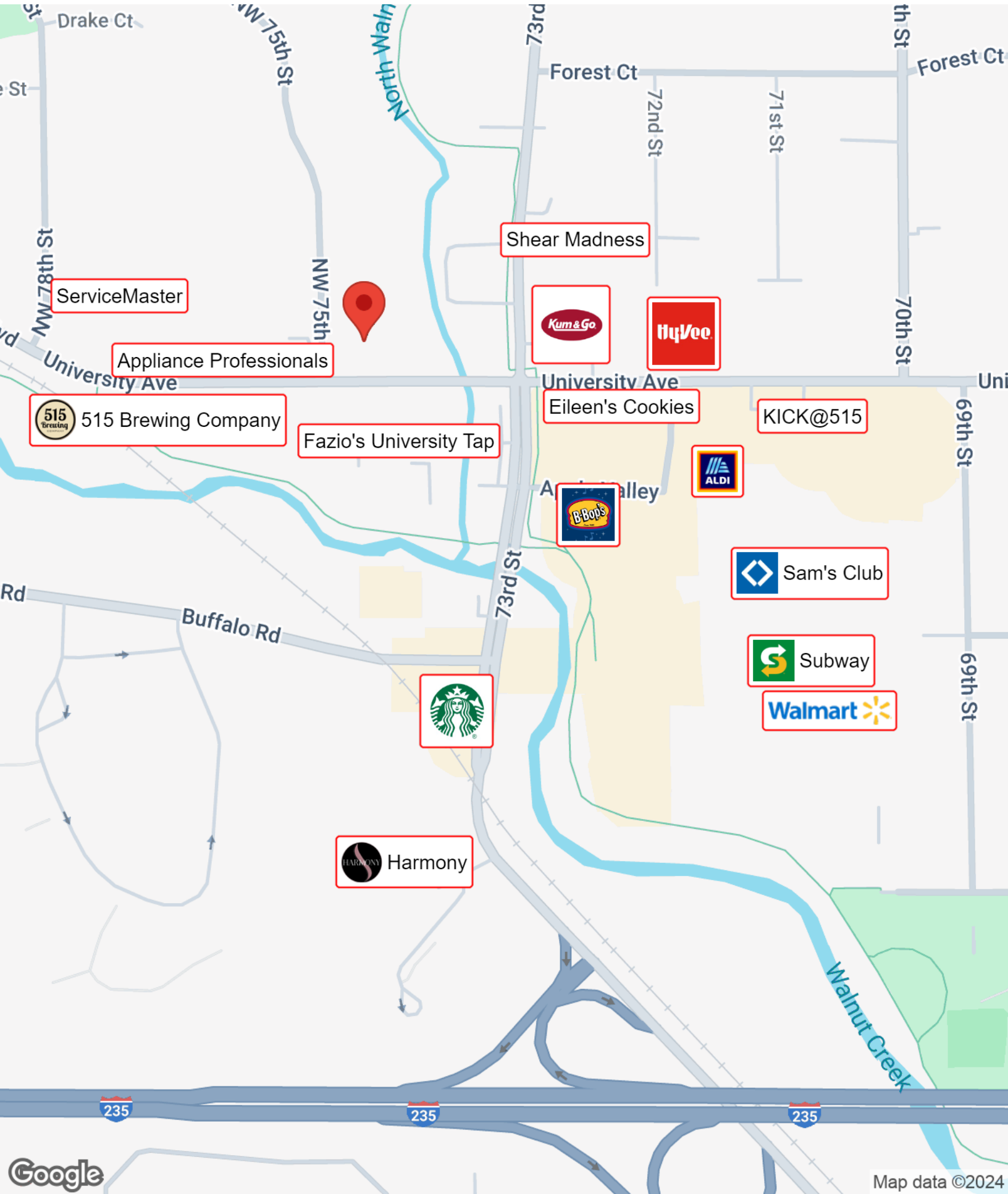
Property Photos

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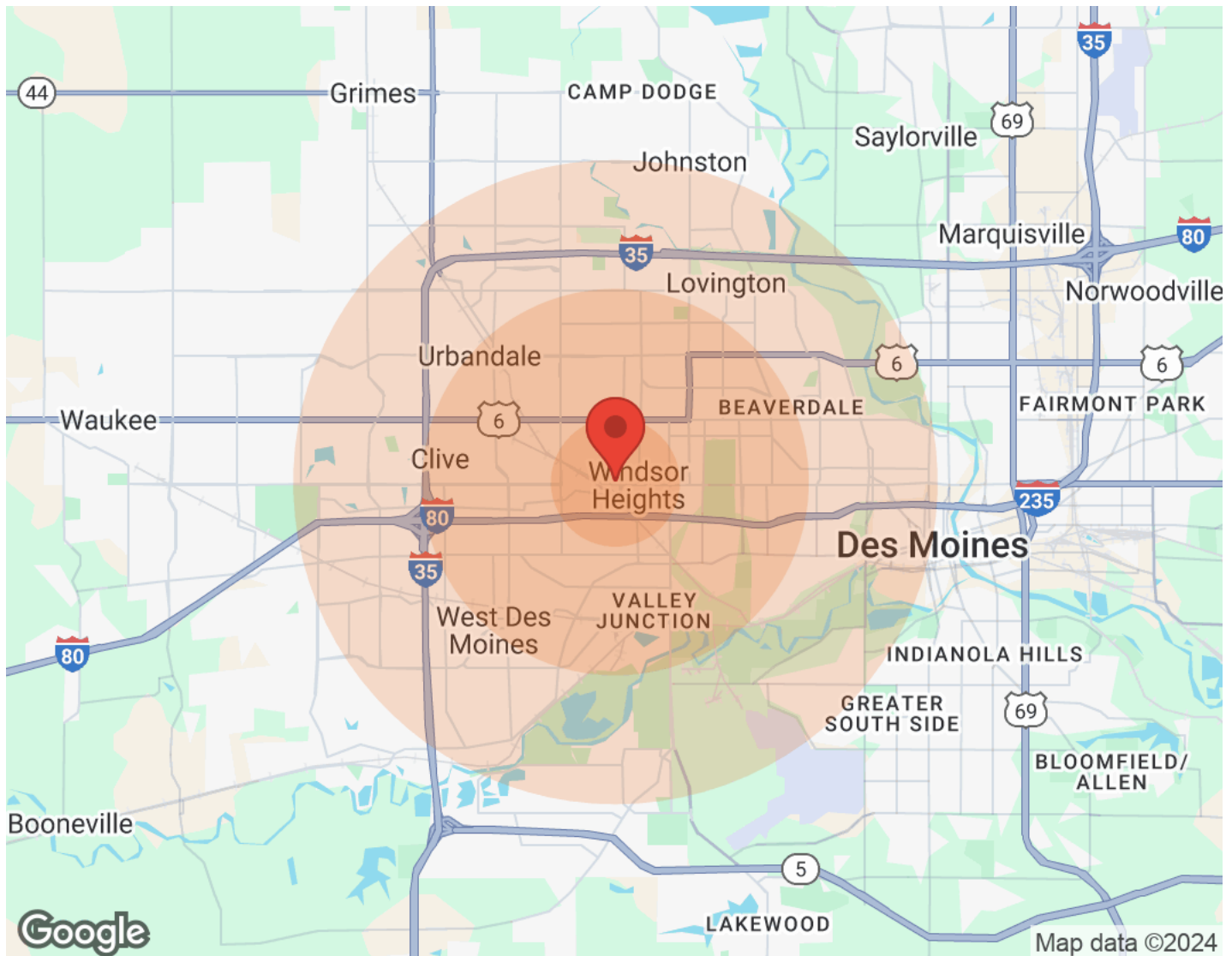
Business Map

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Demographics

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,976	47,343	104,860	Median	\$46,854	\$60,302	\$59,849
Female	5,486	49,844	110,468	< \$15,000	299	3,094	8,688
Total Population	10,462	97,187	215,328	\$15,000-\$24,999	454	3,785	7,824
				\$25,000-\$34,999	582	4,039	8,009
				\$35,000-\$49,999	966	6,621	13,007
				\$50,000-\$74,999	1,005	9,006	17,205
				\$75,000-\$99,999	635	6,495	12,472
				\$100,000-\$149,999	686	6,260	13,165
				\$150,000-\$199,999	186	1,706	4,520
				> \$200,000	55	1,570	4,718
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	9,290	89,058	185,751	Total Units	5,015	45,047	94,318
Black	313	3,076	13,821	Occupied	4,698	42,433	88,020
Am In/AK Nat	N/A	3	63	Owner Occupied	2,434	28,178	56,847
Hawaiian	3	10	46	Renter Occupied	2,264	14,255	31,173
Hispanic	761	5,109	13,565	Vacant	317	2,614	6,298
Multi-Racial	1,060	6,810	18,712				

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