

For Sale or Lease

CBRE

# 3430 MLK Jr Parkway

Des Moines, IA 50310 | [www.cbre.com/desmoines](http://www.cbre.com/desmoines)



This 12,212 sf junior anchor space is now available for sale or for lease at Harding Hills Shopping Center, anchored by Hy-Vee Grocery. The space offers a flexible layout suitable for retail, showroom, or service/office uses. The building sits just south of the intersection of Martin Luther King Jr. Parkway and Douglas Avenue on Des Moines' north side. Controlled access is provided by a signalized intersection and ample parking is provided via a cross-access easement with the shopping center.

## Available Space

- + 12,220 SF
- + 1.13 acre parcel

## Pricing

- + Sale Price: \$975,000 (\$80/SF)
- + Lease Rate: \$7.75/SF NNN
- OPEX: \$3.74/SF

## Property Features

- + Junior Anchor Position in Grocery Anchored Center
- + Zoning: MX3 Mixed Use District
- + Wet sprinklered
- + 17 parking spaces on parcel, plus cross-easement for additional parking
- + Elevated Parapet for Signage
- + Double man-door at grade level in rear
- + Located on heavily traveled Martin Luther King Junior Parkway - 17,500 VPD (2024)
- + Nearby businesses include Hy-Vee Grocery, Subway, Boost Mobile, Vanity Beauty Supply, TNT Vietnamese Restaurant, H&R Block, and Affordable Family Storage.



3430 MLK Jr Pkwy  
Des Moines, Iowa 50310

For Sale or Lease

## Site Plan

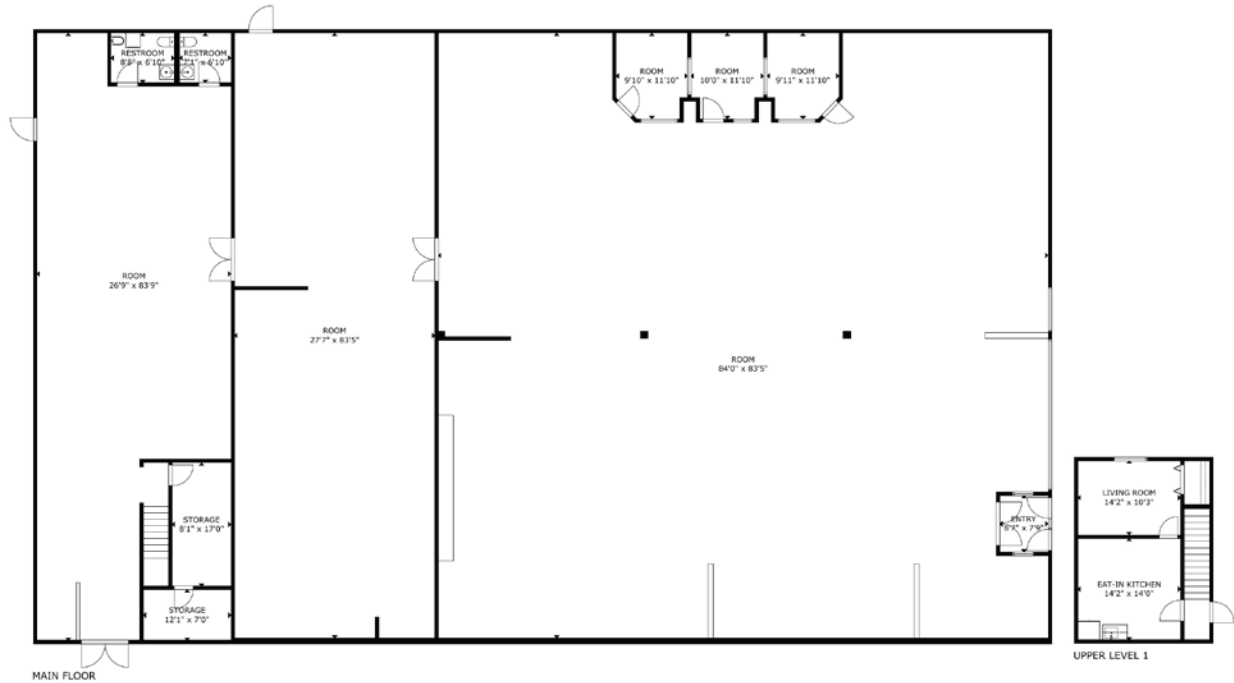




3430 MLK Jr Pkwy  
Des Moines, Iowa 50310

For Sale or Lease

## Floor Plan



## Interior Photos





3430 MLK Jr Pkwy  
Des Moines, Iowa 50310

For Sale or Lease

## Location



## Contact Us

### Bill Wright

Senior Vice President  
+1 515 210 3050  
bill.wright2@cbre.com  
Licensed in the State of Iowa.

### Chris Pendroy, CCIM, SIOR

Senior Vice President  
+1 515 402 6600  
chris.pendroy@cbre.com  
Licensed in the State of Iowa.

### Grant Wright, CCIM

First Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.

### Dakota Little

Senior Associate  
+1 515 745 4378  
dakota.little@cbre.com  
Licensed in the State of Iowa.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.