



FOR SALE

PLAZA AT JORDAN CREEK

320 S JORDAN CREEK PKWY WEST DES MOINES, IA 50266



fergusoncres.com

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PROPERTY INFORMATION

SECTION 1

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PROPERTY DESCRIPTION

Plaza at Jordan Creek is a premier commercial real estate offering positioned in the heart of West Des Moines' most dynamic and high-growth retail corridor. The tenant line up includes Dick's, Nordstrom Rack, Home Goods, Mattress Firm and Rally House.

The property enjoys direct visibility and frontage along Jordan Creek Parkway the primary arterial spine serving the region's major retail, office, and mixed-use developments.

The surrounding area represents the core of the Jordan Creek trade area, which produces over \$10 billion in annual retail sales.

Major employers such as Wells Fargo, Athene USA Insurance, Hy-Vee Inc. (among others) provide a deep daytime population and stable employment base, enhancing demand for retail, office, and service-oriented uses.

PROPERTY HIGHLIGHTS

- Located within Iowa's top retail trade area
- Anchored by Brookfield Properties Jordan Creek Mall
- Great National tenant roster

OFFERING SUMMARY

Sale Price:	\$25,400,000
Number of Tenants:	5
Lot Size:	263,852 SF
Building Size:	131,177 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,179	23,717	48,537
Total Population	8,712	55,129	119,283
Average HH Income	\$111,683	\$121,708	\$129,819

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LOCATION INFORMATION

SECTION 2

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JORDAN CREEK TOWN CENTER

Plaza at Jordan Creek is located on the same block as Jordan Creek Town Center, a large shopping area owned by Brookfield Properties. Jordan Creek Town Center stands as the dominant retail and lifestyle destination in West Des Moines and the greater Des Moines metro. It is the largest shopping center in Iowa and one of the largest in the Midwest. With more than 150 stores, anchor tenants including a full-service department store, national retailers, a 20-screen movie theater, and large experiential and lifestyle offerings, Jordan Creek draws from a broad and affluent trade area across central Iowa. In its first year the center attracted nearly 17 million shoppers, and in recent marketing materials the trade area surrounding the center is described as generating “20 million annual visitors,” underscoring its tremendous regional draw. The combination of upscale tenants, diverse uses (shopping, entertainment, dining, services), and strong accessibility has firmly established Jordan Creek Town Center as the retail and lifestyle anchor of West Des Moines, delivering consistent traffic and long-term market dominance.

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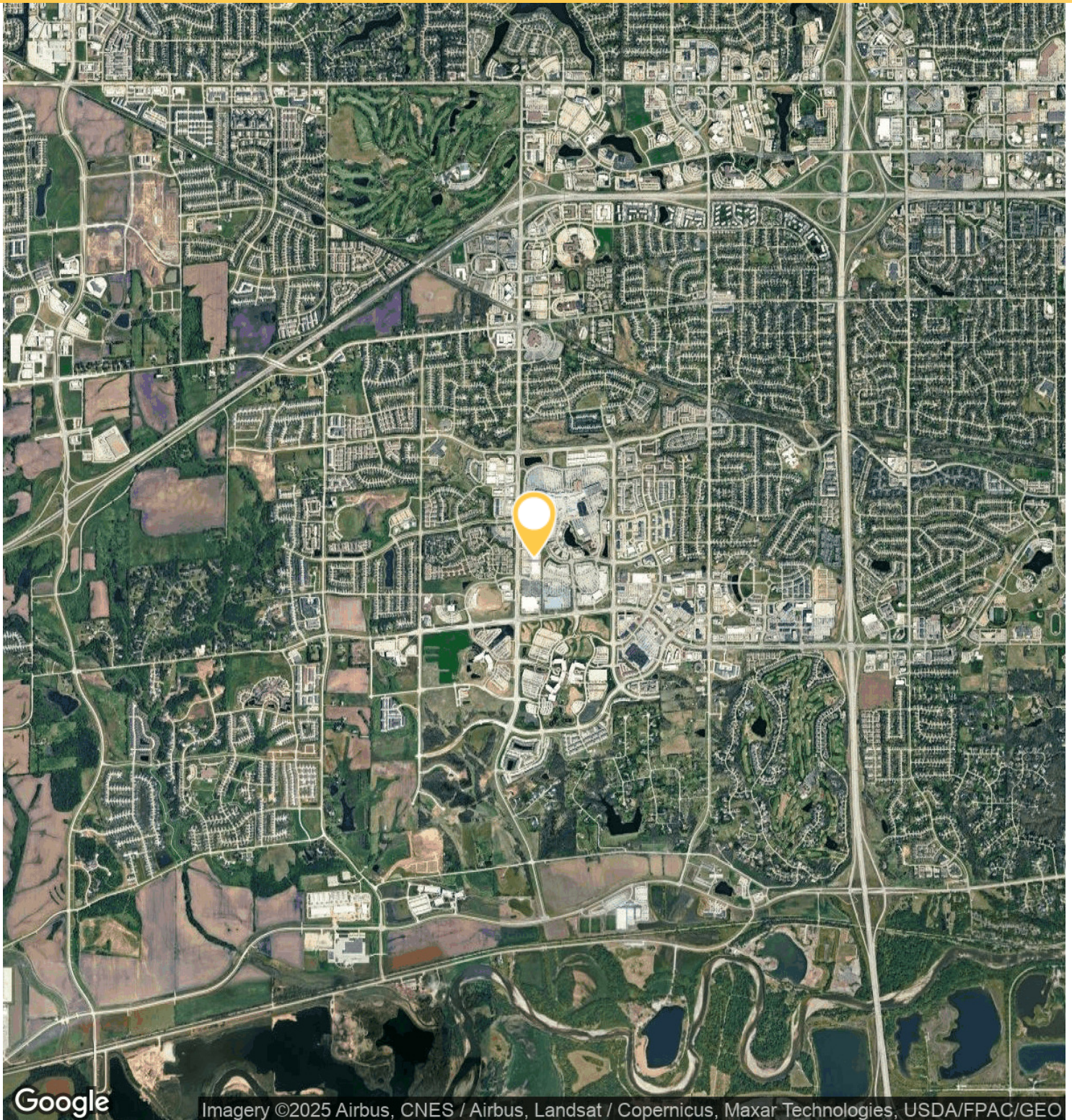
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DEMOGRAPHICS

SECTION 3

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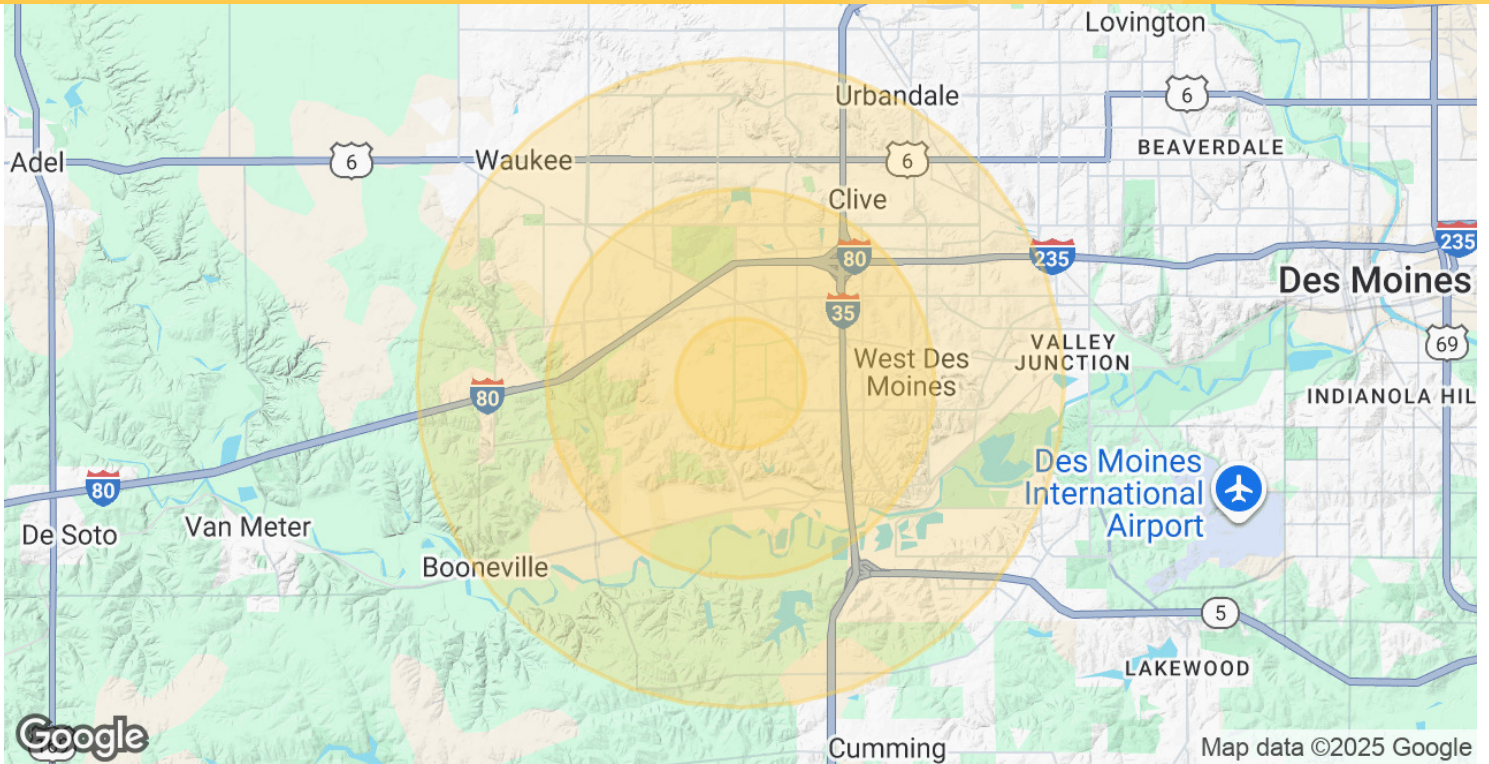
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,712	55,129	119,283
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,179	23,717	48,537
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$111,683	\$121,708	\$129,819
Average House Value	\$395,182	\$389,181	\$385,637

Demographics data derived from AlphaMap