

PRICE REDUCTION



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY

FOR SALE

PRIME OWNER/USER OPPORTUNITY

**945 19TH STREET
DES MOINES, IA 50314**

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945 19TH STREET DES MOINES, IA

SALE PRICE: ~~\$1,550,000~~ \$1,250,000

| | |
|----------------------|-------------------------------|
| Site Area: | 0.7 Acres |
| Total Building Size: | 14,453 SF (Floor 1: 7,226 SF) |
| Floors: | 2 |
| Year Built: | 1972 |
| Zoning: | RX1 Mixed Use District |

Property Features

- Strategic location near downtown Des Moines with frontage along Interstate 235 and 19th Street.
- Exceptional branding opportunity with exposure to over 100,000 vehicles per day.
- Ideal opportunity for owner/user seeking high-traffic and stand-alone facility.
- Immediate access to I-235; just minutes from downtown and the DSM International Airport
- Amenity rich area with nearby restaurants, retail, hotels, and medical services.
- Vacant building – ready for immediate occupancy.
- Flexible site with long-term upside for repositioning or redevelopment.

Adjacent property is also for sale

- 0.89 acres and 12,952 SF Building
- Contact agent for details



945 19TH STREET DES MOINES, IA



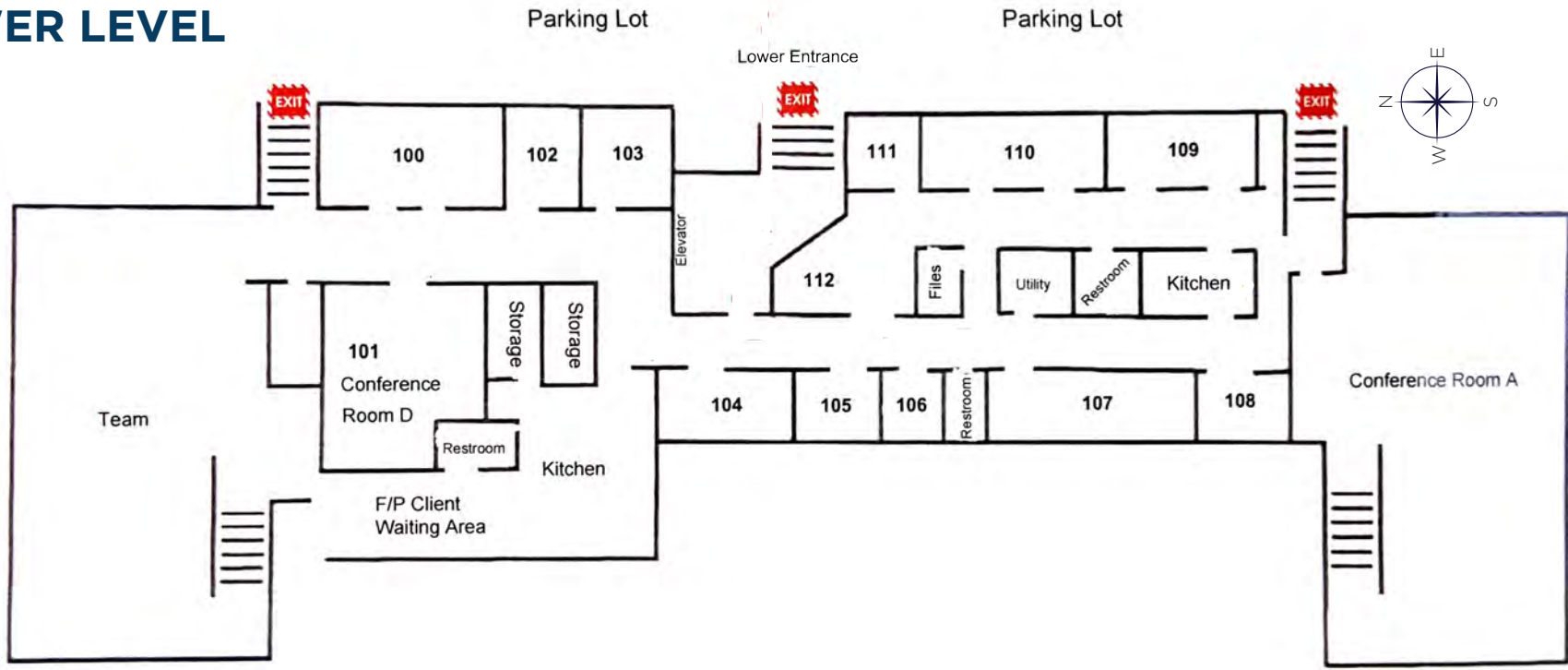
INTERIOR PHOTOS



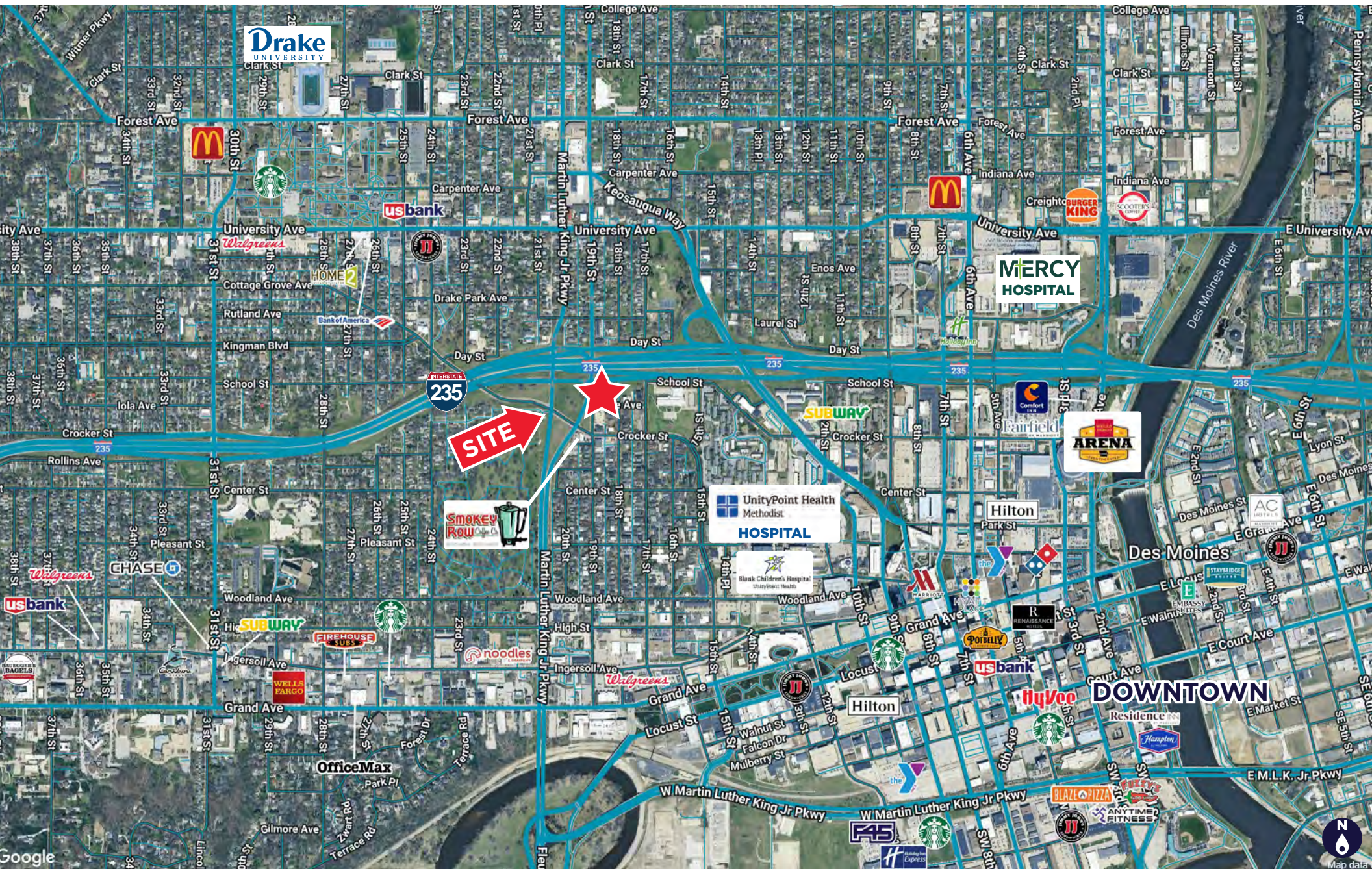
MAIN LEVEL



LOWER LEVEL



945 19TH STREET DES MOINES, IA



945 19TH STREET

DES MOINES, IA

DES MOINES, IOWA

A GREAT PLACE TO WORK, PLAY, AND LIVE.

Des Moines is the capital and most populous city of Iowa, with a current population, of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 950,000 people, which represents 33% of the state’s population.

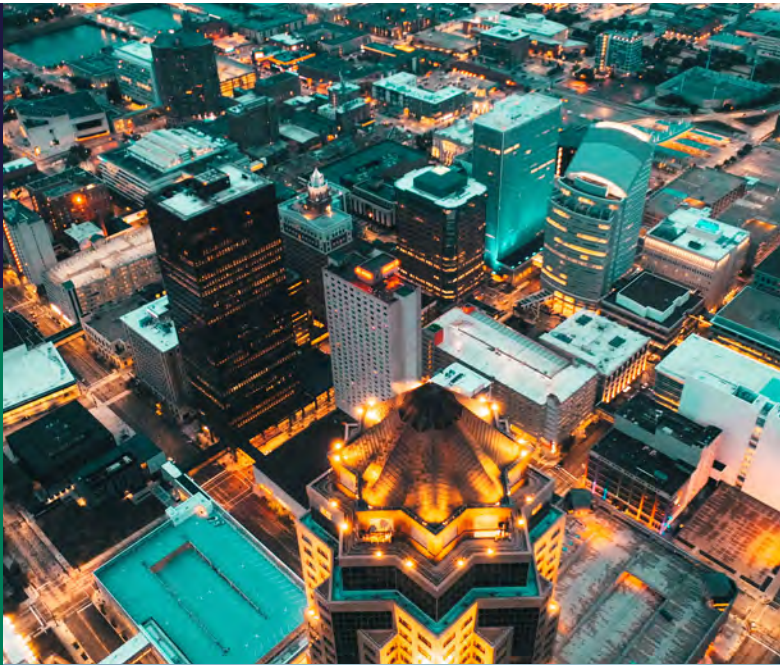
| 2024 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|----------|----------|----------|
| Total Population | 10,665 | 97,508 | 205,736 |
| Total Households | 4,359 | 41,017 | 87,355 |
| Avg Household Income | \$87,524 | \$82,023 | \$93,998 |
| Daytime Population (Workers) | 43,134 | 105,301 | 220,915 |

- #1 BEST PLACE TO LIVE IN IOWA FOR YOUNG ADULTS - SoFi, 2025
- TOP 20 BEST PLACE TO LIVE IN THE U.S. - U.S. News & World Report, 2023
- #10 BEST PLACE FOR BUSINESS AND CAREERS - Forbes, 2024
- #3 MOST LIVABLE CITY IN THE U.S. - Reader’s Digest, 2025
- #6 FASTEST-GROWING HIRING MARKET FOR NEW COLLEGE GRADS - CNBC, 2024

MAJOR EMPLOYERS









PROPERTY

FOR MORE INFORMATION, CONTACT:

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