

Spectrum 36

Commercial Development

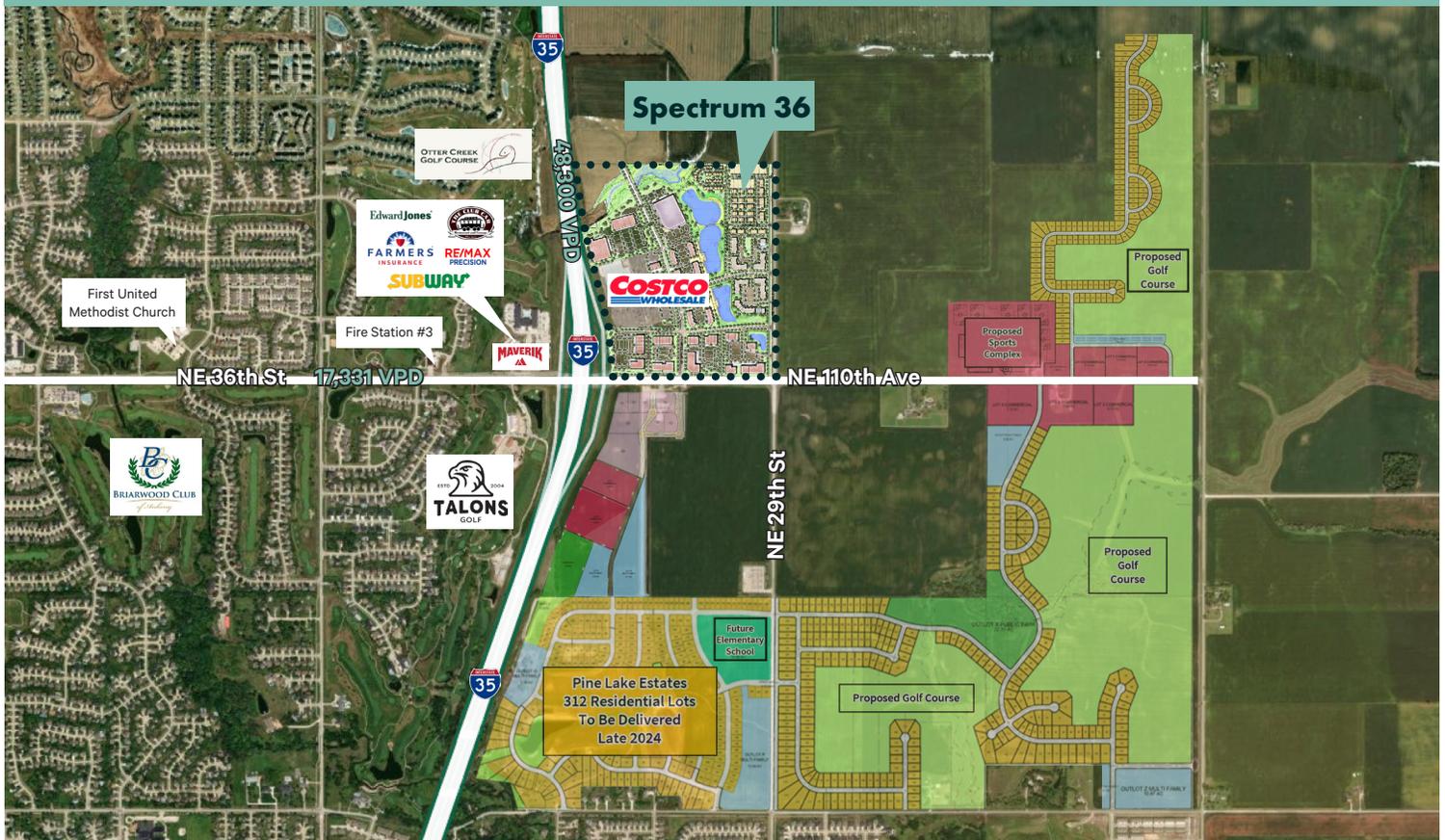
NE 36th Street, East of I-35
 Ankeny, Iowa 50021
www.cbre.com/desmoines

Property Details

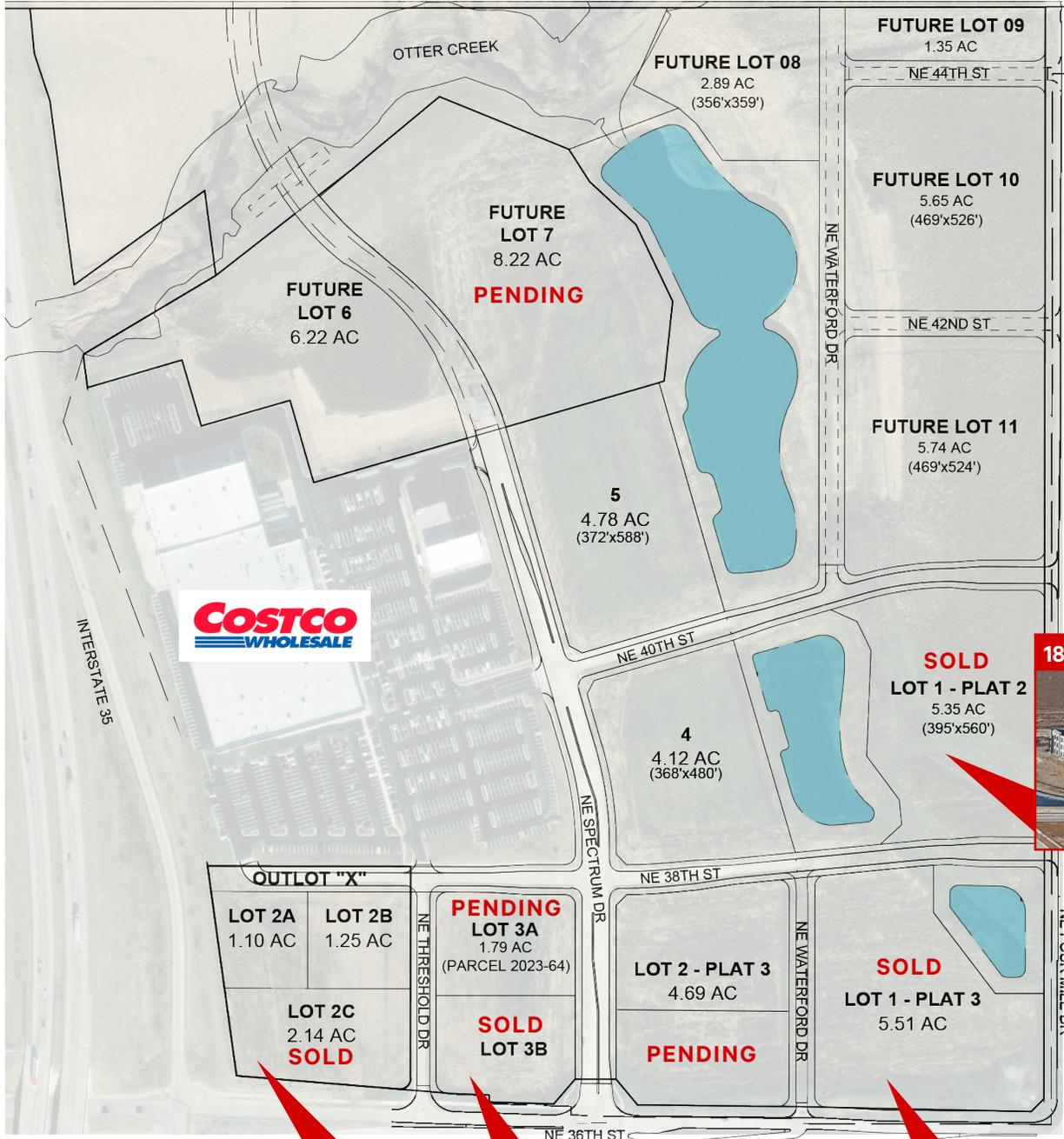
Commercial land located in the growing north side of Ankeny. Nearby amenities include Otter Creek Golf Course, Briarwood Club of Ankeny, the Ankeny trail system, nearby convenience stores, shopping, restaurants, and future commercial development East of I-35.

- + 1 - 5 Acre Parcels Adjacent to New Costco
- + Price Negotiable
- + Development to Include Walking Trails, Ponds, Outdoor Gathering Space, and Regional Detention
- + Ankeny, IA is 10th Fastest Growing City in the US (*US Census Bureau*)
- + Traffic Counts: 48,300 VPD on I-35 & 17,331 VPD on NE 36th Street

Join Costco at New Ankeny Retail Development - Spectrum 36



Development Overview



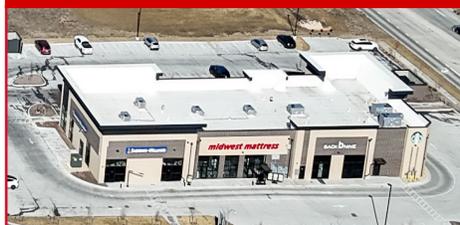
180 UPSCALE APARTMENTS



18,000 SF FUTURE RETAIL CENTER



FULLY LEASED RETAIL CENTER



71,000 SF CORPORATE HQ



Retail Land

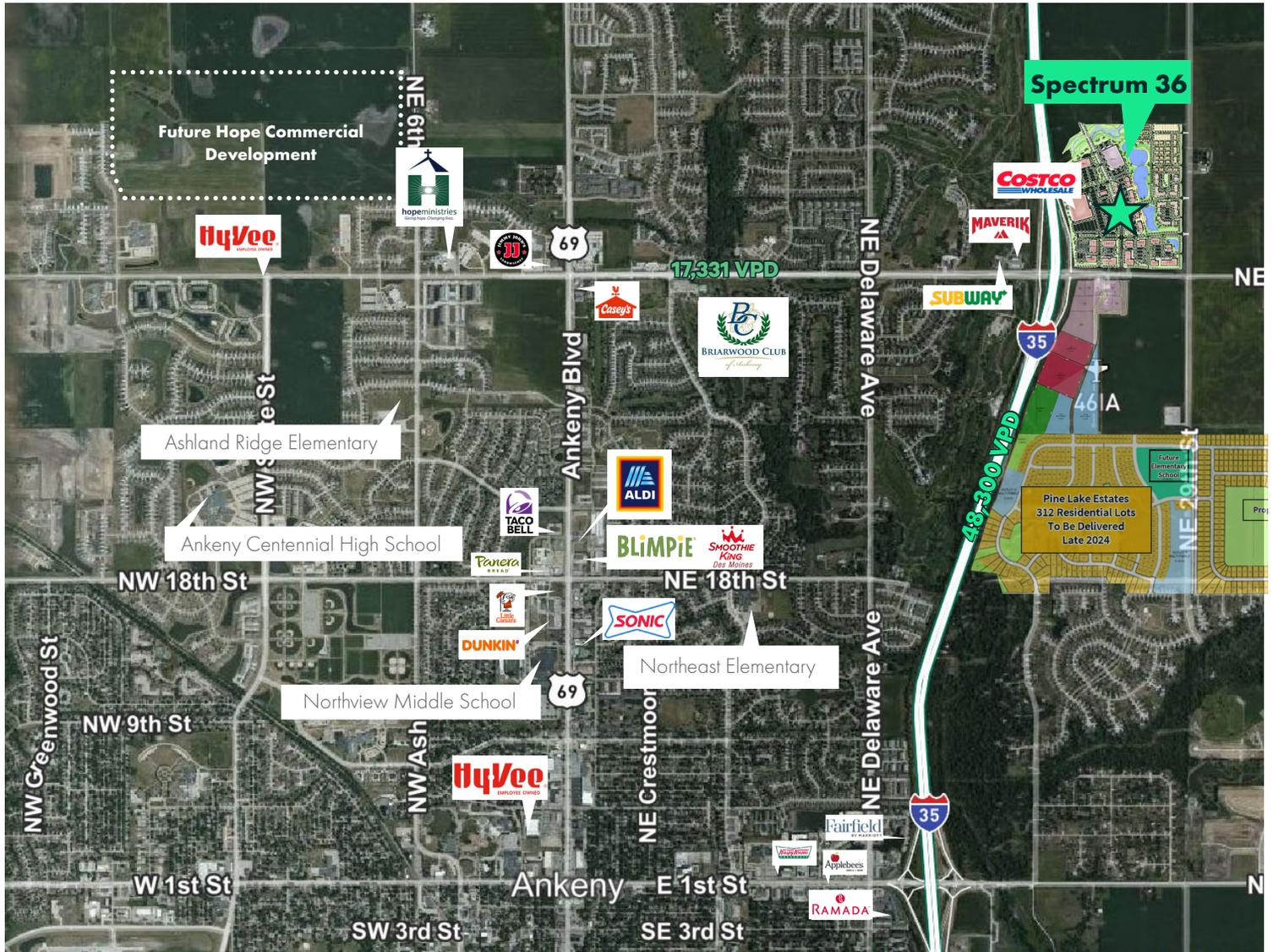
36th Street & NE Four Mile Drive, Ankeny, Iowa 50021

For Sale

Development Aerial



Location



Contact Us

Ajdin Nadarevic
 Senior Vice President
 +1 515 415 6114
 ajdin.nadarevic@cbre.com
 Licensed in the State of Iowa

Ben Probst
 Senior Associate
 +1 515 326 1985
 ben.probst@cbre.com
 Licensed in the State of Iowa

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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 logos 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.