

Entertainment & Retail Opportunities
For Lease, For Sale, or Build-To-Suit



The Grand EXPERIENCE



Grand Ave & S 60th Street
West Des Moines, IA

CBRE

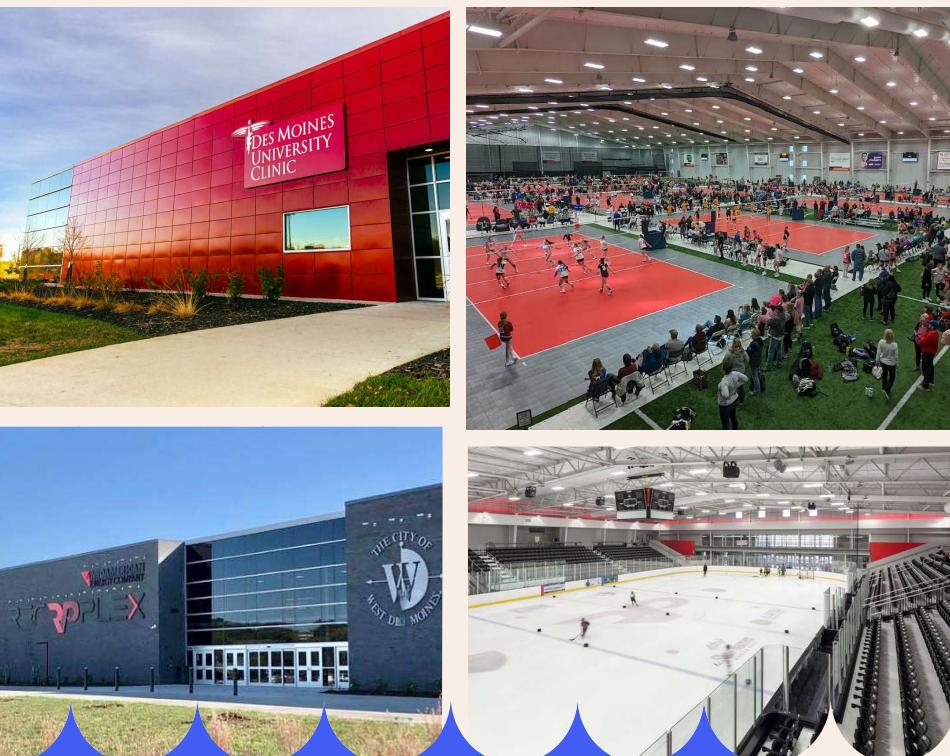


Welcome to The Grand Experience

The Grand Experience is an exciting new lifestyle and entertainment district set to enhance the vibrant atmosphere of the West Des Moines trade area, Iowa's top tourist destination for shopping, entertainment, and family experiences.

Restaurants, shopping, and entertainment for all ages

Family Entertainment Elevated - Pad sites and leasing opportunities for branding next to the Metro largest indoor sports and entertainment destination.



On the south side of Grand Avenue, the development will feature:

 Retail, office, & commercial opportunities

 Market-rate multifamily housing

\$47.3 Million

Economic impact in 2024 for hotel, restaurants & shopping

\$1.2 Million

Visitors in 2024

200,000

Additional per year with expansion forecasted



Perpetual Play

MidAmerican Energy RecPlex | Opened Fall of 2021

Features 300,000 SF on 86 acres, 2 NHL-size ice rinks, 4 basketball courts, 2 pickleball courts, turf field for soccer/softball/lacrosse/rugby/football, locker rooms, e-sports venue, batting cages, 3 outdoor turf fields.¹

In 2024, an estimated 1.2 million people passed through the RecPlex's doors; the facility's economic impact — visitors' use of hotels, restaurant dining and retail and gas purchases — was \$47.3 million, information provided by the city shows.

RexPlex is expanding and adding another ice rink, which should attract an additional 200,000 people annually, with the intent to break ground on the facility in late 2025 with completion anticipated in late 2026. There will potentially be 3,000 seats if the Buccaneers are going to continue playing at this facility. The Buccaneers' managing partner has said they are interested in making the RecPlex their permanent home.

Availabilities

Build to Suits, Land Leases, 1,000-25,000 SF Lease Options and Up to 1 - 7 Acres For Sale

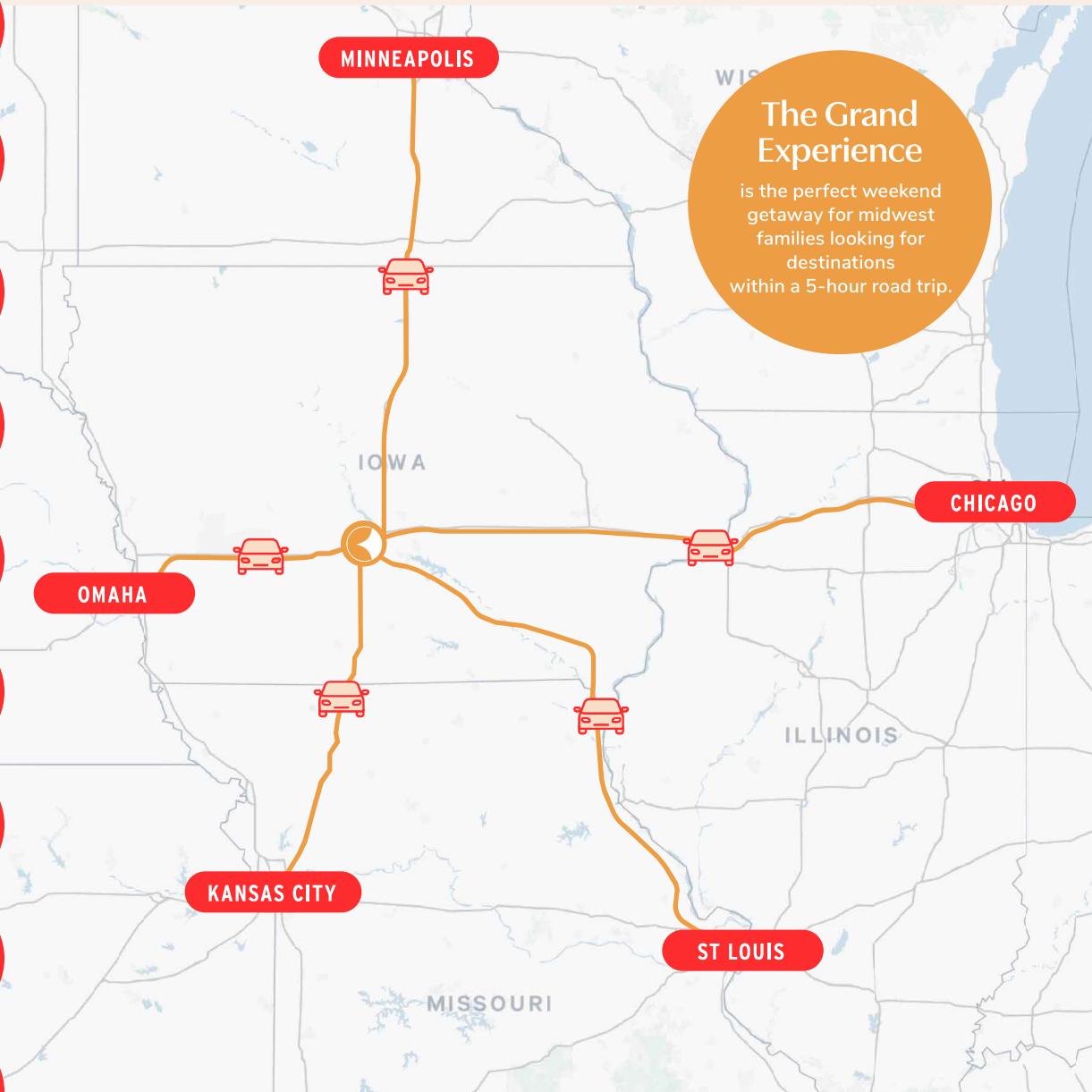
Outlots/Pad Sites

- Street Oriented Commercial
- Support Commercial
- Residential - 160 Units





Traffic Drivers



Omaha

968,000 People

Twin Cities

3.71 Million People

Chicago

9.4 Million

St. Louis

2.8 Million People

Kansas City

2.4 Million People

Road Trip Destination



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