

1600 Valley West Drive  
WEST DES MOINES | IOWA



PROPERTY FEATURES:

- **For Lease: \$12.75/SF/NNN**
- 9,500–14,129 square foot space available
- Located on a lighted intersection
- Across the street from Valley West Mall
- Tenant Improvements available
- Monument and building signage available
- Located just north of the Valley West Drive exit off of I-235, on the NW corner of Valley West Drive and Westown Place
- Next to Hy-Vee Food Store, Goodwill, Panda Express, and U.S. Cellular
- 3.69 acre site with 167 parking stalls
- Traffic count in 2016: 30,900 vehicles per day (VPD)
- Total population in 2017: 1 mile 14,198 | 3 miles 151,331 | 5 miles 242,456
- Average Household Income in 2017: 1 mile \$105,042 | 3 miles \$96,631 | 5 miles \$76,122

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