

# Downtown Parking Garage

218 4th Street  
Des Moines, Iowa 50309  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## For Sale

- + Sale Price: \$1,200,000
- + Site: 0.203 acre site
- + The current structure produces \$6100 per month in Gross Revenue (\$73,200 per year)
- + Existing 61 stall income producing Parking Garage with property connected to skywalk via Kirwood Commons building.
- + Adjacent to Historic Kirkwood Commons Condominium (former Kirkwood Hotel)
- + Walking Distance from:
  - Court Ave. District
  - Polk County Court House
  - Des Moines Civic Center
- + Zoning: DX1 - Downtown District
- + Excellent redevelopment infill site

## Contact Us

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# Property Overview

## Redevelopment Opportunity

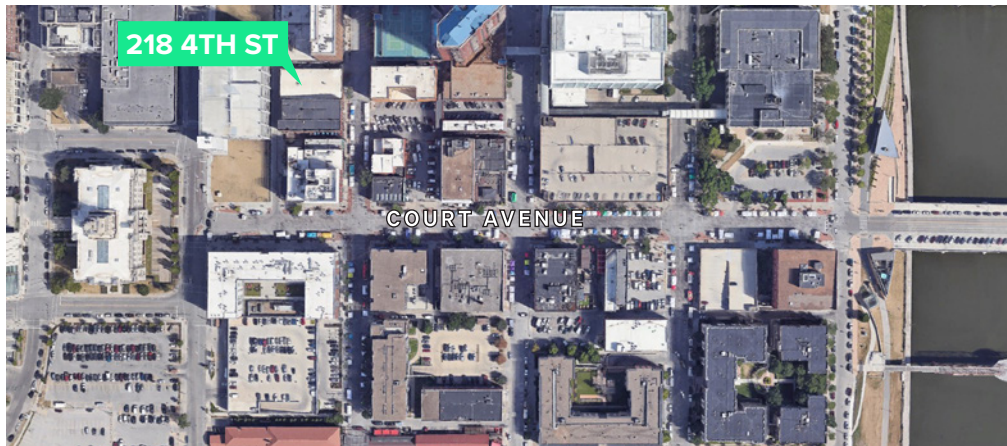
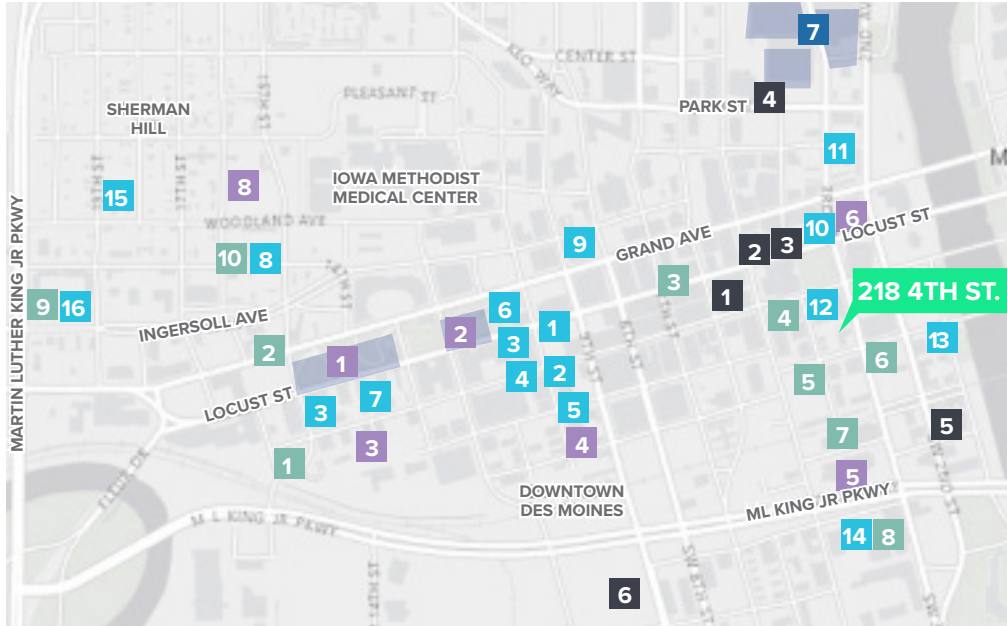
- + Zoning: DX1 - Downtown District
- + Potential High-Rise Development
- + Located next to historic Court District

## Area Demographics

	1 Miles	3 Miles	5 Miles
Population	13,541	98,711	219,200
Daytime Population	57,219	155,378	270,347
Growth Rate 2021-2026	0.82%	0.60%	0.56%
Average Household Income	\$69,204	\$77,476	\$76,789



# Downtown Des Moines



## EATERIES

- 1 Akebono
- 2 Panera
- 3 Django
- 4 Bubba
- 5 Malo
- 6 Centro
- 7 Americana
- 8 A Dong Vietnamese
- 9 801 Chophouse
- 10 Splash Seafood
- 11 Buzzard Billy's
- 12 Fong's Pizza
- 13 RoCA
- 14 Blaze Pizza
- 15 Aposto
- 16 Gusto Pizza Bar

## HOTELS

- 1 Des Lux Hotel
- 2 Marriott Downtown
- 3 Hyatt Place Downtown
- 4 Hilton Downtown
- 5 Hampton Inn & Suites
- 6 Holiday Inn Express

## THINGS TO DO

- 1 Pappajohn Sculpture Park
- 2 Central Public Library
- 3 Noce Jazz Club
- 4 West End Architectural Salvage
- 5 Science Center of Iowa
- 6 Civic Center
- 7 Iowa Events Center
- 8 Hoyt Sherman Place

## BREWERIES & COCKTAILS

- 1 Exile Brewing
- 2 Gas Lamp
- 3 Hello Marjorie
- 4 Royal Mile
- 5 Court Avenue Brewery
- 6 Johnny's Hall of Fame
- 7 Hessen Haus
- 8 300 Craft & Rooftop
- 9 Juniper Moon

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