

# Free Standing Retail w/Drive-thru

840 1st Street,  
West Des Moines, IA  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## New Construction

New Construction available in Val-Gate on Highway 28/1st Street in West Des Moines. Located between Auto Zone and Scooter's Coffee. Co-tenants include Dollar Tree and True Value Hardware.

### Building Features

- + 2,520 SF
- + Drive-thru with 11 vehicle stack
- + High visibility with multiple access points on 1st Street and Grand Ave.
- + Delivered in shell condition - TI allowance available
- + Tall ceilings
- + Signage on multiple elevations
- + Large front patio and extrawide sidewalk for outdoor seating
- + Grease interceptor



## Contact Us

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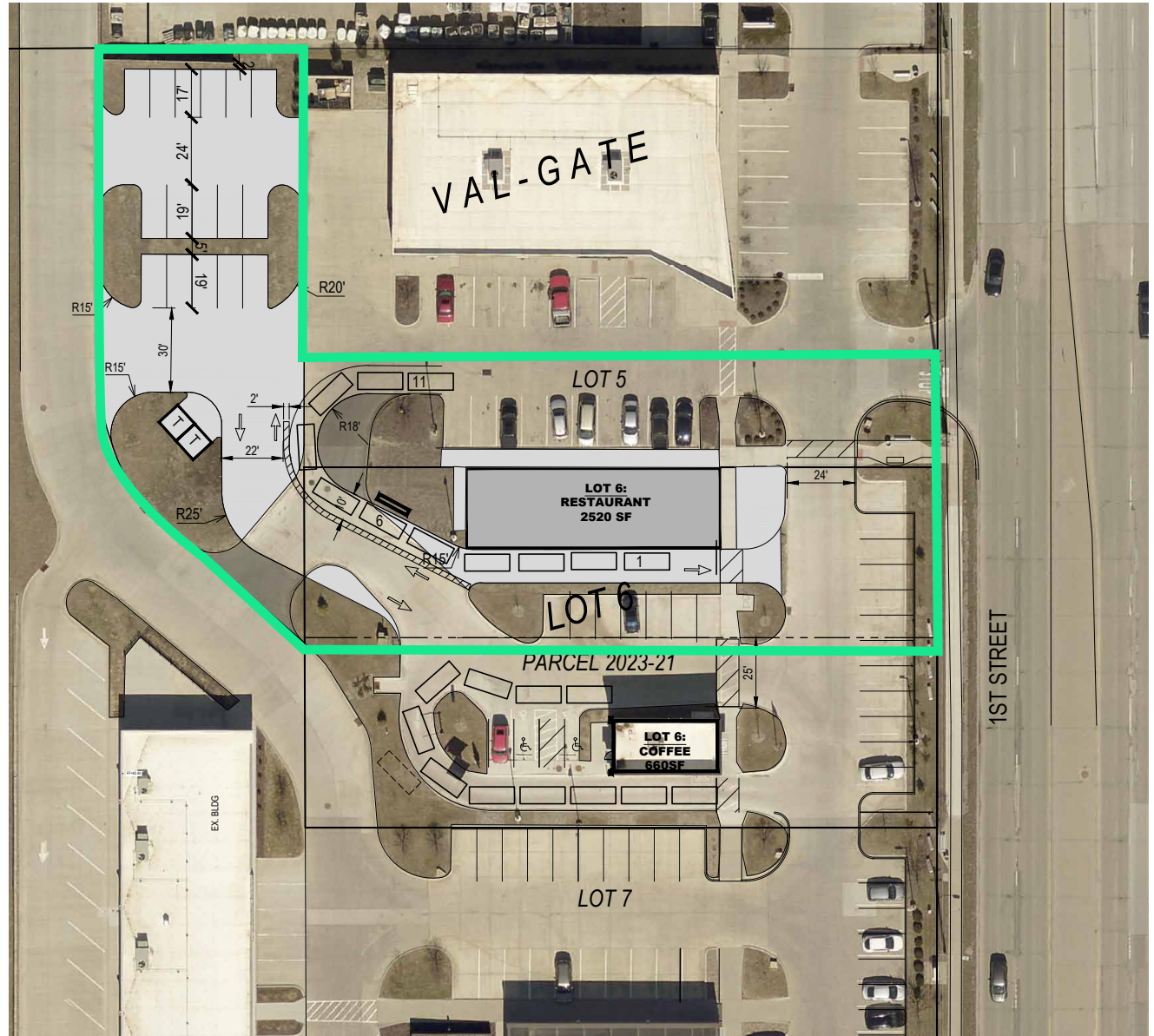
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# Features

- + Located just south of the SE corner of Grand Avenue and Highway 28/1st Street and less than one mile from Interstate 235.
- + Excellent frontage to Highway 28 / 1st Street.
- + Monument signage available
- + Drive-Thru with 11 vehicle stack
- + Ample parking
- + Cross easement access and parking throughout the development
- + High traffic intersection:
  - 1st Street - 24,700 VPD
  - Grand Avenue - 28,600 VPD
- + Property is surrounded by single-family homes and several multi-family housing developments
- + Zoned PUD B&C - Business & Commercial Planned Unit Development
- + Nearby Business Include Auto Zone, Scooter's, Dollar Tree, True Value Hardware, Casey's, West Bank, Hy-Vee Fast & Fresh, Sully's Irish Pub and Mc Donalds



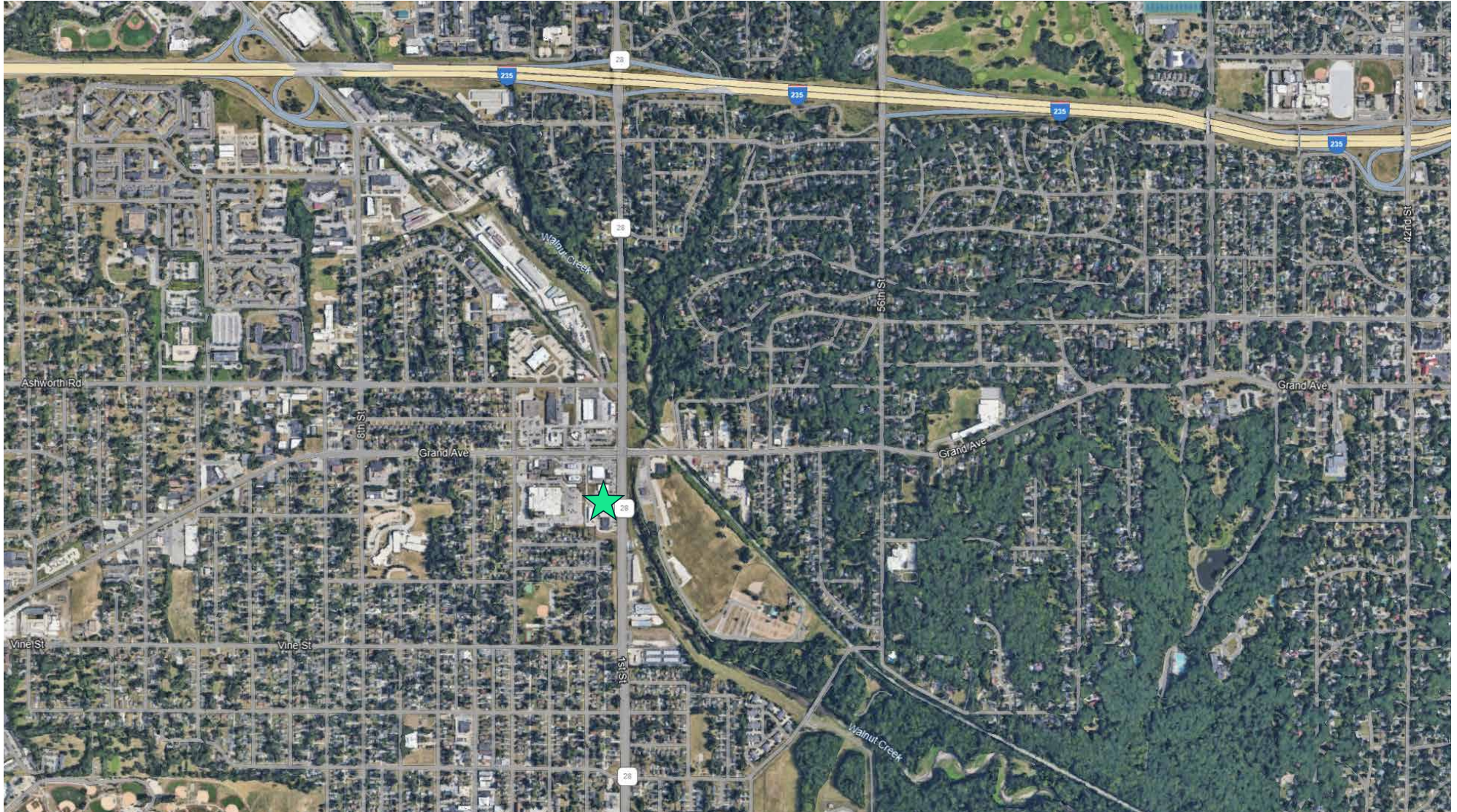
840 1st Street  
West Des Moines, IA

For Lease

# Local Retail



# Location



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