

RETAIL OR OFFICE | FOR LEASE

Northpark Court

86th Street & Northpark Drive | Johnston, Iowa

CBRE



Property Information

This premier mixed-use development features more than 58,000 square feet across five buildings in a highly visible location at 86th Street and Northpark Drive, just north of I-80/35. Offering a mix of retail and office space for lease, the property provides excellent accessibility, convenient interstate access, and ample on-site parking for customers and employees. Surrounded by a strong lineup of area amenities, including national retailers, restaurants, and nearby hotels, the center benefits from strong consumer traffic and excellent visibility.

- Five building (58,000 SF) mixed-use development
- Built in 2005
- Prominent building signage
- Ample parking
- PUD zoning
- Ideal for retail, office, medical, and service users
- Excellent visibility and accessibility
- Located off 86th Street & Northpark Drive in mature commercial corridor just north of I-80/35.
- Tenants in the complex include Starbucks, Doctors Now, Power Life Yoga, Pancheros, Whylie Eye Care, Liberty National Bank, 1908 Draught House, Sylvan Learning, Stride Autism Center, Endodontics of Iowa, Star Nails and more.



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Available Space

SUITE 8825

- 2,500 – 11,427 SF
Landlord will consider smaller suite configurations
- Lease Rates: \$14.00 – \$16.00/SF NNN
- OPEX: \$8.65/SF
- Former realty office located on end cap with build out consisting of conference rooms, private offices, restrooms, open work area, and breakroom/kitchenette space.



SUITE 8675

- 1,496 SF
- Lease Rate: \$16.00/SF NNN
- OPEX: \$8.65/SF
- Co-tenants include Christopher's Rare Coins, Star Nails, Northpark Massage and Pure Aveda Salon



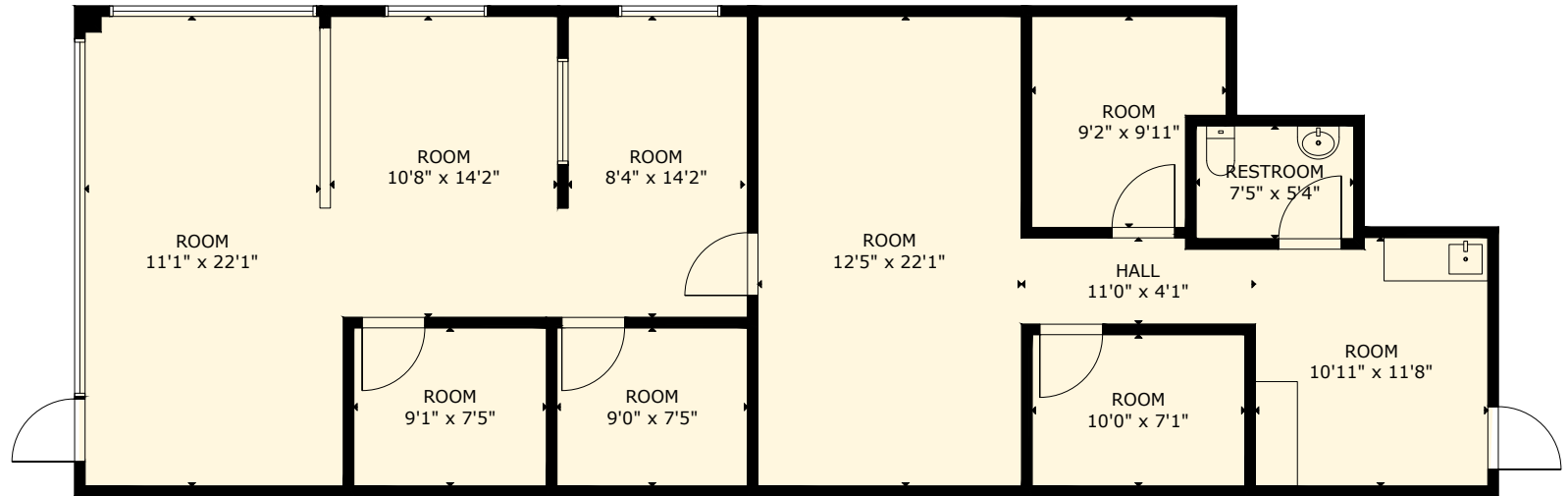
Suite 8825

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Suite 8675

1,496 SF



Lease Plan



Johnston, Iowa



Johnston, Iowa is a rapidly growing suburb located just northwest of downtown Des Moines, widely recognized as one of the most affluent and desirable communities in the metro. Over the past two decades, it has transitioned from a small residential suburb into a major employment, innovation, and growth hub anchored by corporate headquarters, strong schools, and expanding retail and housing. The city benefits from its proximity to Interstate 80/35 and major arterial corridors, providing strong regional connectivity while maintaining a suburban environment attractive to both businesses and residents.

RETAIL & ENTERTAINMENT

- Johnston Town Center (opened 2020, ~\$30M investment) serves as the city's central commercial and civic hub
- Ongoing retail expansion along Merle Hay Road and NW corridors
- National and regional retailers, grocery stores, and restaurants continue to expand in response to population growth

COMMUNITY AMENITIES

- Farmers Market, summer concerts, and community events centered around Town Center
- Highly rated Johnston Community School District with strong academic outcomes
- Safe neighborhoods and high quality of life metrics consistently above national averages

DEMOGRAPHICS & POPULATION TRENDS

Johnston has experienced significant population growth, driven by in-migration, new housing development, and employment opportunities.

- **Population:** ~24,000–25,000 residents
- **Growth:** ~44% population increase since 2010
- **Median Household Income:** ~\$103,000–\$106,000
- **Per Capita Income:** ~\$57,500
- **Median Home Value:** ~\$346,000
- **Highly educated population:** ~58% holding a bachelor's degree or higher
- **Homeownership rate** above 70%
- **Strong household income** levels significantly exceeding state and national averages [censusreporter.org]

Location





Northpark Court

86TH STREET & NORTHPARK DRIVE | JOHNSTON

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