

COMMERCE PARK

OFFICE & RETAIL SPACE AVAILABLE

13137 UNIVERSITY AVENUE

CLIVE, IA 50325

FOR LEASE



WEST ELEVATION

PROPERTY FEATURES

- ◆ 1,736 SF of Office/Retail Available For Lease
- ◆ New Construction April 2023 - Located Within Commerce Park on University Avenue in Clive
- ◆ Building and Monument Signage Available
- ◆ Ample Parking
- ◆ Strong Tenant Mix in Commerce Park Includes: Raymond James, Iowa Lottery, Hove Family Dental, West End Chiropractic, WB Realty Co, Agave Grill Mexican Restaurant, Golftec and More
- ◆ Daily Traffic Counts (2018)
 - 21,600 VPD - University Avenue

AVAILABLE SUITES

SUITE	SF	RATE (NNN)	COMMENTS
Lower Level Ste #1	LEASED	LEASED	LEASED
Lower Level Ste #2	LEASED	LEASED	Sinclair Brothers
Lower Level Ste #3	LEASED	LEASED	Sinclair Brothers
Lower Level Ste #4	1,736 SF	\$13.00 PSF	Office/Retail Space Now Available
Lower Level Ste #5	LEASED	LEASED	LEASED
1st Level Ste #6 - #10	LEASED	LEASED	Raymond James
2nd Level Ste #8	LEASED	LEASED	Raymond James

CONTACT US

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Demographics Est. (2023)	1 mile	3 miles	5 miles
Population	3,761	42,800	102,212
Households	4,394	28,464	53,666
Avg. HH Income	\$102,247	\$105,916	\$95,786
Median HH Income	\$96,890	\$101,348	\$89,396



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Updated 05/28/2024

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COMMERCE PARK

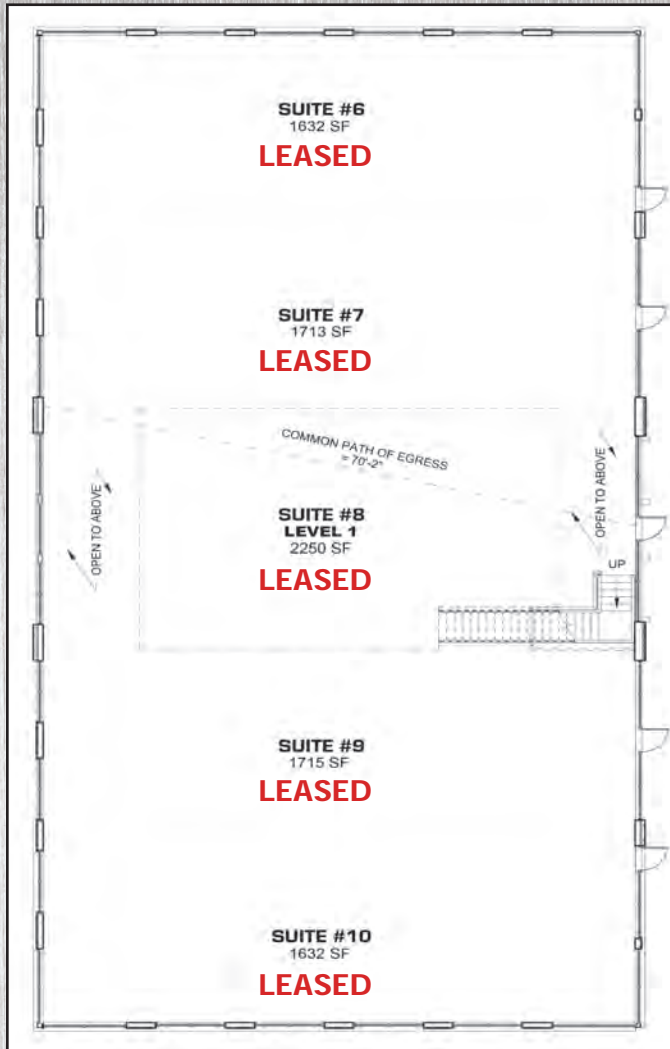
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13137 UNIVERSITY AVENUE

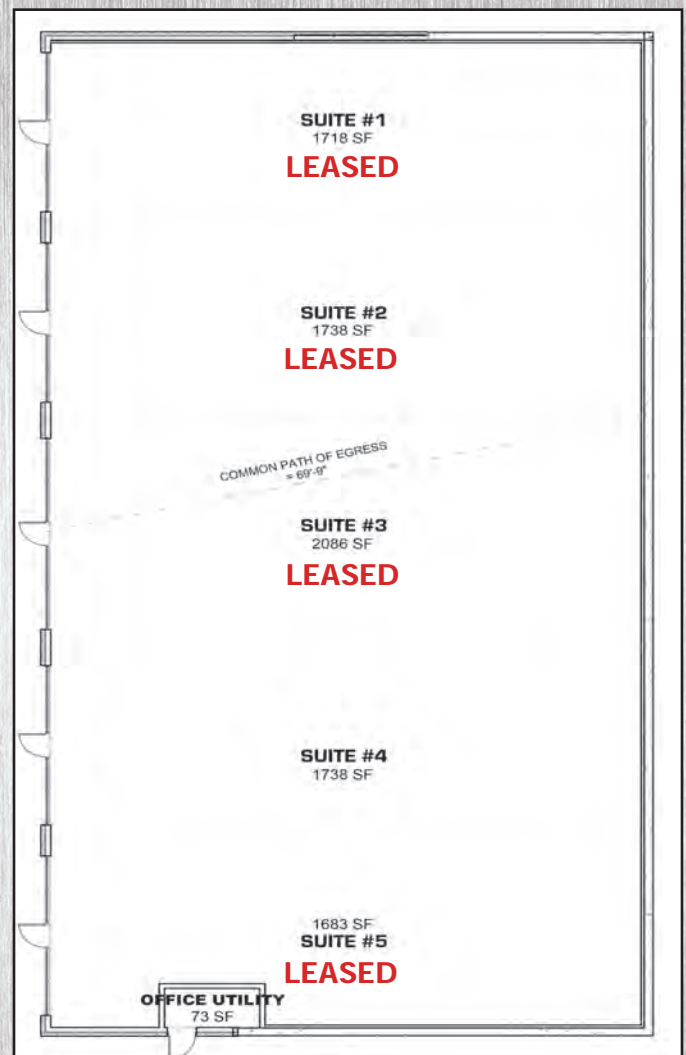
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EAST ELEVATION - Upper Level



WEST ELEVATION - Lower Level



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