

# FOR SALE



## 7580 & 7640 CASCADE AVE

**West Des Moines, Iowa 50266**

*West of S. Jordan Creek Parkway  
& South of Mills Civic Parkway*

Development Land For Sale

3.01 - 6.60 Acres +/-

**ANGIE TESSAU, CCIM, SIOR**

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Licensed in IA

**KOREY BIRKENHOLTZ**

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Position your business in the heart of West Des Moines' Jordan Creek corridor, surrounded by the metro's best **amenities**, premier **retail, dining, entertainment**, & leading employers' **corporate campuses**. With unmatched **visibility** & easy interstate **access**, this location offers the perfect balance of **convenience** & **prestige**.

**7640 Cascade Ave**

*Parcel Size:*  
3.01 Acres  
*Pricing:*  
\$12.00 PSF

**7580 Cascade Ave**

*Parcel Size:*  
3.59 Acres  
*Pricing:*  
\$12.00 PSF

**Combined Parcels**  
*Total Available Area:*  
**6.60 Acres**

## NEARBY ATTRACTIONS

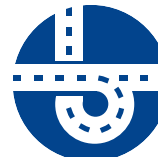
- **Retail:** Jordan Creek Town Center (Scheels, Dillard's, Von Maur, Apple, Anthropologie, Lululemon, H&M, Sephora, Costco, Dick's Sporting Goods, Nordstrom Rack, Lowe's, HomeGoods), Target, Walmart, Hy-Vee, Trader Joe's, Aldi, Kohl's, Ulta & several others
- **Entertainment:** TopGolf, Smash Park, Dave & Buster's, Putts & Pins, Spare Time, Vibrant Music Hall & Cinemark Theatres
- **Restaurants:** Ruth's Chris, Fleming's, Prime & Providence, Firebirds Wood Fired Grill, Cheesecake Factory, Crisp & Green, K Pot, Johnny's Italian Steakhouse, Irina's Steak & Seafood, Fire Creek, Urban Cellar, Breakfast Club, Chick-Fil-A, Chipotle, Texas Roadhouse, Hana Ramen Sushi, Pancheros, P.F. Chang's, Bravo! Italian Kitchen, Tous Les Jours, HomeGrown, Starbucks & many more
- **Sports Complexes:** MidAmerican RecPlex & IYAF Sports Complex
- **Offices:** Wells Fargo, Athene, IMT Insurance & Sammons Financial
- **Access:** I-35/I-80, Mills Civic Parkway, Jordan Creek Parkway & Grand Prairie Parkway



LAND DEVELOPMENT



EXCELLENT LOCATION



INTERSTATE ACCESS



ATTRACTIONS



RETAIL SHOPPING NEARBY



RESTAURANTS NEARBY



ENTERTAINMENT NEARBY



SPORTSPLEX NEARBY



CORPORATE OFFICES NEARBY



HOTEL NEARBY



MOVIE THEATER NEARBY



GROCERY STORE NEARBY



C-STORE NEARBY



MULTIFAMILY NEARBY



GOLF COURSE NEARBY

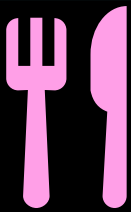


SCHOOL NEARBY





# *nearby* **ATTRACTIONS**



252

Restaurants



13

Bars and  
Pubs



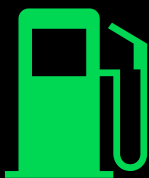
28

Coffee  
Shops



23

Grocers



33

C-Stores



76

Retail  
Shopping



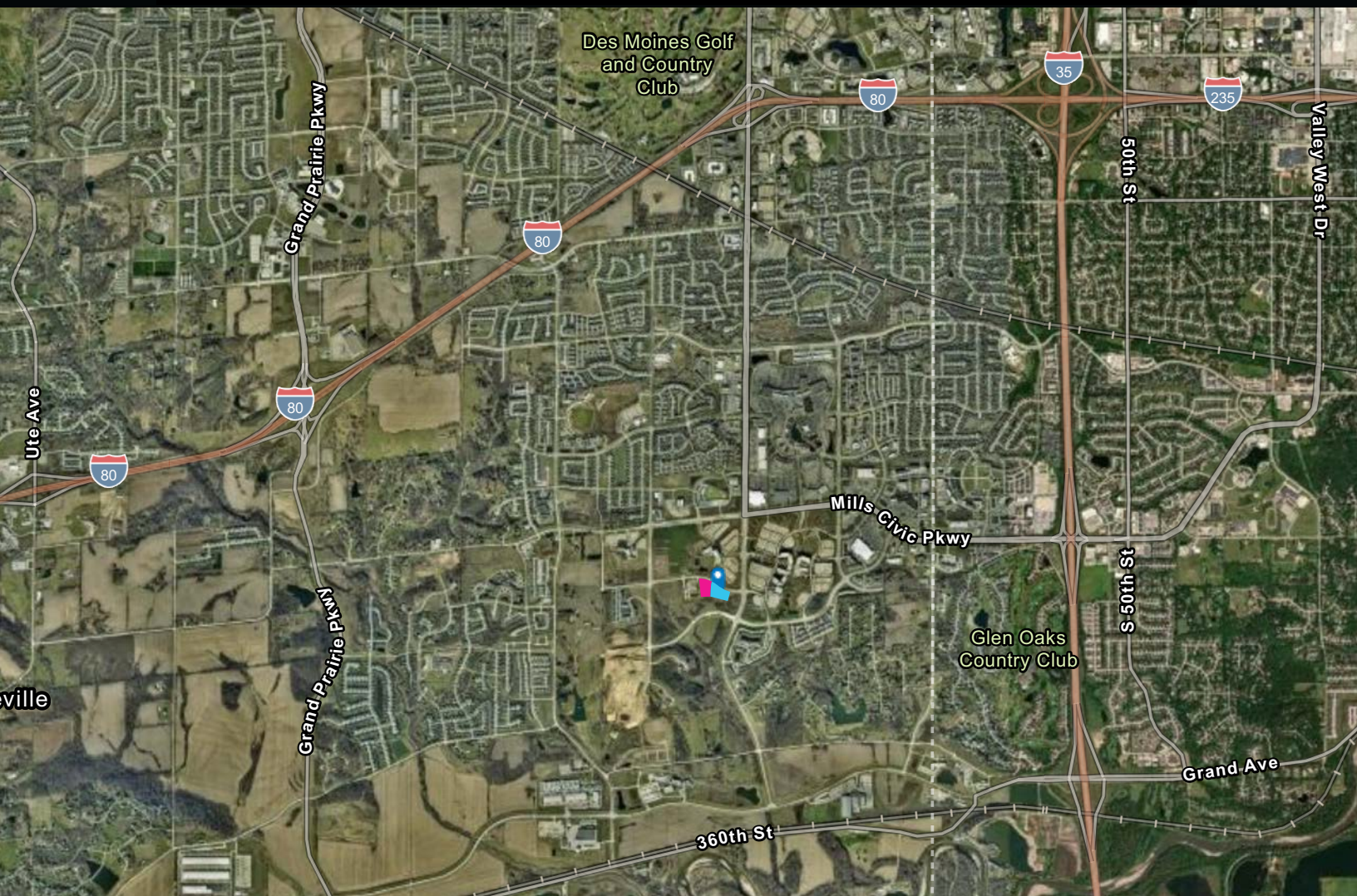
42

Hotels



32

Attractions/  
Entertainment



# DEMOGRAPHICS

## 7580 & 7640 CASCADE AVE

*5 mile radius*

### INCOME



\$102,545

Median Household Income



\$317,048

Median Net Worth



\$374,573

Median Home Value



\$82,471

Median Disposable Income

### EDUCATION



61%

Bachelor's/Grad/Prof Degree

### BUSINESS



4,508

Total Businesses



69,622

Total Employees

### KEY FACTS



107,696

Total Population



123,245

Total Daytime Population



37.0

Median Age



44,420

Households

### TRAFFIC



20,000

Mills Civic Pkwy



13,000

S. Jordan Creek Pkwy



1,020

Cascade Ave

### EMPLOYMENT



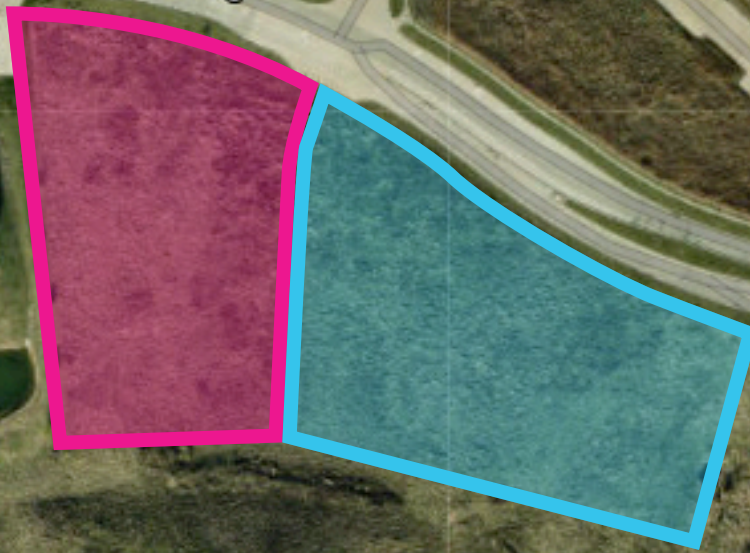
2.5%

Unemployment Rate



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**KNAPP**  
PROPERTIES



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