

DENNY ELWELL COMPANY
Commercial Real Estate & Development



- Up to 19,856 SF Available
- Minutes from Downtown & I-80
- Cross-Easement to Bank/Pharmacy/Daycare
- Metro Bus Stop
- 842 Parking Spaces
- Co-Tenants Include: CitiTrends, Fareway, ACE Hardware, Dollar Tree, Home Furnishings

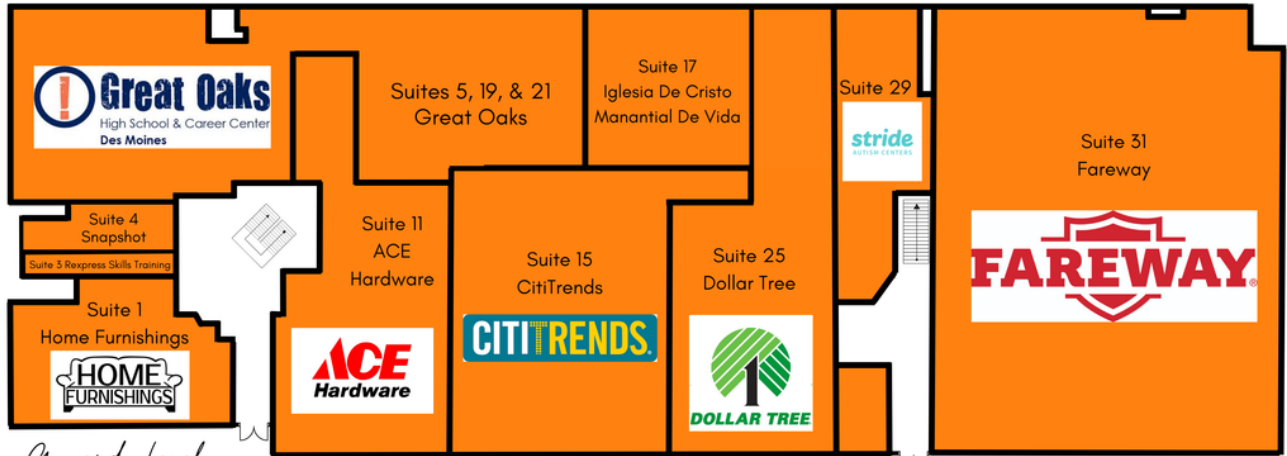


dennyelwellcompany.com
515-964-1587

The information contained herein is deemed reliable but not
guaranteed by Denny Elwell Company
Licensed to sell real estate in the state of Iowa

For Lease

Park Fair Mall
100 E Euclid Ave
Des Moines, Iowa 50313



MARKET FACTS	1 Mile	3 Mile	5 Mile
Population	10,138	50,610	128,368
Average Household Income	\$48,833	\$46,475	\$51,290
Median Age	35	36	37
E Euclid Ave: 15,721 VPD			

9.15.23



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Available Suites

- #99: 2,484 SF Office
- #101: 1,260 SF Office
- #105: 2,120 SF Office
- #121: 520 SF Office
- #127: 496 SF Office
- #129A: 1,658 SF Office
- #137: 7,500 SF Office
- #139/145: 12,356 SF Office
- #163: 2,256 SF Office

**Suites 99-101: 12 Months
FREE Rent w/5-Year Lease**



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Three Local Lines Coverage on the Property

LOCAL

- 1 Fairgrounds
- 3 University
- 4 E 14th St
- 5 Franklin Ave
- 6 Indianola Ave
- 7 SW 9th St
- 8 Fleur Dr
- 10 East University
- 11 Ingersoll / Valley Junction

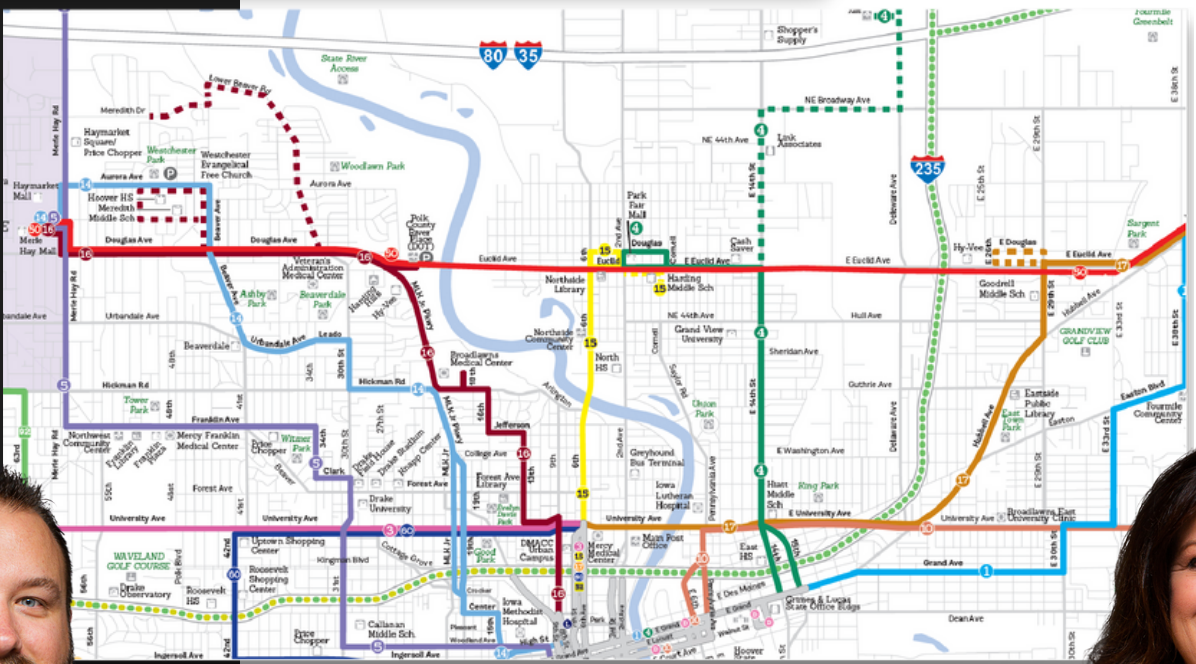
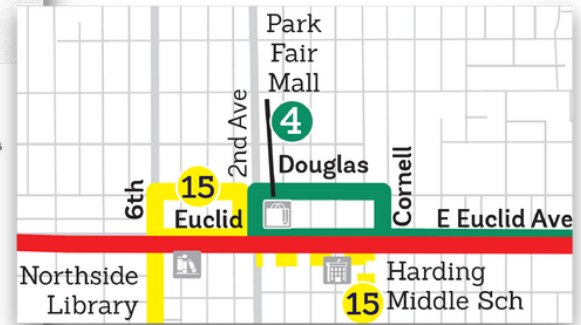
- 13 SE Park Ave
- 14 Beaver Ave
- 15 6th Ave
- 16 Douglas Ave
- 17 Hubbell Ave / Altoona
- 50 Douglas / Euclid Crosstown
- 52 Valley West / Jordan Creek
- 60 University / Ingersoll
- 72 West Des Moines Loop
- 74 NW Urbandale

SHUTTLES

- D D-Line Downtown
- L The Link

EXPRESS

- 92 Hickman
- 93 NW 86th / Grimes
- 94 Westown
- 95 Vista
- 96 EP True
- 98 Ankeny
- 99 Altoona



Carson Hughes

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