

For Sale

CBRE

3708 Beaver Avenue

Neighborhood Retail Investment Opportunity

Des Moines, Iowa | www.cbre.com/desmoines



The Offering

CBRE is please to offer for sale 3708 Beaver Avenue, an established neighborhood retail center located in the popular Beaverdale neighborhood in Des Moines, Iowa. This center benefits from an exceptional location in the highly desirable Beaverdale neighborhood of Des Moines, Iowa. Beaverdale is known for its vibrant community atmosphere, charming residential character, and strong neighborhood support for local retailers. The property features an established roster of local tenants, including Cooney's Tavern—a longtime Des Moines institution—along with Beaverdale Cleaners and Kinna, all of which contribute to steady customer traffic and community engagement. The center's central position within the neighborhood also provides convenient access to downtown Des Moines, Drake University, and Merle Hay Mall, enhancing overall connectivity and appeal.

Investment Highlights

- + Sale Price: \$900,000
- + Price Per SF: \$105
- + NOI with 5% vacancy factor: \$69,103
- + \$149K invested in capital improvements since 2019
- + Discount on replacement cost
- + Rental upside



For Comprehensive Offering Memorandum, Click Here to Execute Confidentiality Agreement

Property Highlights

- + Property Size
 - 8,600 SF Building
 - 0.82 Acre Lot
- + Tenants
 - Cooney's Tavern - 2,200 SF
 - Kinna Halal Food and Grocery - 3,200 SF
 - Beaver Avenue Cleaners - 1,600 SF
 - Storage - 1,600 SF
- + Built in 1959
- + New rubber membrane roof 2021
- + Great visibility on main corridor through Beaverville and busy Douglas Avenue with 18,851 vehicles per day
- + Neighboring business include: Walgreens, Scooter's Coffee, Casey's, Pizza Hut and Boesen The Florist



3708 Beaver Avenue
Des Moines, Iowa 50310

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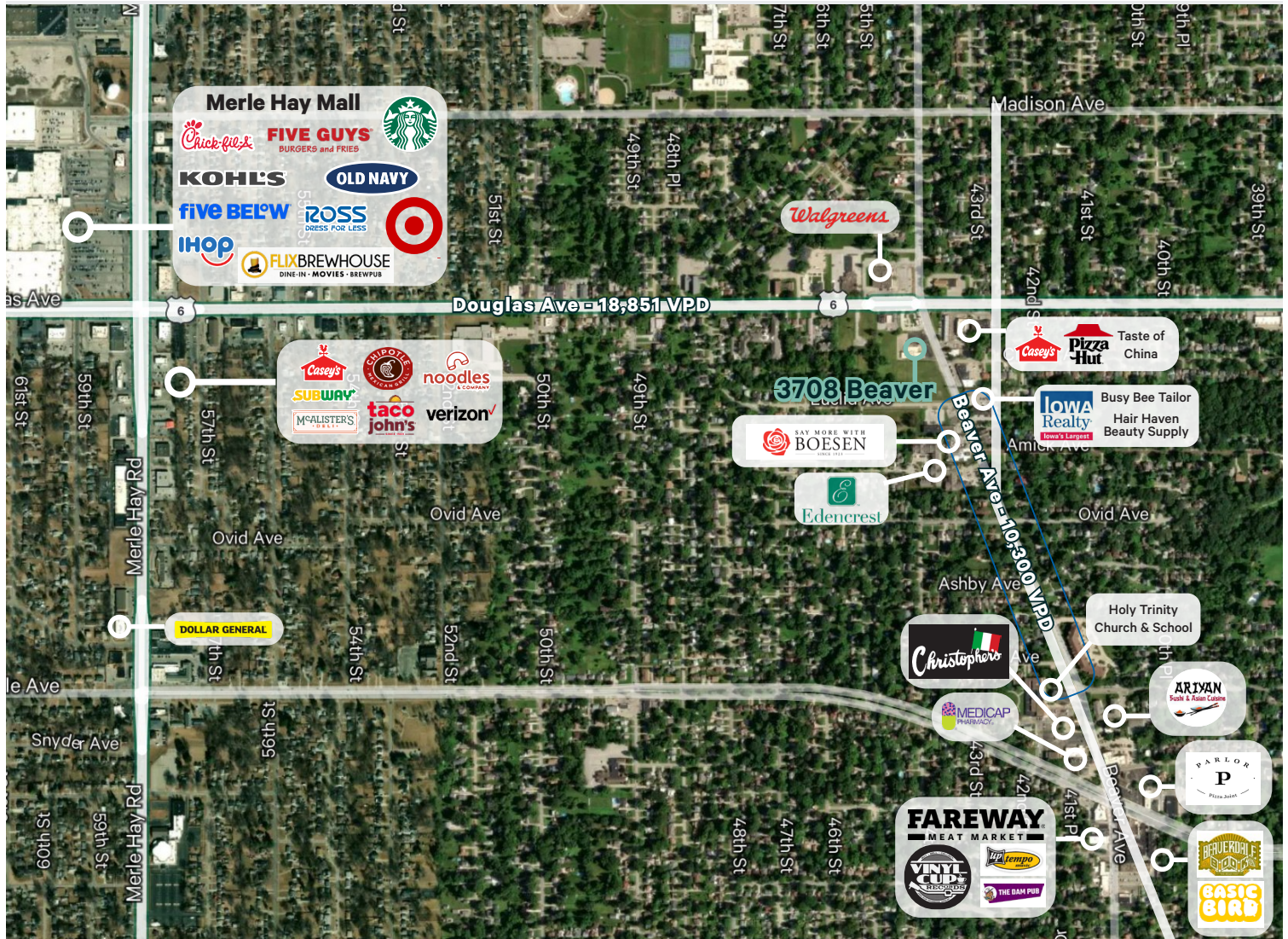
Property Photos



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Des Moines, Iowa 50310

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Location



Contact Us

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