

For Lease

CBRE

The Willow

New Construction Retail Center

1202 Guthrie Street | De Soto, IA | www.cbre.com/desmoines



Retail

Property Overview

Retail shopping center being developed in the growing western suburb of De Soto. The building will consist of six 25' x 75' bays for a total of 11,250 square feet. The center is strategically located just south of Exit 110 on I-80 and Hwy 169, making it highly accessible to both local residents and interstate travelers. Ideal for a range of retail uses including quick-service restaurants or service-oriented businesses.

Available Space

+ 1,750 - 11,250 SF

Lease Rate

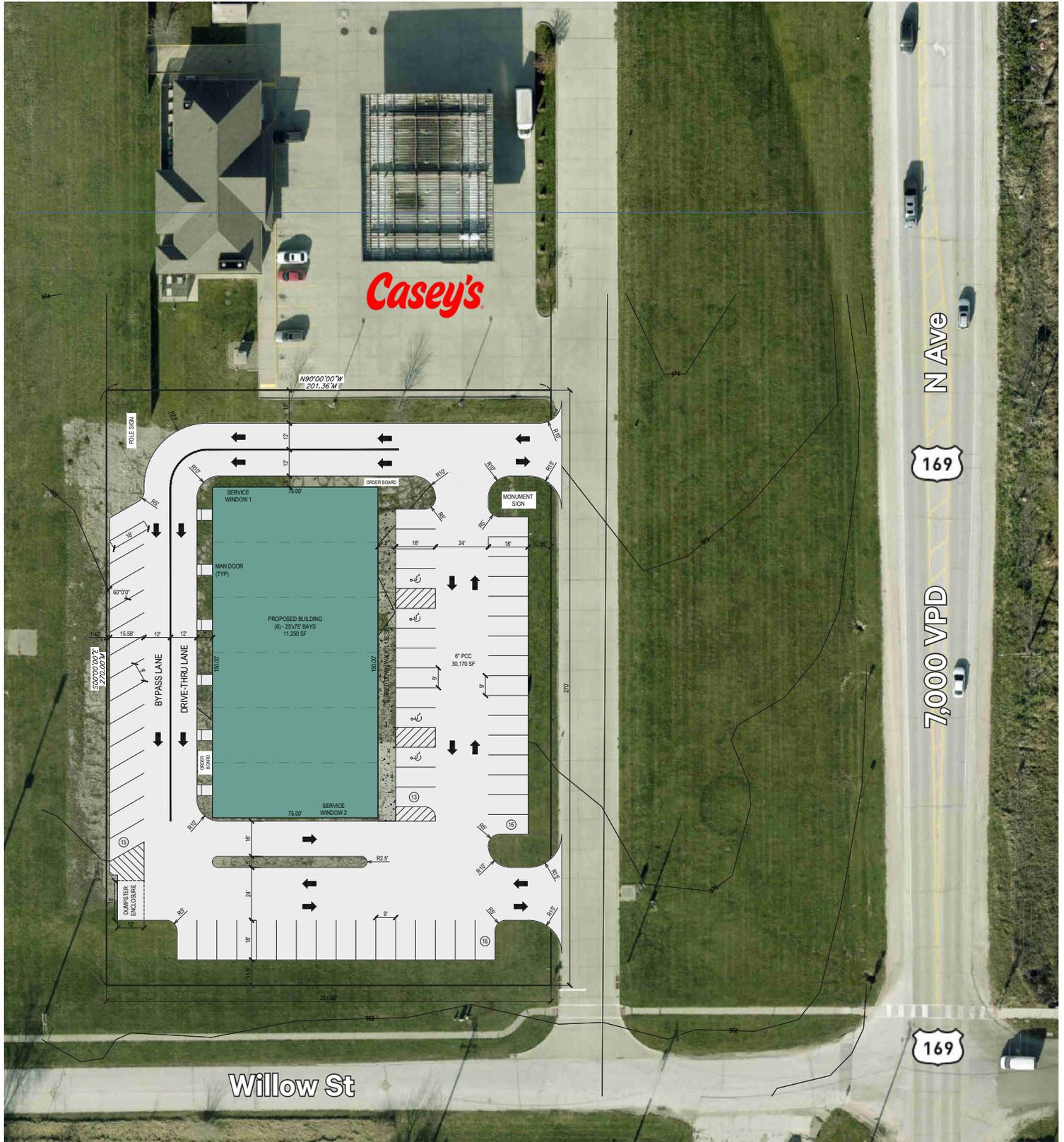
+ \$28.00 - \$30.00/SF NNN

+ Includes Tenant Improvement Allowance

Building Features

- + Parking: 5.33 per 1,000 SF
- + Monument signage
- + Drive thru available
- + Grease interceptor for restaurant uses
- + Construction to begin in Spring of 2026
- + Adjacent retail includes Kwik Star, Casey's, Maverik, Tractor Supply, and a future McDonald's.
- + 31,500 vehicles per day on I-80

Site Plan



N Ave



7,000 VPD



Willow St

Location



Drive Times

- 9 Minutes to Adel High School
- 17 Minutes to Jordan Creek Town Center
- 17 Minutes to Waukee Towne Center
- 23 minutes to Downtown Des Moines
- 30 Minutes to Des Moines Int'l Airport

Contact Us

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