

# 4570 University Avenue

4570 University Avenue  
West Des Moines, Iowa 50266  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Restaurant Property with Outdoor Patio

Highly visible, 6,916 square foot standalone restaurant available for sale or lease in West Des Moines, Iowa. Located on University Avenue, a major thoroughfare featuring a mix of businesses, restaurants, shopping centers, and residential areas. The property comes fully equipped with fixtures and equipment, making it a turn-key opportunity for aspiring or established restaurant owners.

### Available Space

- + 6,916 SF
- + Effective Site Area: 1.68 Acres

### Sale Price

- + \$2,495,000  
(\$360/SF)

### Lease Rate

- + \$12,500/month NNN  
(\$21.69/SF NNN)
- + Property Tax: \$39,784/year  
(\$5.75/SF)
- + CAM: \$18,000/year (\$2.60/SF)



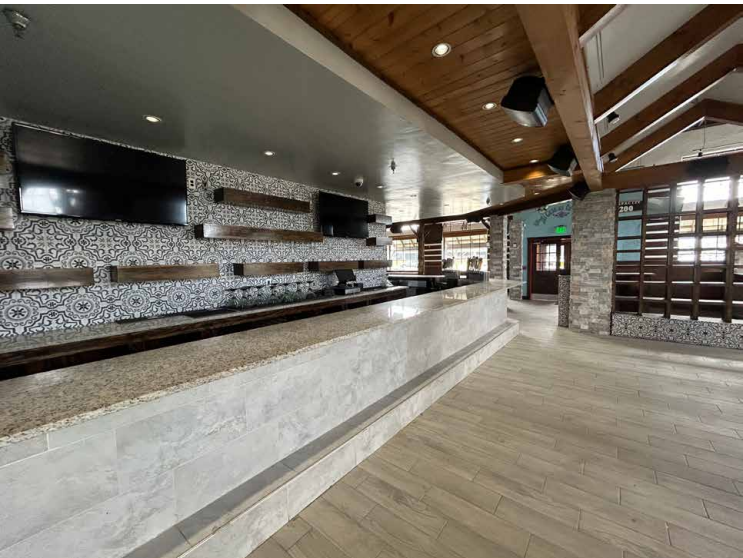
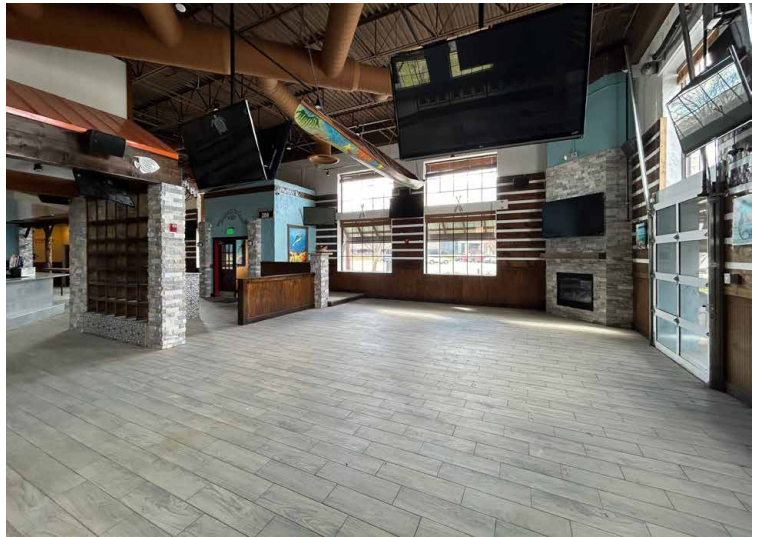
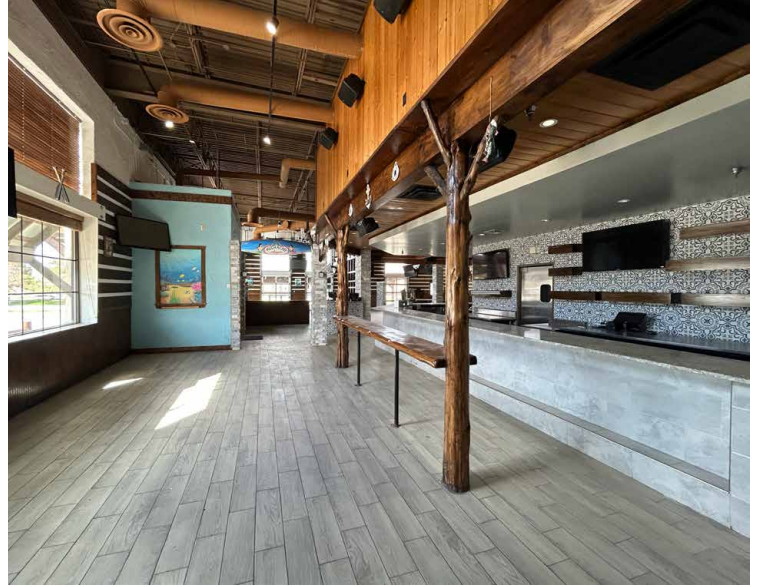
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West Des Moines, Iowa

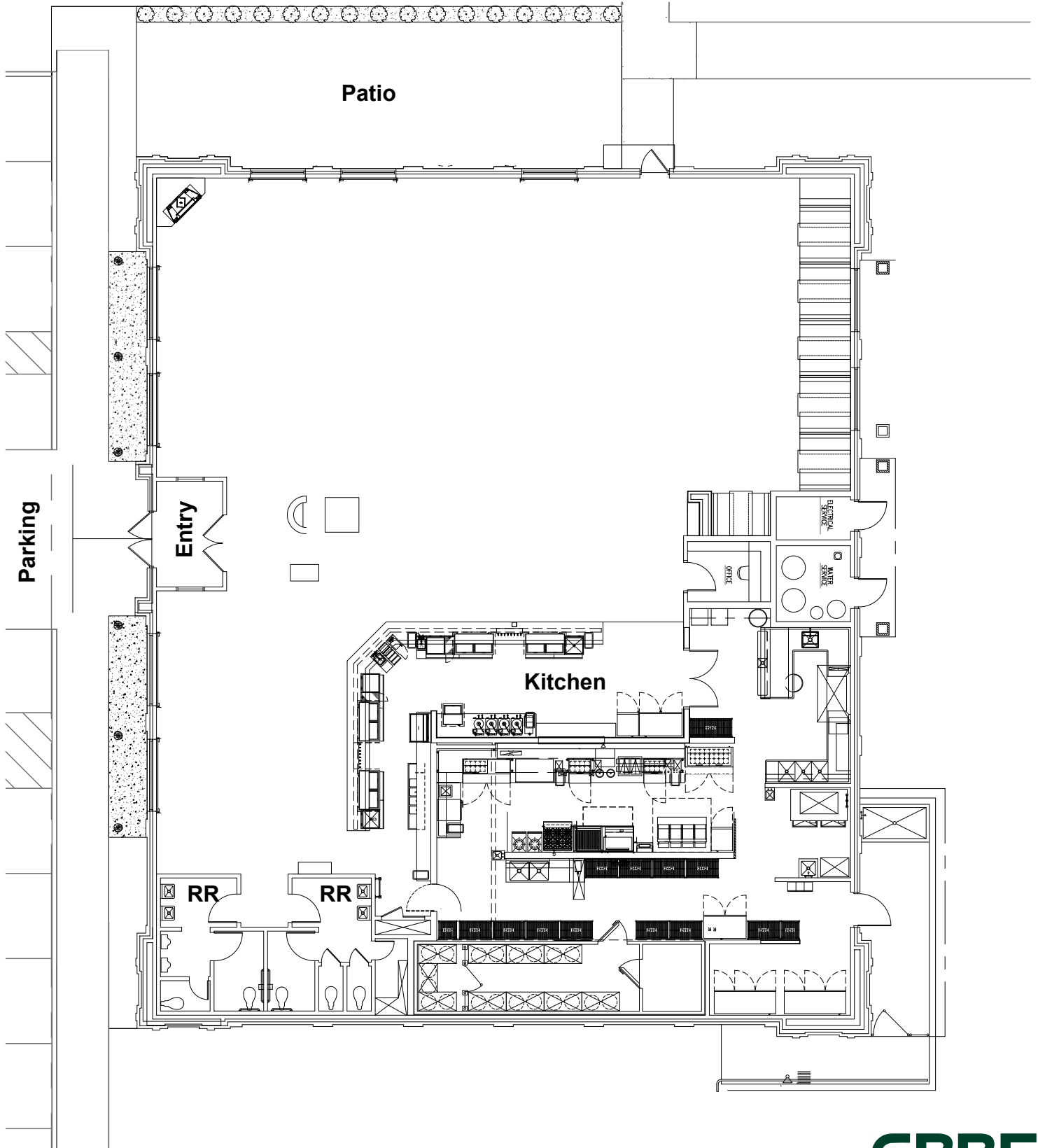
For Sale or Lease

# Building Features

- + Built 1998, recently remodeled
- + Roof: Flat- rubber membrane
- + 150 parking spaces included in Restrictions and Easement Agreement
- + Kitchen Equipment Included
- + Grease Interceptor
- + Outstanding Access
- + Highly Visible
- + Outdoor Patio
- + 17,800 VDP on University Avenue
- + Surrounded by multiple businesses including Barnes & Noble, Chick-fil-A, Laughing Crab Cajun Seafood, Outback Steakhouse, Pet Smart, Bankers Trust, and Golf Galaxy.



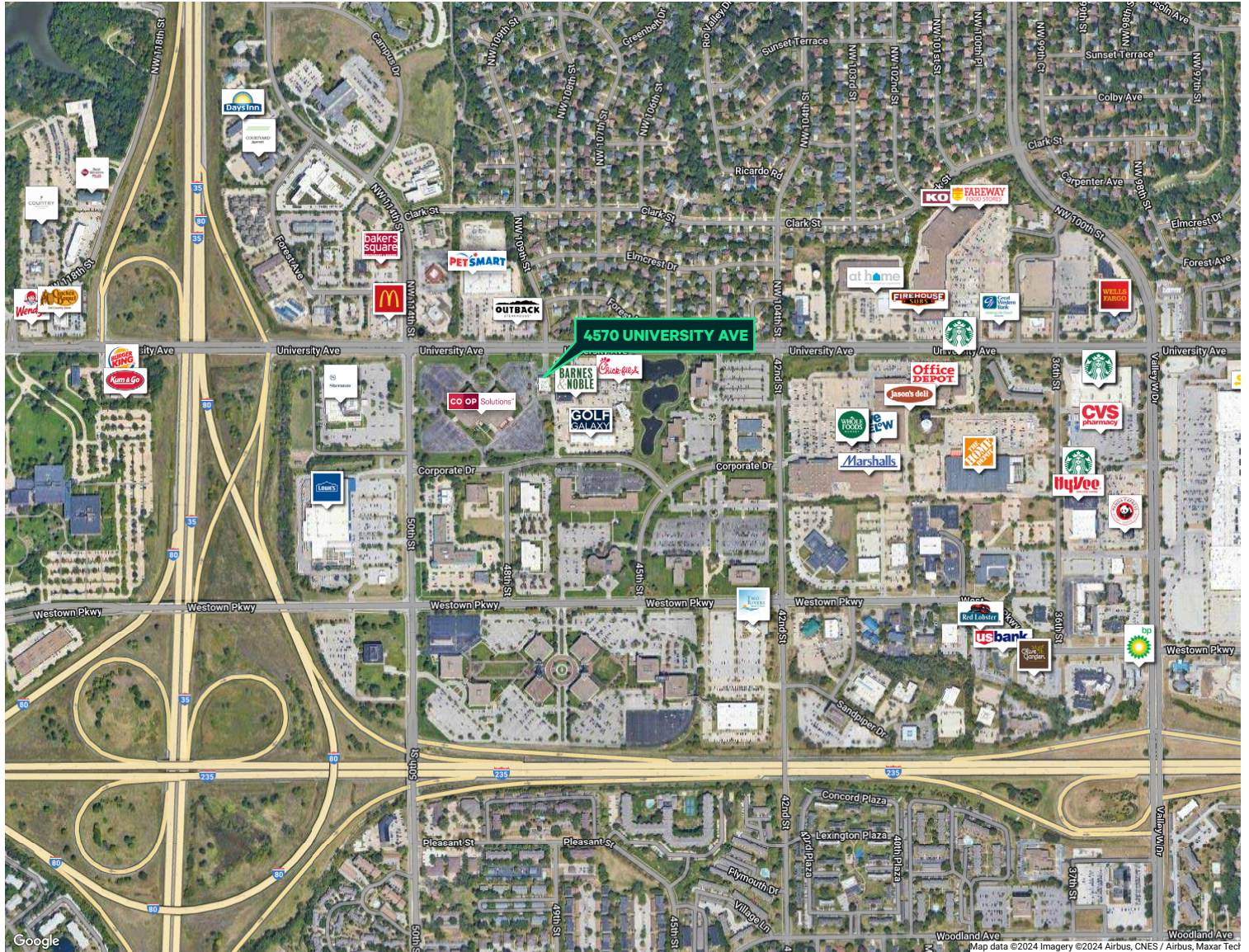
# Floor Plan



4570 University Avenue  
West Des Moines, Iowa

For Sale or Lease

# Location



## Contact Us

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