

CedarRidge Shops & Office

7509 - 7611 Douglas Avenue
Urbandale, Iowa 50322

Available Space

7611 Douglas

- + Ste 22A
 - 7,866 SF
 - \$12.00/SF MG
- + Suites 24
 - 1,230 SF
 - \$1,500/Month MG

7501 Douglas

- + Suites 31-35
 - 5,000 SF
 - \$12.00/SF MG
- Available July 2025
- + Stand Alone
 - 2,844 SF
 - \$12.00/SF NNN
 - \$5.00 Estimate Op Ex

Location Highlights

- + Multi-tenant neighborhood retail/office center
- + Traffic Count: 26,600 vehicles per day
- + 5/1,000 parking spaces (226 total)
- + Convenient Urbandale location
- + Frontage on Douglas Avenue



Site Plan



7611 - Upper Level

Vacant Ste. 22A - 7,866 SF	Sweet Little You Photography
Iowa Power Yoga	
Vacant Ste. 24 - 1,230 SF	
Turn About Memories	
Nurture Family Therapy	
DMC Jewelry	

7509 - Lower Level

Massage Oasis
Shamrock Roofing

7509 - Upper Level

Madison & Company Dance Studio

7517 Lower Level

Iowa Ins. Guaranty Assoc
Ucan
Access Foot Care

7517 Upper Level

Cedar Ridge Esthetic and Family Dentistry
Shelter Insurance
Coffey Insurance
Edward Jones Invest.

7611 - Lower Level

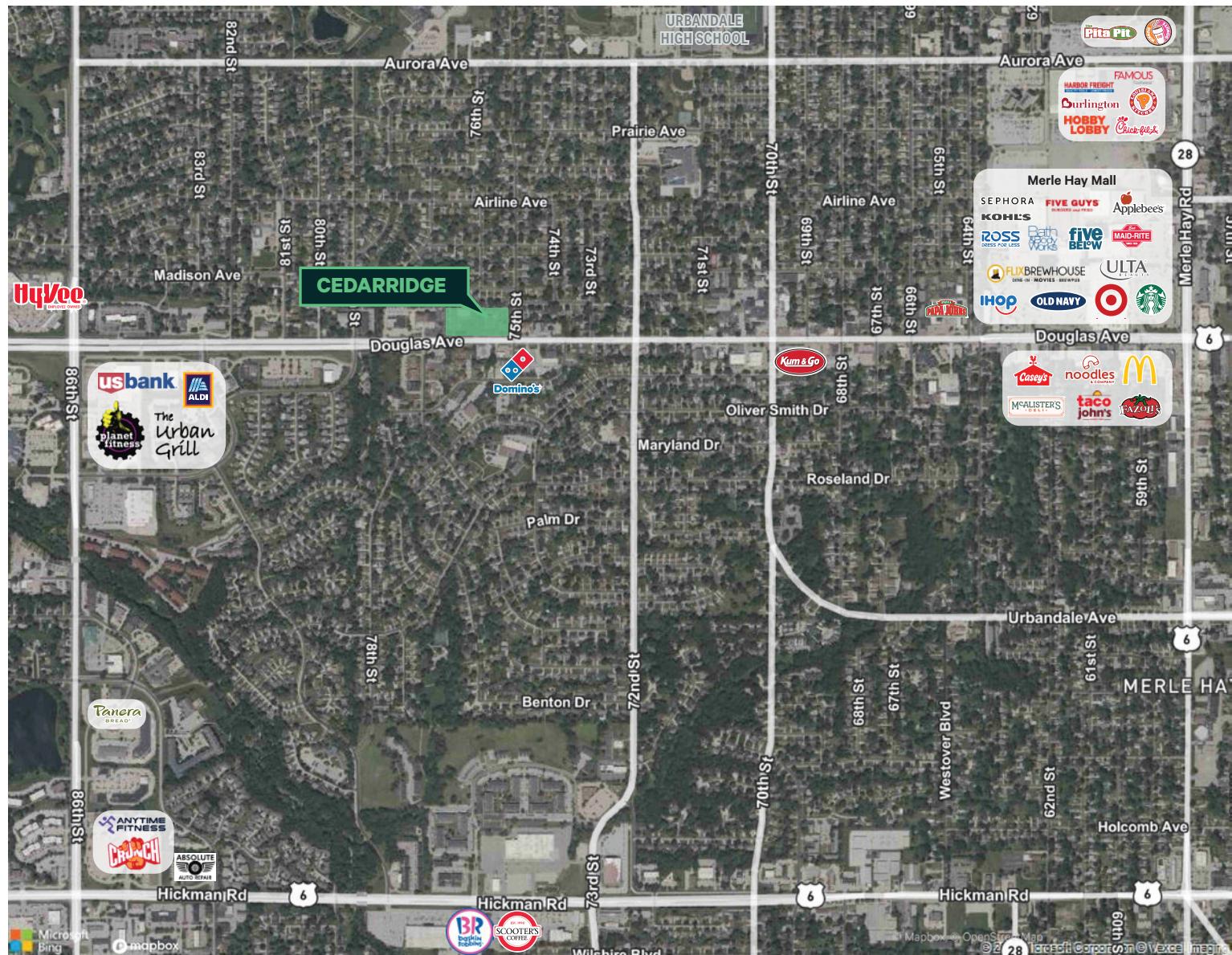
K9 Necessities
Angels Care Home Health
Vacant Ste. 31-35 5,000 SF
Mircale Ear
Northern Lights

7501

Vacant 2,844 SF

CBRE

Location



Contact

Harrison Kruse, SIOR, CCIM

First Vice President

+1 515 415 6124

harrison.kruse@cbre.com

Licensed in the State of Iowa.

Drew Rosonke

Sales Associate

+1 515 612 5494

drew.rosonke@cbre.com

Licensed in the State of Iowa.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.