

# 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

- + Suites 31-35
  - 5,000 SF
  - \$12.00/SF MG
  - Available July 2025

### 7501 Douglas

- + 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
- + 5,100 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	

## 7611 - Lower Level

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

## 7509 - Lower Level

Massage Oasis
Shamrock Roofing

## 7509 - Upper Level

Madison & Company Dance Studio
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## 7517 Lower Level

Iowa Ins. Guaranty Assoc
Ucan
Access Foot Care

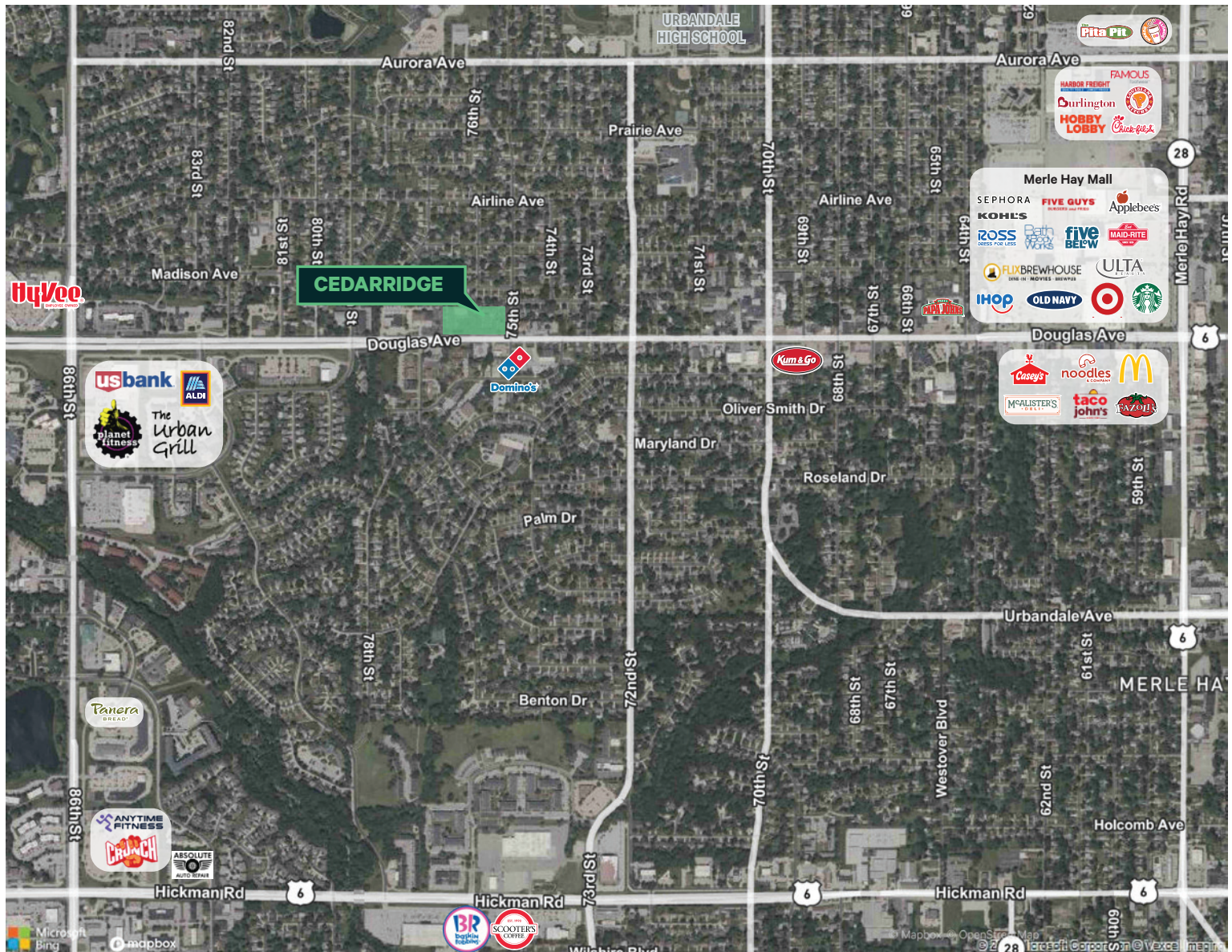
## 7517 Upper Level

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

## 7501

Vacant 2,844 SF
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