

CedarRidge Shops & Office

7509 - 7611 Douglas Avenue
Urbandale, Iowa 50322

Available Space

7611 Douglas

- + Ste 22A
 - 7,866 SF
 - \$12.00/SF MG
- + Ste 22B
 - 1,000 SF
 - \$1,200/Month MG

+ Suites 31-35

- 5,000 SF
- \$12.00/SF MG
- Available July 2025

+ Suites 24

- 1,230 SF
- \$1,500/Month MG

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
Vacant, Ste. 22B - 1000 SF	
Hair Salon	
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

7517 Lower Level

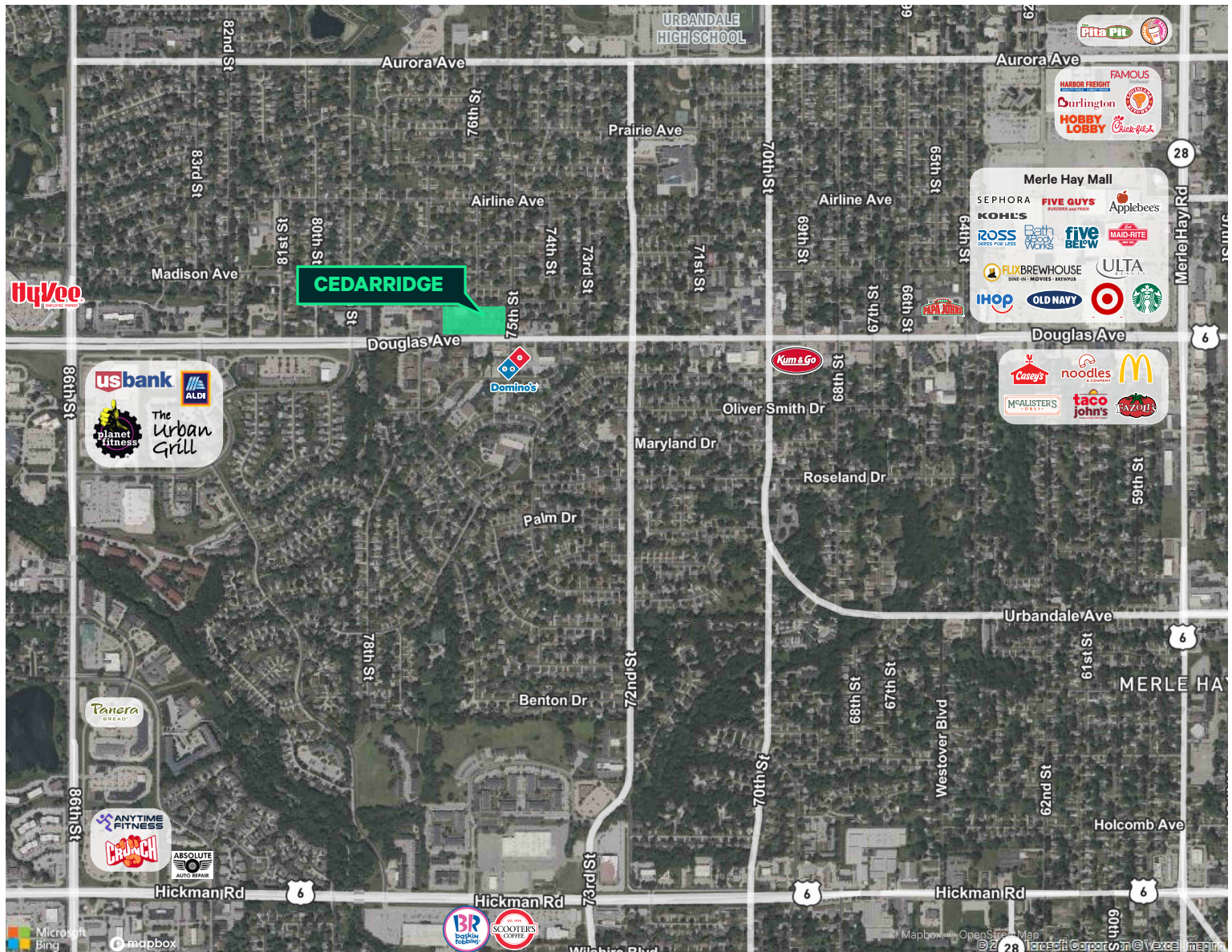
Iowa Ins. Guaranty Assoc
Ucan
Access Foot Care

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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