

8435 UNIVERSITY BLVD PLAZA

OFFICE AND RETAIL PLAZA IN CLIVE, IOWA 50325

EXCELLENT FOR OWNER OCCUPANT, OR INVESTMENT

BY OWNER OFFERED AT \$1,200,000

**100% OCCUPANCY GOOD TENANTS AND LEASE
TERMS HISTORY**



MORE INFORMATION AND DETAILS PLEASE CONTACT ME DIRECTLY, or by email.

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8435 UNIVERSITY BLVD PLAZA IN CLIVE, IOWA 50325

BY OWNER



BOTH NORTH AND SOUTH SIDE OF PLAZA HAVE CURB PARKING

ON ONE LEVEL



**Well-lit tower sign, visible for East and West bound traffic
on University Blvd.**

UNIVERSITY BLVD PLAZA CLIVE, IOWA

GENERAL INFORMATION

***June 2025 total restoration applied to roof. (Conklin roofing System) SPF spry foam Spray foam water proofing roof system that extends life of roof, creates better energy barrier, 85% reflectivity and holds a UL-790 class A fire rating. Leak free, with 18-year transferable warranty! (30 YEAR LIFE EXPECTANCY)!**

***100% occupancy with many long-term tenants.**

***Good mixture of retail, and office businesses.**

***Tenants pay their own power, gas, pro-rated water.**

***99% of space has been updated by tenants.**

***CAM (Common area maintenance fee) charged to tenants.**

***Excellent visibility off major east/west University Blvd. Street.**

***Long history of 100% occupancy.**

***Well, maintained and groomed.**

***Front tenants' signage is lit, also, tower lit sign with tenants' identification located close to University Blvd. Street.**

***Back of Plaza has awning overhang with lighting.**

***Installed new concrete walkway in front of plaza 2024. Added concrete walk path with railing on westside 2016. East side also has walking concrete path.**

***Enclosed reciprocal bin with small storage room, let largest tenant use.**

***Front and Back parking lot lighting.**

***Front of Plaza has 1,000' bays. Back of Plaza has 800' bays.**

***Steel framed constructed 1997.**

***Driv-it (stucco) and Brick exterior.**

***Ample on-site parking front and back of plaza.**

***June 2025 front and back parking received new painted parking stripes.**

UNIVERSITY BLVD. PLAZA CLIVE, IOWA

GENERAL INFORMATION

***Offered at \$1,200,000**

***Cap Rate 6.7%**

***GRM 10.2**

***Replacement Cost per Insurance company 1.7 million.**

***Plaza 8,000'**

***Lot is 37,949' .871 acres.**

***TC3 zoning**

***Parking slots 42**

***Handicap accessible front and back of Plaza**

***Handicap accessible bathrooms.**

***Furnace and Storage rooms in all suites.**

***Air conditioning conveniently located on sides of plaza on the ground.**

***Water fire sprinkler system tested once a year.**

***Plaza is located on well-traveled and recently updated East and West bound street (University Blvd.) by City of Clive.**

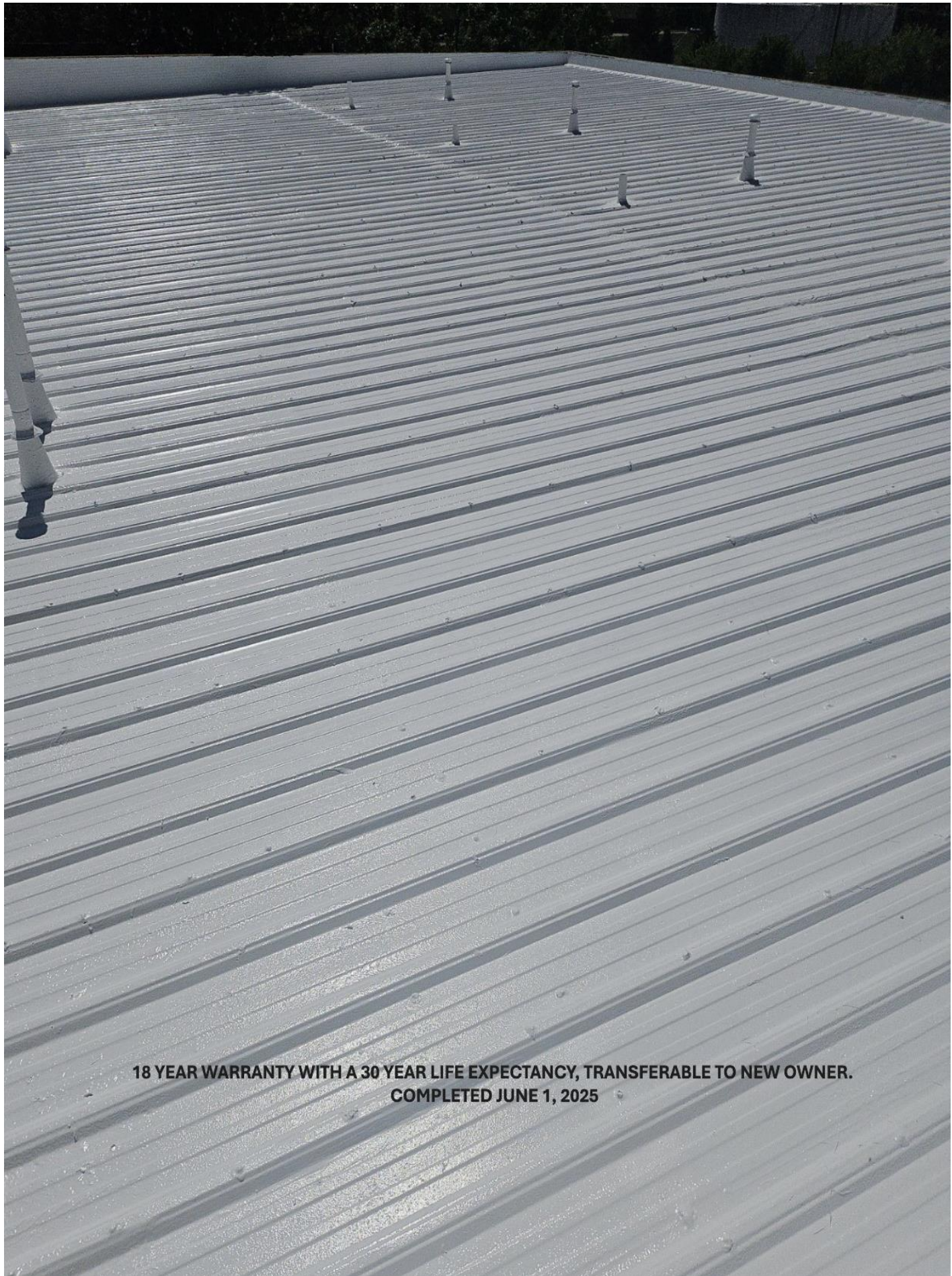
***Close to major North/South 86th Street.**

***Close to major interstate system.**

***Approx traffic count East/West University Blvd. Clive Iowa 10,219**

***Approx traffic count North/South 86th Street Clive, Iowa 25,000**

All information provided is of good faith, Seasonal weather numbers for lawn/snow removal fluctuates, pro-rated water figured by fluctuating tenant usage. plaza is sold "as is" condition, roof warranty will be transferable upon sale. Property information contained within this site is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice." *Only serious inquires will be entertained. Must sign NDA for financial information, lease structures.



**18 YEAR WARRANTY WITH A 30 YEAR LIFE EXPECTANCY, TRANSFERABLE TO NEW OWNER.
COMPLETED JUNE 1, 2025**