



Retail Available For Lease

701 Shoppes - in the heart of downtown Des Moines

- Retail suites available from 889 SF to 4,913 SF
- Located in the heart of downtown Des Moines, Iowa
- Connected to 801 Grand and the entire CBD via the skywalk
- Quick access to Interstate 235
- Expected landlord delivery: Q1 2018

701 Grand Ave,
Des Moines, IA

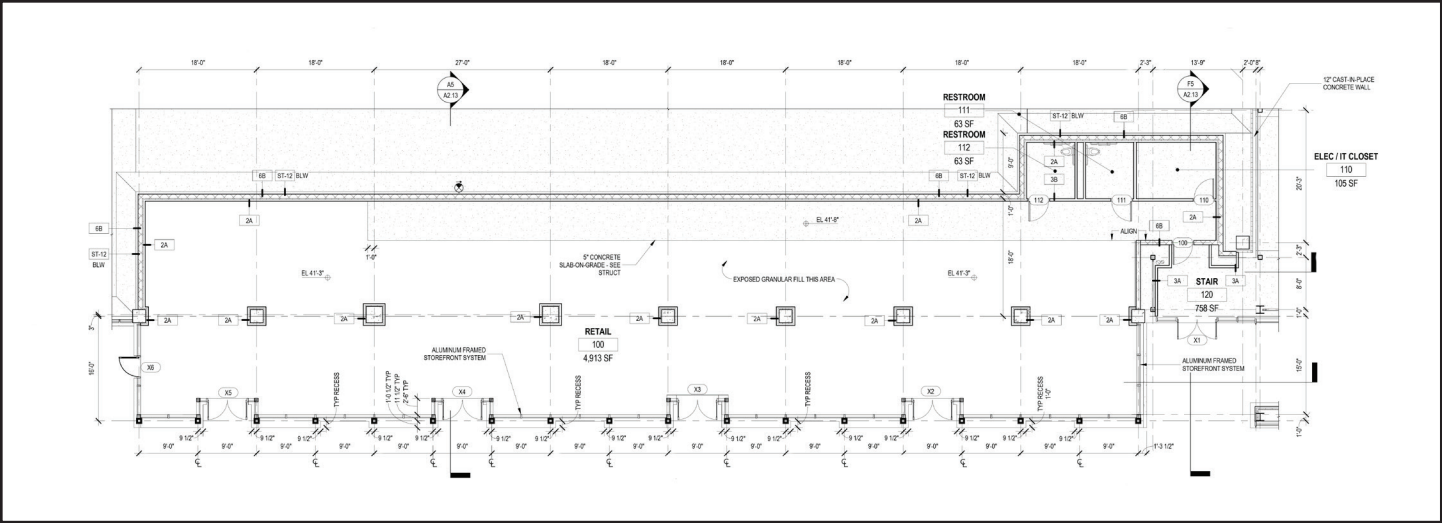
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Retail Space Floor Plan



Demographics

| | 1 Mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 9,516 | 98,720 | 209,999 |
| Households | 5,321 | 39,526 | 84,940 |
| Average HH Size | 1.67 | 2.37 | 2.39 |
| Median Age | 33 | 33.1 | 34.7 |
| Average HH Income | \$45,462 | \$53,855 | \$57,877 |

| Traffic Counts | |
|----------------|------------|
| Grand Ave | 9,800 VPD |
| 7th Street | 13,400 VPD |
| Locust Street | 13,100 VPD |
| High Street | 10,800 VPD |

Major CBD Employers



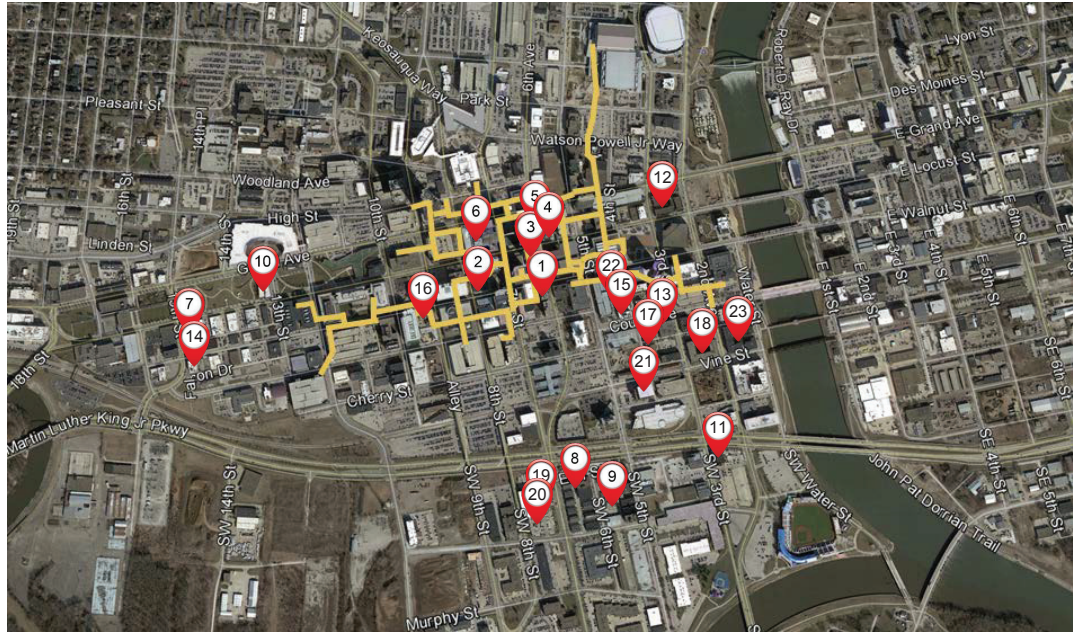
Nationwide

Wellmark



DES MOINES APARTMENTS + SKYWALK

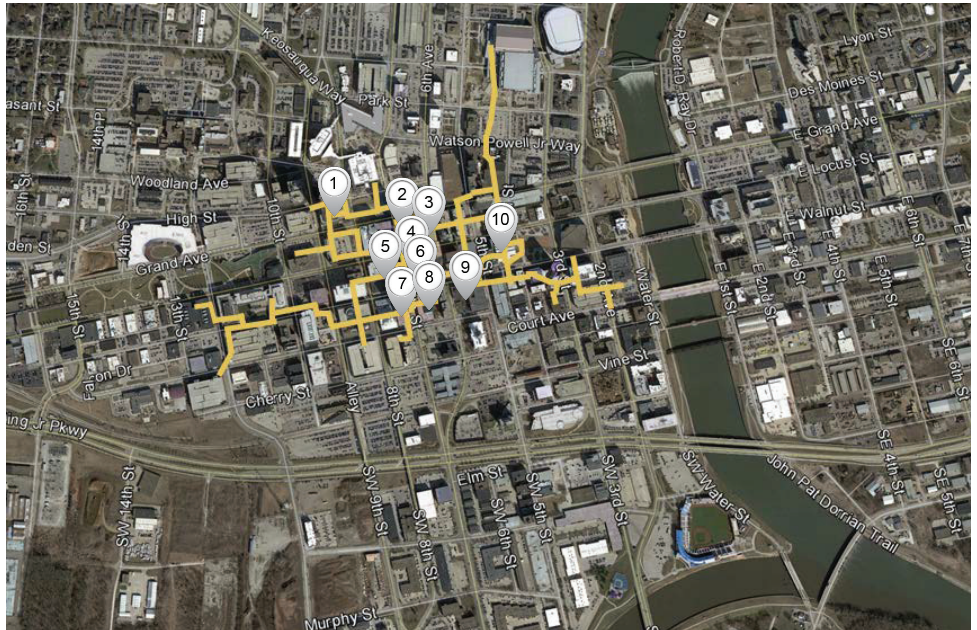
1. Fleming Building (90+)
2. Younkers Building (120)
3. Equitable Building (140)
4. Des Moines Building (136)
5. Liberty Building (16)
6. R&T Lofts (164)
7. 14 Forty (37)
8. 7th Street Brownstones (34)
9. AP Transfer Lofts (70)
10. Arlington Hallett Apartments (52)
11. Ballyard Lofts (44)
12. Civic Center Court Apartments (UNK)
13. Court Avenue Lofts (51)
14. Crane Artists Lofts (36)
15. The Randolph (55)
16. Hubbell Tower Apartments (73)
17. Marketplace Lofts (92)
18. Metro Lofts (111)
19. Riverpoint Lofts (91)
20. Rocket Transfer Lofts (58)
21. Rumely Lofts Apartments (66)
22. The Kirkwood (54)
23. Vine Street Lofts (143)



DES MOINES DAYTIME POPULATION + SKYWALK

| BUILDING | ESTIMATED DTE |
|-----------------------------|---------------|
| 1. 801 Grand Avenue | 3,200 – 3,500 |
| 2. Ruan Center | 2,000 – 2,200 |
| 3. Two Ruan Center | 775 – 850 |
| 4. Bank of America Building | 475 – 525 |
| 5. Partnership Building | 130 – 150 |
| 6. Hub Tower | 800 – 900 |
| 7. EMC Corporate HQ | 2,300 – 2,500 |
| 8. Financial Center | 700 – 780 |
| 9. US Bank Building | 300 – 330 |
| 10. Capitol Square | 1,550 – 1,700 |

**Total: 12,230 – 13,435
DTE**



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