

FOR SALE

Indian Hills Center

9755 UNIVERSITY AVENUE :: CLIVE, IOWA

Capital Markets | Private Capital Group



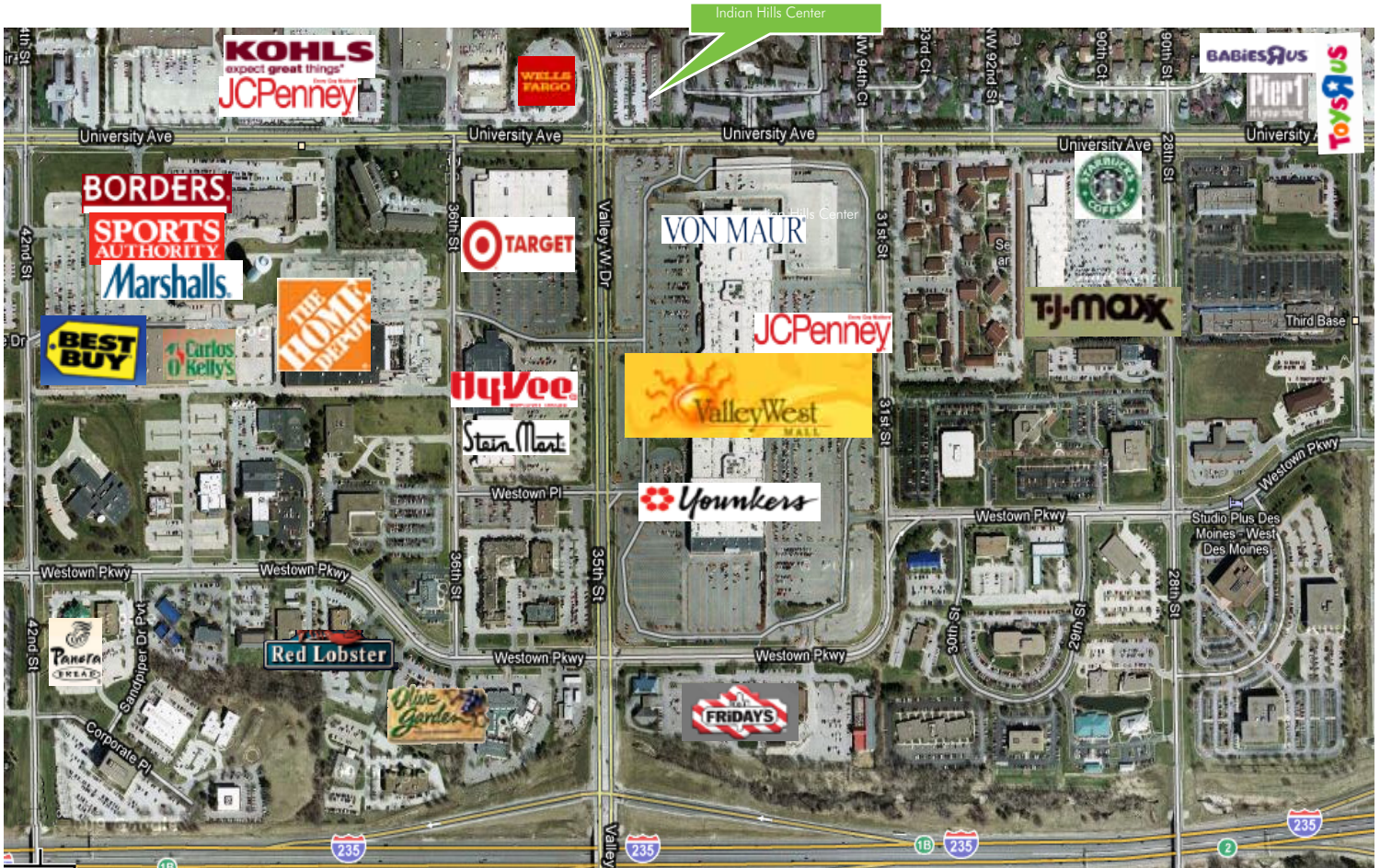
THE OFFERING :: CB Richard Ellis/Hubbell Commercial is the exclusive marketing broker for the offering Indian Hills Center represents a unique opportunity for an investor to acquire an ideally-located neighborhood strip center in one of the finest retail areas in the metro area. Indian Hills Center was built in 1979 and remodeled extensively in 2008.

NET LEASEABLE AREA	19,915 SF
OCCUPANCY	81%
ACRES	2.96 ACRES
SALE PRICE	\$3,150,000 \$3,075,000



For more information on Indian Hills Cent, please visit:
www.cbre.com/pcgiowa

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INVESTMENT HIGHLIGHTS

- Located on primary retail corridor; across from major regional mall.
- Excellent visibility at signalized intersection.
- Current traffic counts exceed 54,000 vehicles per day.
- Recently renovated.
- 100% occupied – strong tenant history.
- Close to I-35/80.
- Sale price: \$3,075,000.



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