

GALLERIA AT JORDAN CREEK

60TH - 68TH STREETS ON MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA



RETAIL SITES FOR SALE OR LEASE

Galleria at Jordan Creek is a 700,000+ square foot upscale community shopping center anchored by America's finest destination retailers including Walmart, TJ Maxx, OfficeMax, Kirkland's, Trader Joe's and many others dominating the Central Iowa trade area. We are just east of the main entrance to General Growth's two million square foot Jordan Creek Town Center super-regional mall.

Galleria is strategically located on the 50-yd line between the mall and the population center of the Greater Des Moines market, intercepting over 70% of the customers who shop and play at the mall. We benefit daily from the thousands of employees at the adjoining world class 150-acre Wells Fargo Office Complex and the recently opened 360,000 square foot AvivaUSA Insurance national headquarters.

In total, there are nearly 6,000,000 square feet of retail, office and entertainment along this unique corridor.

CONTACT

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SITE PLAN



Galleria North Power Center

Bldg Q ~ Up to 17,500 SF Available
(To-Be-Built Adjoining Trader Joe's)

Galleria Neighborhood Center

No Vacancy

Galleria Specialty Center

Bldg A ~ Up to 4,200 SF Available
Bldg A1 ~ Up to 23,000 SF Available - (To-Be-Built)
or purchase as an outlot (2.17 Acres)

Galleria Pointe South

No Vacancy

Galleria Available Outlots

- Lot C ~ 1.42 Acres
- Lot F ~ 1.25 Acres
- Lot L ~ 2.53 Acres
- Lot M1 ~ 2.31 Acres
- Lot M2 ~ 1.25 Acres **Sale Pending**
- Lot M3 ~ 1.39 Acres
- Lot R ~ 1.00 Acres
- Lot U ~ 1.42 Acres **Sale Pending**
- Lot Y ~ 1.35 Acres

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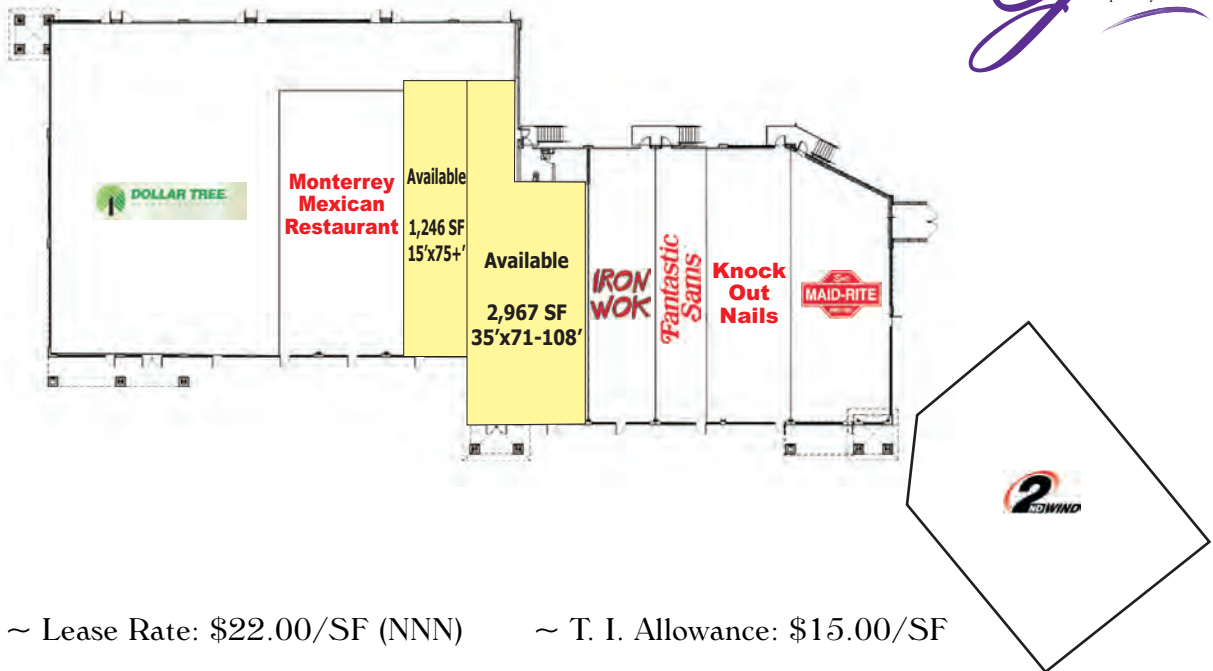
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GALLERIA AT JORDAN CREEK ~ SPECIALTY CENTER

6630 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA



SITE PLAN



- ~ Lease Rate: \$22.00/SF (NNN)
- ~ T. I. Allowance: \$15.00/SF
- ~ 1,246 & 2,967 SF Available
- ~ Delivery: Full Vanilla Box including HVAC, Bathroom(s) finished to code
- ~ 27,938 Total SF in center

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GALLERIA AT JORDAN CREEK ~ POINTE SOUTH
6630 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

NO VACANCY



SITE PLAN



~ No vacancy

~ 9,040 Total SF in center

~ Delivery: Full Vanilla Box including HVAC, Bathroom(s) finished to code

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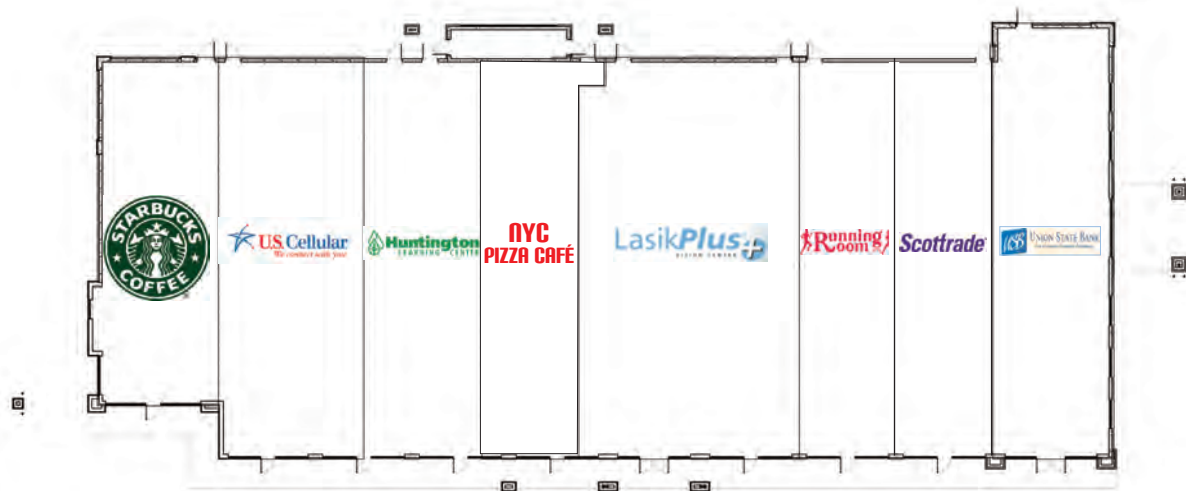
GALLERIA AT JORDAN CREEK ~ NEIGHBORHOOD CENTER

6305 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

NO VACANCY



SITE PLAN



~ Fully Leased ~ 17,375 Total SF in the center

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GALLERIA AT JORDAN CREEK ~ POWER CENTER EAST
6305 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

NO VACANCY



SITE PLAN



~ 62,055 SF in Power Center East - Fully Leased

~ 103,347 SF in Power Center when complete

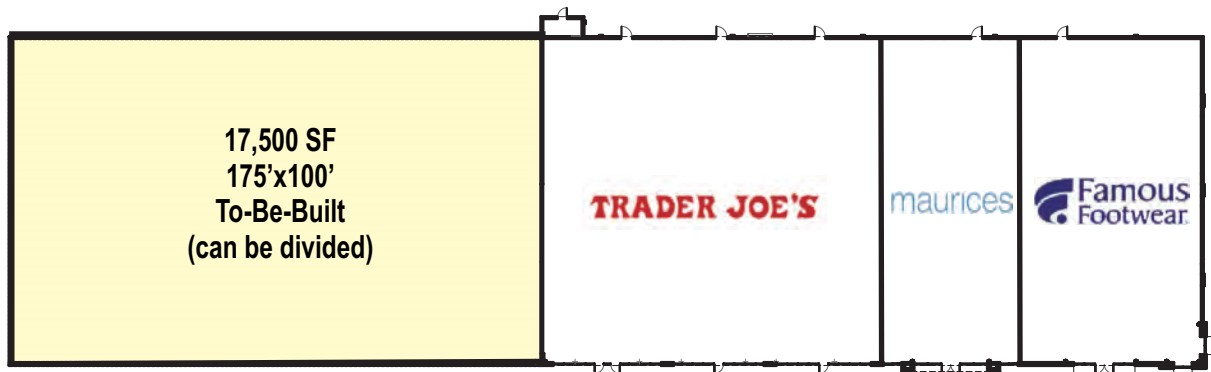
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GALLERIA AT JORDAN CREEK ~ POWER CENTER WEST
6305 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA



SITE PLAN



~ Lease Rate: \$19.95/SF (NNN)

~ 23,792 SF in Power Center West Leased

~ 17,500 SF to-be-built

~ 103,347 SF in Power Center when complete

~ Delivery: Full Vanilla Box including HVAC, Bathroom(s) finished to code

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AREA AERIAL



DEMOGRAPHICS

- ~ No competing communities of more than 40,000 within a 110 mile radius
- ~ Immediate trade area (5-mile) average family income - \$99,225/year
- ~ Superior access from converging Interstates 35 & 80 for all of Central Iowa
- ~ Ranked number 11 in the US in retail spending per household
- ~ Over \$9.7 billion in annual retail sales
- ~ 76% of residents own their own homes
- ~ Secondary trade area of 980,000 people
- ~ The largest insurance center in the US
- ~ SMSA population of 574,520
- ~ Per capita income in top 20% of U.S. cities

	<u>3 mile</u>	<u>5 mile</u>
Population	41,947	87,524
Avg. HH Income	\$98,597	\$99,225
Per Capita Income	\$42,609	\$42,012



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