



OFFERING MEMORANDUM

# 2705 SOUTHWEST 9TH STREET

RETAIL SPACE IN DES MOINES, IA

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**THE KatalYST**  
TEAM by 

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# EXECUTIVE SUMMARY

2705 SW 9TH STREET DES MOINES, IA

# PROPERTY OVERVIEW

The KataLYST Team as part of KW Commercial is pleased to market for sale this 3-tenant retail strip center located along the SW 9th St. corridor and within close proximity to the Central Business District (CBD).

With two long-term leases currently on MTM lease schedules, new ownership has the ability to renew or release the space while also increasing rental rates. With signage and average VPD of 16,500+ as well as strong access and ample parking this is a great investment for the owner looking to break into the commercial investment space.



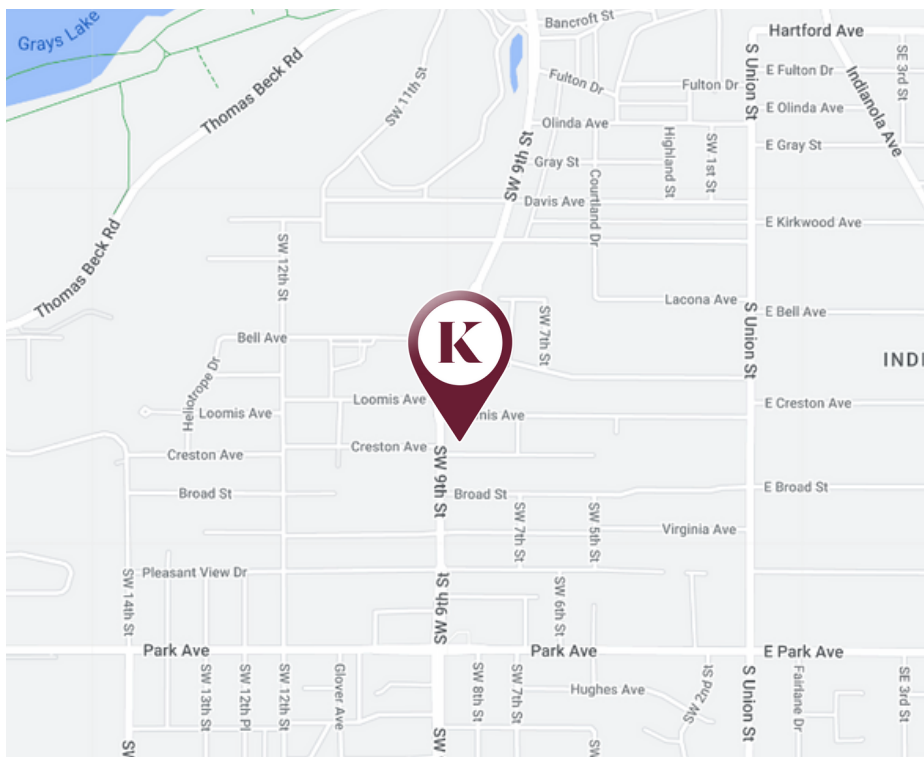
# PROPERTY SUMMARY

## PROPERTY HIGHLIGHTS

- Offered at a strong Cap rate of 8.10%
- In-Place Leases with ability to raise Rents
- Located on Strong Corridor with 16,500+ VPD

## LOCATION OVERVIEW

Located in the South Park neighborhood of Des Moines. South Park is a residential and commercial area in the southwestern part of the city, and it offers a mix of housing, businesses, and amenities.



## OFFERING OVERVIEW

Price	\$595,000
Lot Size	0.34 Acres
Cap Rate	8.10%
NOI	\$48,195
Year Built	1993
Parking Ration	4.37
Building SF	4,338 SF
Price/SF	\$137.16



# EXTERIOR PHOTOS

2705 SW 9TH STREET DES MOINES, IA



Platinum SOUTH BARBER & BEAUTY

Pete's  
BOXING  
Des Moines  
www.petesboxing.com

2705  
SUITE 1

27052

Platinum  
SOUTH  
BARBER & BEAUTY  
248-9777





Platinum SOUTH BARBER & BEAUTY

Peña's  
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Des Moines  
[www.penasboxing.com](http://www.penasboxing.com)

2705  
SUITE 1

2705-2

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244-9777





SCHOOL  
SPEED  
LIMIT  
25  
WITH  
FLASHING  
YOUR  
SPEED



LOUISIANA



**ATHLETICO PHYSICAL**



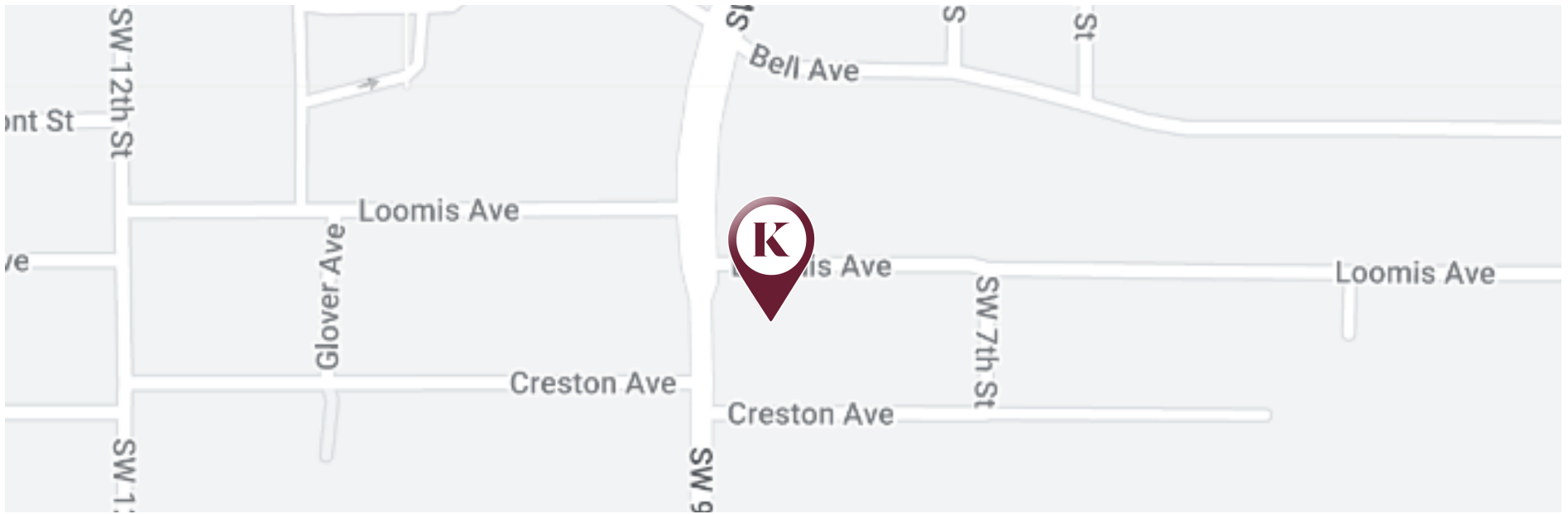
# LOCATION INFORMATION

2705 SW 9TH STREET DES MOINES, IA

# REGIONAL MAP



# LOCATION MAPS



# AERIAL PHOTOS

2705 SW 9TH STREET DES MOINES, IA

Blair's SOUTH BARBER & BEAUTY

Peña's  
BOXING  
Des Moines  
www.penasboxing.com

2705  
SUITE 1

27052

WIX 757

An aerial photograph of a residential neighborhood in Des Moines, Iowa. The image shows a dense area of green trees interspersed with houses and commercial buildings. A prominent red building is highlighted in the center, situated at the intersection of 2705 SW 9th Street and another street. The surrounding area includes various types of buildings, parking lots, and more greenery.

**2705 SW 9TH STREET  
DES MOINES, IA 50315**



An aerial photograph of a residential neighborhood in Des Moines, Iowa. The image shows a grid of streets with houses, trees, and parking areas. A red dashed rectangular box highlights a specific property located at the intersection of SW 9th Street and a street to its west. The highlighted property has a reddish-brown roof. A dark red rectangular box is overlaid on the image, containing the address text.

**2705 SW 9TH STREET  
DES MOINES, IA 50315**

# FINANCIAL ANALYSIS

2705 SW 9TH STREET DES MOINES, IA

CLAYTON SOUTH BARBER & BEAUTY

Peña's  
BOXING  
Des Moines  
www.penasboxing.com

2705  
SUITE 1

27052

# RENT ROLL

TENANT	SUITE	SQ. FT.	ANNUAL RENT	MONTHLY RENT	RENTAL RATE	LEASE START	LEASE END	LEASE TYPE
Sagarmatha LLC	1.00	1,446.00	\$36,000.00	\$3,000.00	\$24.90	1/1/2023	1/1/2026	Modified Gross
Robbie Canada (Platinum Salon)	2.00	1,446.00	\$17,400.00	\$1,450.00	\$12.03	9/9/2020	8/31/2022	NNN
Vacant	3.00	1,446.00	-	-	-			
<b>Total/Average</b>		<b>4,338.00</b>	<b>\$53,400.00</b>	<b>\$4,450.00</b>	<b>\$12.31</b>			

EXPENSES: SAGARMATHA			
Water/Sewer			\$250.00
Common Area Electric		\$780.00	\$65.00
Trash Removal		\$1,398.36	\$116.53
Parking Lot Repairs		\$0.00	\$0.00
<b>Total</b>		<b>\$5,178.36</b>	<b>\$431.53</b>

# DEMOGRAPHICS

2705 SW 9TH STREET DES MOINES, IA

Platinum SOUTH BARBER & BEAUTY

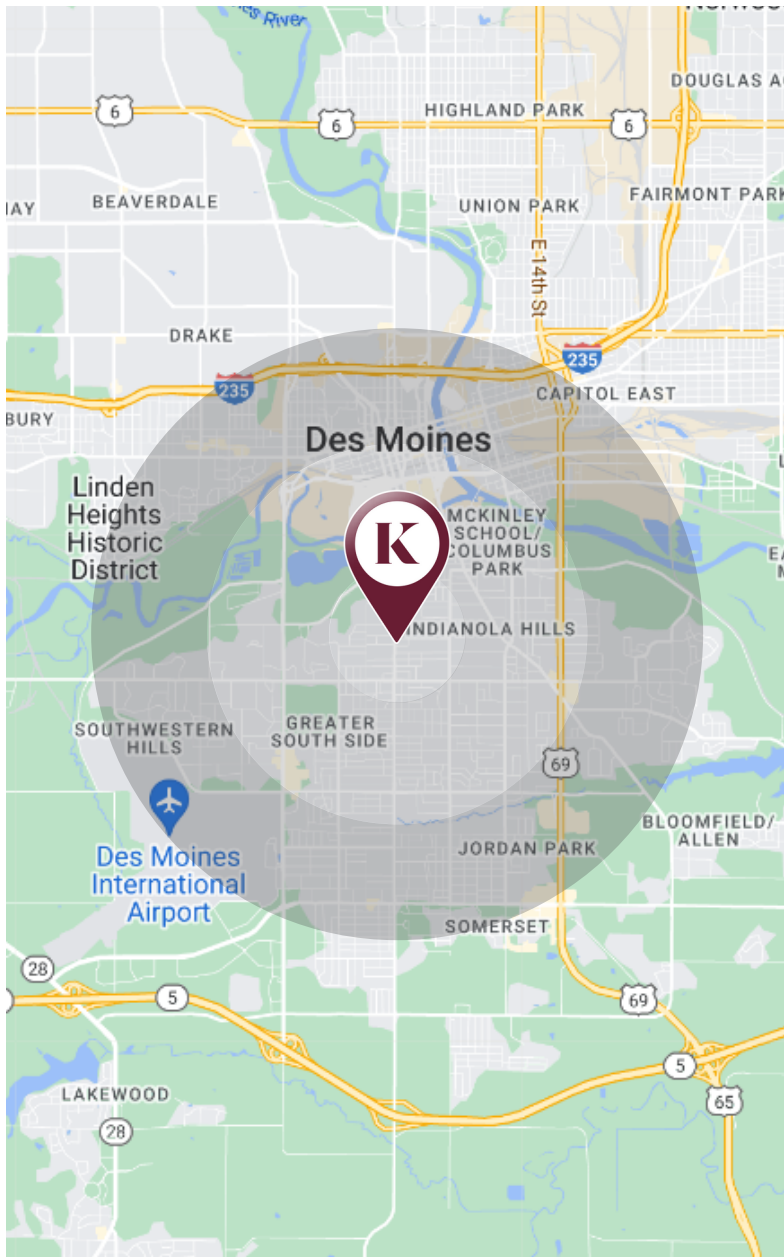
Peña's  
BOXING  
Des Moines  
www.penasboxing.com

2705  
SUITE 1

27052

WIX 75T

# DEMOGRAPHICS

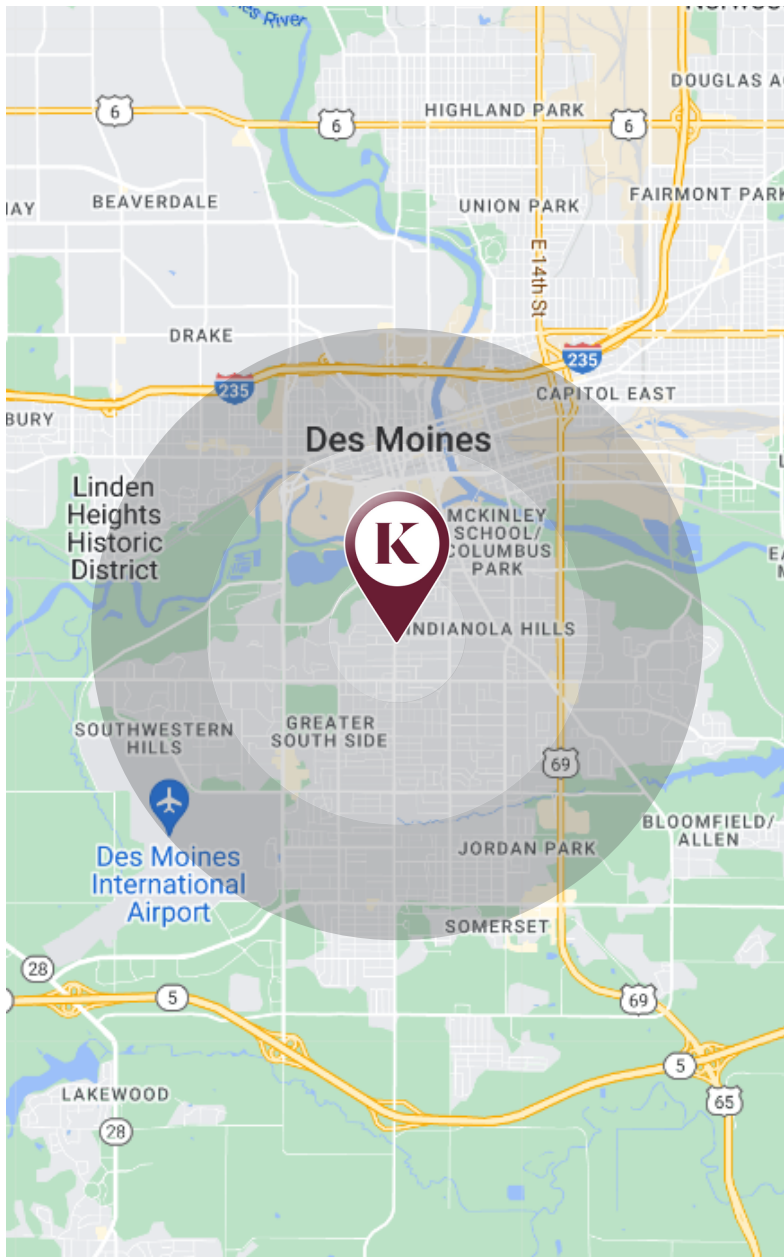


POPULATION	1 MILE	3 MILES	5 MILES
Male	5,432	37,458	90,923
Female	5,655	38,760	94,504
<b>Total Population</b>	<b>11,087</b>	<b>76,218</b>	<b>185,427</b>

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	2,473	17,687	43,112
Ages 15-24	1,401	9,624	23,921
Ages 25-34	4,074	29,523	72,492
Ages 35-44	1,275	8,113	20,209
Ages 45-54	1,864	11,271	25,693

RACE	1 MILE	3 MILES	5 MILES
White	10,118	58,562	144,694
Black	314	8,212	18,195
AM In/ AK Nat	4	146	243
Hawaiian	6	39	67
Hispanic	1,176	11,448	26,906
Multi-Racial	1,128	14,400	33,186

# DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
<b>Median</b>	\$47,933	\$35,168	\$43,018
<b>&lt; \$15,000</b>	369	6,133	11,501
<b>\$15,000-\$24,999</b>	486	4,735	9,972
<b>\$25,000-\$34,999</b>	722	4,193	8,780
<b>\$35,000-\$49,999</b>	632	4,988	11,992
<b>\$50,000-\$74,999</b>	1,074	5,504	14,739
<b>\$75,000-\$99,999</b>	579	2,987	8,083
<b>\$100,000-\$149,999</b>	401	2,095	5,527
<b>\$150,000-\$199,999</b>	97	401	1,379
<b>&gt; \$200,000</b>	74	683	1,524

HOUSING	1 MILE	3 MILES	5 MILES
<b>Total Units</b>	4,854	34,635	78,697
<b>Occupied Owner</b>	4,455	31,245	71,763
<b>Occupied Renter</b>	3,435	15,787	43,946
<b>Occupied</b>	1,020	15,458	27,817
<b>Vacant</b>	399	3,390	6,934

# MEET KATALYST TEAM

2705 SW 9TH STREET DES MOINES, IA

## THE KATALYST TEAM BY KW COMMERCIAL

# kata • lyst

**(noun) – (ka-tuh-lyst):**

*an agent that provokes or speeds significant growth in your commercial real estate goals*

The Katalyst Team is a specialized team that is part of the nationwide brokerage firm KW Commercial Realty. Based out of Des Moines, IA, the Katalyst Team focuses on commercial real estate assets located throughout the state of Iowa. The team's specialty is advising and working with individual clients who have invested in commercial real estate and are looking to grow their assets, grow their networth, grow their income, and ultimately find success in commercial real estate investing. The team's focus allows it to develop relationships with clients beyond one transaction and be a life-long partner and advisor in their real estate investments.



# JARED HUSMANN

## PRESIDENT, KATALYST TEAM

Jared's Mother and Father who each respectively participated in Residential and Commercial investment, ownership, and development.

At the age of 18 Jared began his own individual investment career by purchasing his first investment property. Within 6 years he built an investment portfolio of over 72 doors spread around Central Iowa over 30+ properties. Frustrated with Residential properties Jared began his career as a commercial real estate agent and made a commitment to help other owners and investors like himself by providing better services, data, communication, and life-experience than traditional agents who marketed themselves as "Investor-Agents."



**THE KatalYST**  
TEAM by **KW**  
COMMERCIAL

## HEATHER HELLMAN

### DIRECTOR OF OPERATIONS

Heather came to us from working as a strategic analyst for a well-known annuity company in Urbandale. She has a love for numbers and fine-tuning systems. When Heather is not working, she can be found on any day running one of her 4 children to one of their many activities, or volunteering around her hometown of Panora. She enjoys spending time on their farm with all her animals...with chickens being her favorite. The one-time city girl has really adapted to the quiet, country life, and wouldn't have it any other way.



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