



PROPERTY OVERVIEW

The KataLYST Team by KW Commercial is pleased to present 600 8th Street SW, Altoona, Iowa — an exclusive opportunity to own a **second-generation retail asset** in one of Des Moines' consistently-growing suburbs.

Built in **1997** and thoughtfully maintained, this **12,080 SF property** offers the perfect blend of **stability and upside**. Currently **68.3% occupied**, the center generates reliable income from multiple tenants, with the **remaining space representing a true value-add opportunity for new ownership**. A savvy investor who leases the balance can unlock a 7.67% cap rate and a projected 10.58% first-year return on investment — while enjoying minimal ownership responsibilities thanks to its triple net structure.

**FOR SALE
& LEASE**

Offering Summary

Address	600 8th Street Southwest
City, State, Zip Code	Altoona, IA 50009
Price	\$1,985,000
Price / SF	\$164.32
Building SF	12,080
Lot Size	2.19 Acres
NOI	\$145,791
Occupancy	68.30%

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4001 Westtown Parkway,
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ANNUAL PROPERTY OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2026	08/2027	08/2028	08/2029	08/2030
Income					
Rental Income	\$146,700	\$146,700	\$146,700	\$146,700	\$146,700
Gross Scheduled Income	\$146,700	\$146,700	\$146,700	\$146,700	\$146,700
Gross Operating Income	\$146,700	\$146,700	\$146,700	\$146,700	\$146,700
Expenses					
Building Insurance	\$3,613	\$3,613	\$3,613	\$3,613	\$3,613
Management Fees	\$6,096	\$6,096	\$6,096	\$6,096	\$6,096
Repairs	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500
Taxes - Real Estate	\$48,080	\$48,080	\$48,080	\$48,080	\$48,080
Trash Removal	\$1,148	\$1,148	\$1,148	\$1,148	\$1,148
Utility - Electricity	\$692	\$692	\$692	\$692	\$692
Utility - Water/Sewer	\$3,221	\$3,221	\$3,221	\$3,221	\$3,221
Total Operating Expenses	(\$71,350)	(\$71,350)	(\$71,350)	(\$71,350)	(\$71,350)
Operating Expense Ratio	48.64%	48.64%	48.64%	48.64%	48.64%
Net Operating Income	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349

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LOCATION MAP



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DEMOGRAPHICS

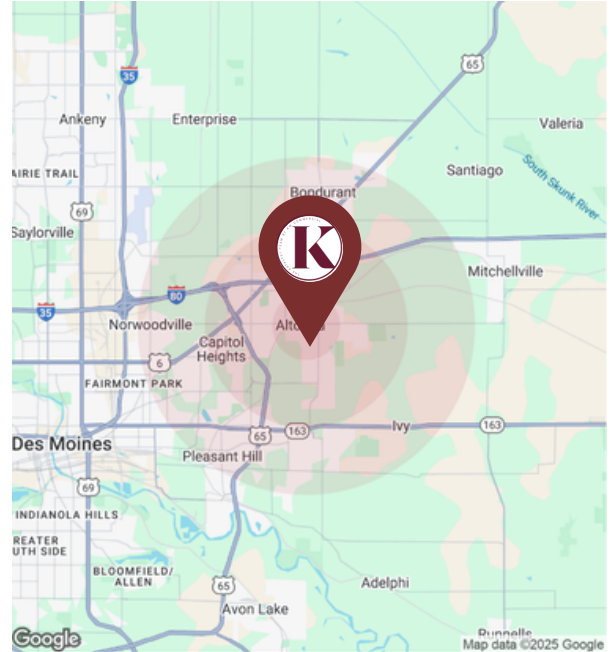
Population	1 Mile	3 Miles	5 Miles
Male	5,009	13,998	32,742
Female	5,066	14,452	33,712
Total Population	10,075	28,450	66,454

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,002	5,811	14,301
Ages 15-24	1,242	3,370	7,770
Ages 25-54	4,034	11,415	26,254
Ages 55-64	1,227	3,375	7,829
Ages 65+	1,570	4,478	10,302

Race	1 Mile	3 Miles	5 Miles
White	8,642	23,742	53,449
Black	405	1,505	3,921
Am In/AK Nat	7	28	80
Hawaiian	8	14	27
Hispanic	579	1,775	5,476
Asian	207	757	1,827
Multi-Racial	224	626	1,635
Other	2	3	40

Income	1 Mile	3 Miles	5 Miles
Median	\$88,130	\$88,984	\$83,511
< \$15,000	225	408	1,260
\$15,000-\$24,999	75	199	968
\$25,000-\$34,999	309	750	1,478
\$35,000-\$49,999	290	1,151	3,189
\$50,000-\$74,999	812	2,184	4,772
\$75,000-\$99,999	568	1,580	3,396
\$100,000-\$149,999	873	2,323	5,526
\$150,000-\$199,999	485	1,359	2,712
> \$200,000	382	1,199	2,345

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,295	11,918	27,431
Occupied	4,019	11,154	25,644
Owner Occupied	2,847	7,845	18,229
Renter Occupied	1,172	3,309	7,415
Vacant	276	764	1,787



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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