

# The Shoppes At Three Fountains

4520 University Avenue • West Des Moines, Iowa



## ● Features & Amenities

- **National Retailers:**
  - Barnes & Noble Booksellers
  - Romano's Macaroni Grill
  - Rock Bottom Brewery
  - Golf Galaxy
- **Prime University Avenue Retail Location**
  - 1/2 mile west of Valley West Regional Mall
  - 1/2 mile east of I-80/I-35 Interchange
- Professionally managed on-site
- Bay Sizes - 4,500 s.f. and up
- Surrounded by 1.7 million s.f. of Class A Office space and 1.5 million s.f of Retail Space

Population		
	Residential	Daytime
1 mile	5,677	20,099
3 miles	73,666	72,614
5 miles	145,513	111,340
<b>25,200 Cars Per Day</b>		

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## Map

