



Building Type:	Office
Available SF:	67,325
Total SF:	67,325
Year Built:	1966
Last Updated:	Jul 14, 2025

Economic Development Contact

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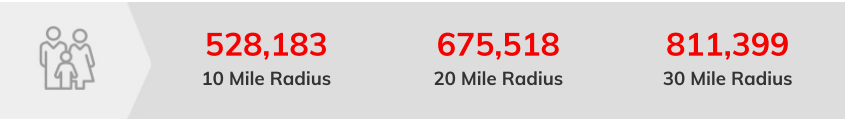
Realtor/Owner Contact

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Property and Area Description

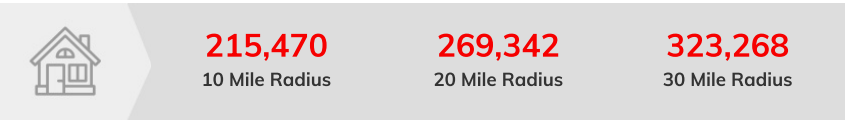
Merle Hay Mall is located conveniently at the border of Urbandale and Des Moines in a densely-populated residential area with approximately 89,000 people within a 3-mile radius and the greatest number of high income households in the market. This retail corridor is in a prime location along Merle Hay Road, which is Des Moines' third most traveled road. The sale includes a six story high rise and adjacent former theater, which could be used for a medical or event center. This redevelopment opportunity is best suited for active seniors housing or multifamily due to the Tower's direct access to amenities such as grocery, apparel, lifestyle, entertainment, and public transit; however, ownership is motivated to redevelop and would be open to other uses that coincide well with the mall. Most notable tenants ownership has brought to the mall within the past few years includes FLIX Brewhouse Luxury Theater, Ross Dress For Less, Gameday Sports Bar & Restaurant and more. Existing tenants include Kohl's, Target, Merle Hay Lanes, Ulta, Old Navy, Massage Heights and more! Merle Hay Mall is located conveniently at the border of Urbandale and Des Moines in a densely-populated residential area with approximately 90,000 people within a 3-mile radius and the greatest number of high income households in the market. This retail corridor is in a prime location along Merle Hay Road, which is Des Moines' third most traveled road. The Merle Hay Tower boasts impressive amenities including its location along three bus lines, direct indoor access to the super-regional mall, a two-story parking deck directly outside the entrance, and a former theater space ideal for re-purposing as common area space also connected directly to the building.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown