

Retail

For Lease

813-839 Gordon Dr Sioux City, IA 51101



For Lease

1,729 - 3,557 SF | \$7.50 - 10.00 SF/yr
Retail



Property Description

Up to 3,557 SF available at Woodbury Center - a great central location for any retail or office tenant.

Lots of off-street parking. Good visibility and high traffic counts.

Location Description

Great central location in downtown Sioux City



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Location Information

Building Name	Woodbury Center
Street Address	813-839 Gordon Dr
City, State, Zip	Sioux City, IA 51101
County	Woodbury
Market	Sioux City, IA
Sub-market	Midtown
Side of the Street	North
Signal Intersection	No
Nearest Highway	I-29

Building Information

Building Size	33,937 SF
Tenancy	Multiple
Number of Floors	1
Year Built	2001
CAM	\$3.53

Property Information

Property Type	Retail
Property Subtype	Strip Center
Zoning	GC
Lot Size	2.38 Acres
APN #	894733201007
Lot Frontage	397.2 ft
Lot Depth	440 ft
Traffic Count	23600
Traffic Count Street	Gordon Dr
MLS #	718736; 718728; 804977

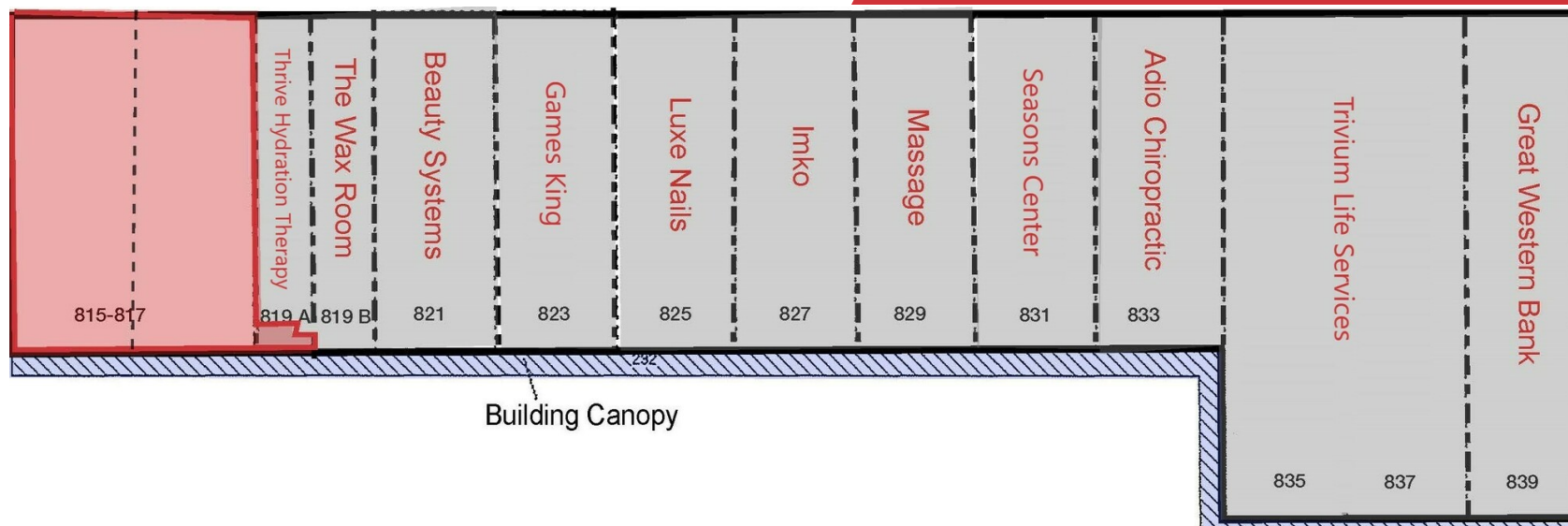
Parking & Transportation

Parking Type	Surface
Parking Ratio	4.21
Number of Parking Spaces	142

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Available Spaces

SuiteSize (SF) Lease TypeLease RateDescription

815	1,828 - 3,557 SF	NNN	\$7.50 SF/yr	Newly updated office/retail suite offers retail/office space in front and back office/storage in the rear. High traffic count and available signage on both building and pylon facing Gordon Drive. No allowance for TI.
817	1,729 - 3,557 SF	NNN	\$10.00 SF/yr	Office/retail space available for rent. High traffic count and available signage on both building and pylon facing Gordon Drive. Landlord will remodel to suit. \$30 SF Tenant Improvement allowance with a 5-year lease.

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Map data ©2024 Google

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Ste 315



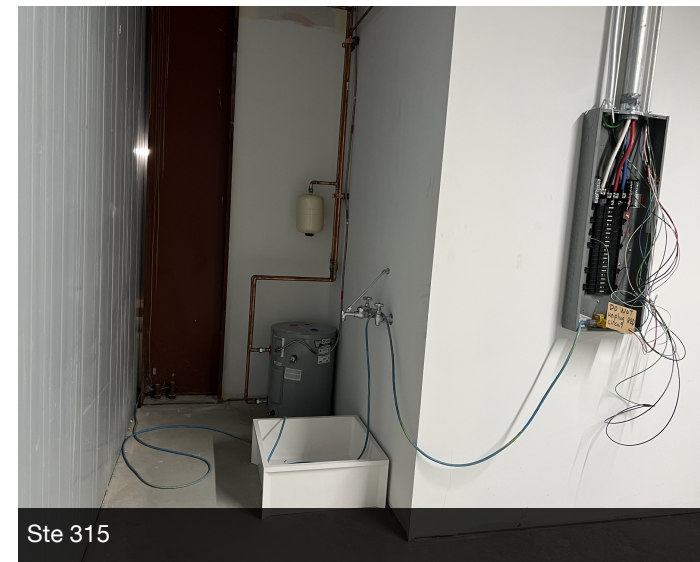
Ste 315



Ste 315



Ste 315



Ste 315

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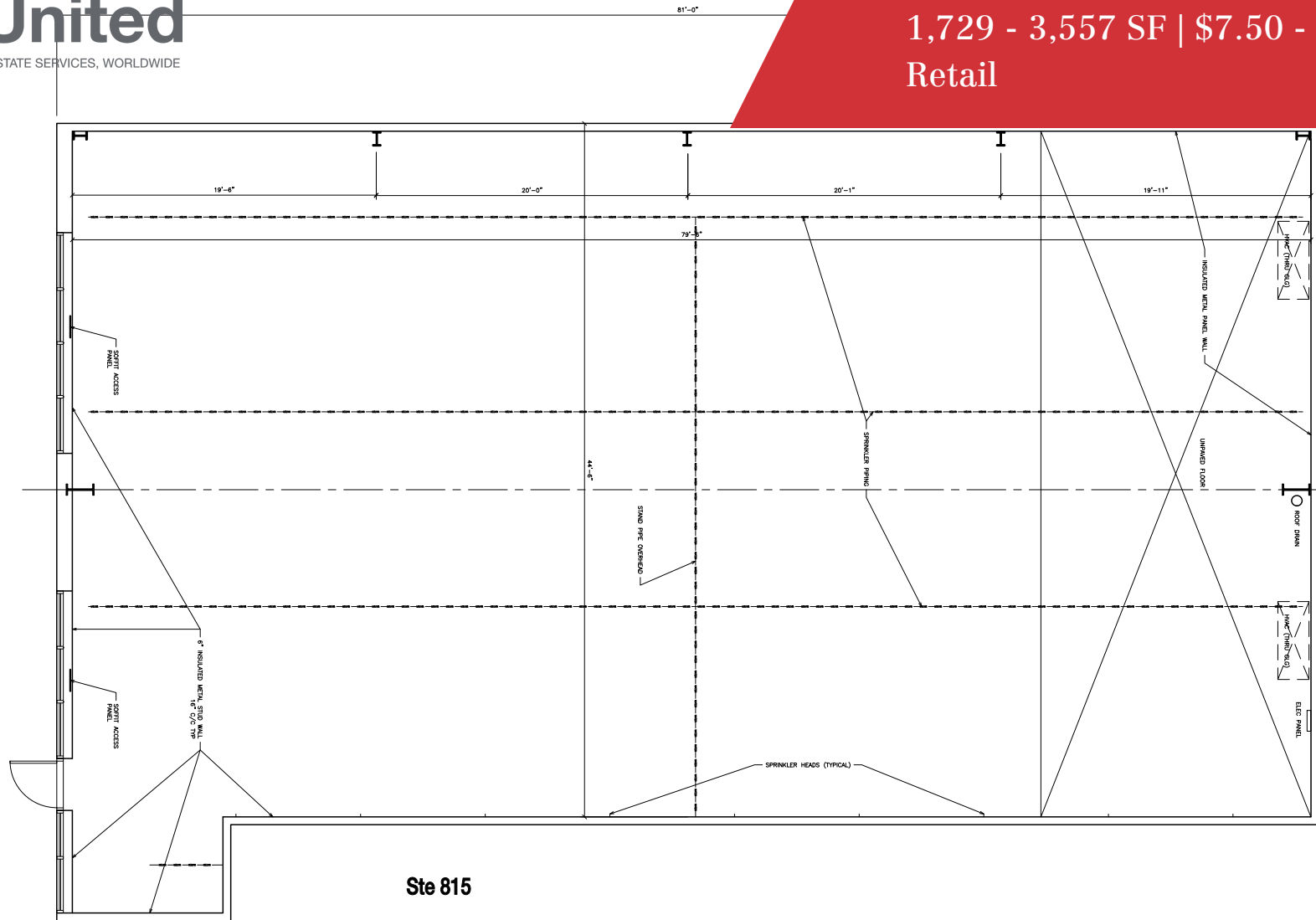




EXHIBIT B – LANDLORD’S WORK

GRAY SHELL SPECIFICATIONS

1. Landlord to provide a current floor plan to the leased premises. Landlord and Tenant shall both sign a floor plan for approvals prior to any finish work being performed.
2. Landlord will be responsible for obtaining permits for their portion of the work. Tenant to obtain all permits for all build out and finishes.
3. Exterior structure of building will be designed to carry loads in accordance with governing codes.
4. All demising walls will be built to underside of roof deck, insulated, sheet rocked, taped, sanded and ready for Tenant’s finish. This work to be coordinated with interior finish work.
5. Storefront to be standard straight storefront with one (1) door and one (1) exit door 3’ x 7’.
6. Water/sewer lines stubbed to each tenant space.
7. Landlord shall provide a heating and cooling system with supply and return plenums into the finished space equal to 1 ton per 400 square feet of leasable space. Cost of ducting and HVAC control will be at the tenant’s expense.
8. Landlord shall provide basic electrical service entrance, meter, and distribution panel with a minimum of 200 amp, 208 volt, and 3-phase service. Electrical work shall be in accordance with applicable national, state and local codes. Paid by Tenant.
9. Landlord will be responsible for presently installed fire sprinkler system, as required by code. Any changes from presently existing system to be paid for by the Tenant.

10. Landlord will be responsible for rest room underground piping.
11. Floor to be SMOOTH concrete ready to receive Tenant's floor covering.
12. Tenant to be responsible for paint, floor covering, ceiling work and any other interior work to complete the finish out to Tenant's specifications. Tenant will submit to the Landlord a standard floor plan of Tenant's work. Tenant to be responsible for framing, taping of joints, texturing, paint, floor covering, ceiling work, all interior doors, casing, base, casework, countertops, and any other interior work to complete the finish out to Tenants specifications. Tenant will submit to the landlord a standard floor plan of tenants work.
13. Tenant will provide all plans to secure permits.
14. Landlord will provide build out funds for each square foot. 3731 x \$30.00 or \$111,930.00

NOTE: Modifications to the plumbing, electrical, fire sprinkler system or HVAC systems required by the Tenant's Plans and Specifications shall be at the sole expense of the Tenant.

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Population	1 Mile	5 Miles	10 Miles
Total Population	5,604	109,634	145,996
Average Age	28.4	33.3	34.4
Average Age (Male)	27.0	32.3	33.5
Average Age (Female)	29.3	34.3	35.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,933	40,805	54,658
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$36,116	\$52,923	\$55,428
Average House Value	\$69,402	\$118,388	\$123,400

* Demographic data derived from 2020 ACS - US Census

