



Design Rendering



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For Lease

Office/Retail/Industrial Space

2910 Seward Highway | Anchorage, AK

Property Information

- Second Floor space for office, industrial or retail use
 - > Second Floor: 28,683 SF
 - > First Floor: 2,849 SF
- Space features: elevator, mall storefront, interior and exterior mall accessibility, ample surface parking, and mountain views
- High traffic store front, 53,000 annual average vehicles/day along the New Seward Highway
- Under new ownership

Demographics	1 Mile	3 Mile	5 Mile
Population			
2021 Estimated	13,302	95,722	196,921
2026 Projected	13,089	94,396	194,208
Households			
2021 Estimated	5,915	38,673	74,712
2026 Projected	5,808	38,040	73,568
Income			
2021 Median HHI	\$50,556	\$64,588	\$72,334
2021 Average HHI	\$73,479	\$87,614	\$92,893
2021 Per Capita	\$32,889	\$35,535	\$35,355

Elisha Martin
+1 907 561 5155
elisha.martin@colliers.com

Megan Mills
+1 907 561 5155
megan.mills@colliers.com

Colliers
2600 Cordova St., Suite 205
Anchorage, AK 99503
Main: +1 907 561 5155
colliers.com



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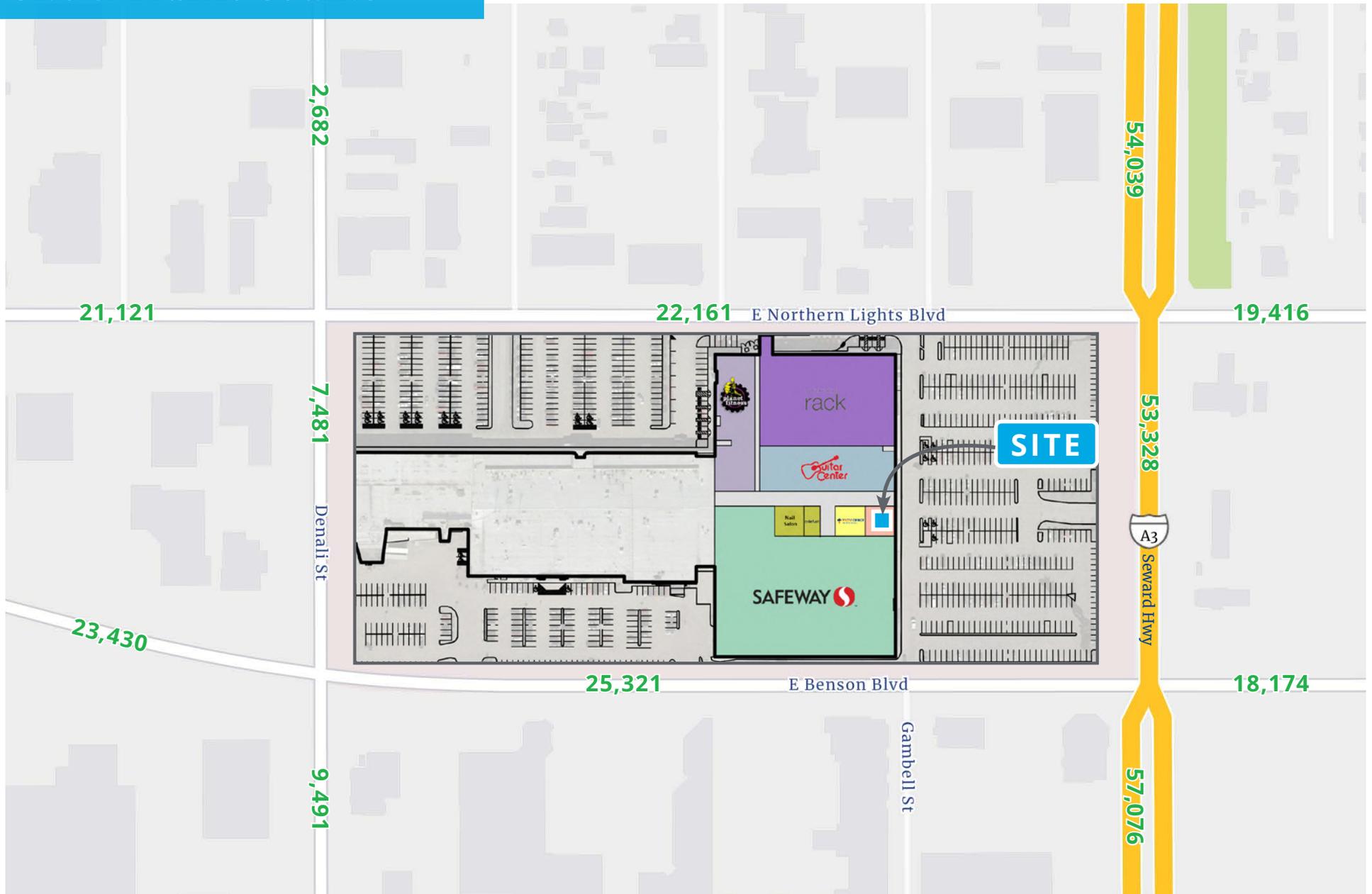
Site Overview



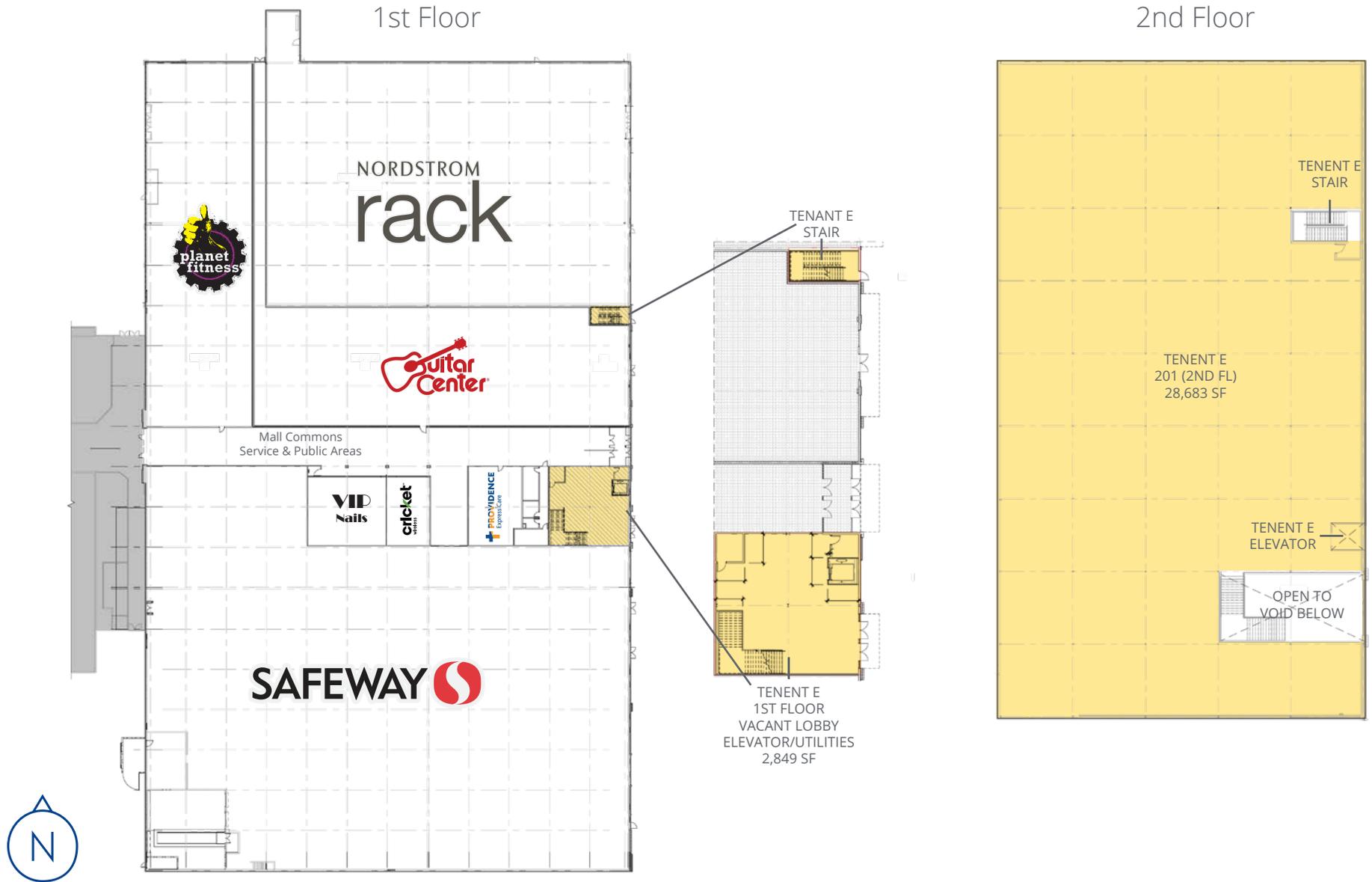
Major co-tenants include:



Site & Traffic Counts



Tenant Space



*31,532 Total Gross Leasable Area - Includes vertical penetrations and support areas

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Photo Gallery

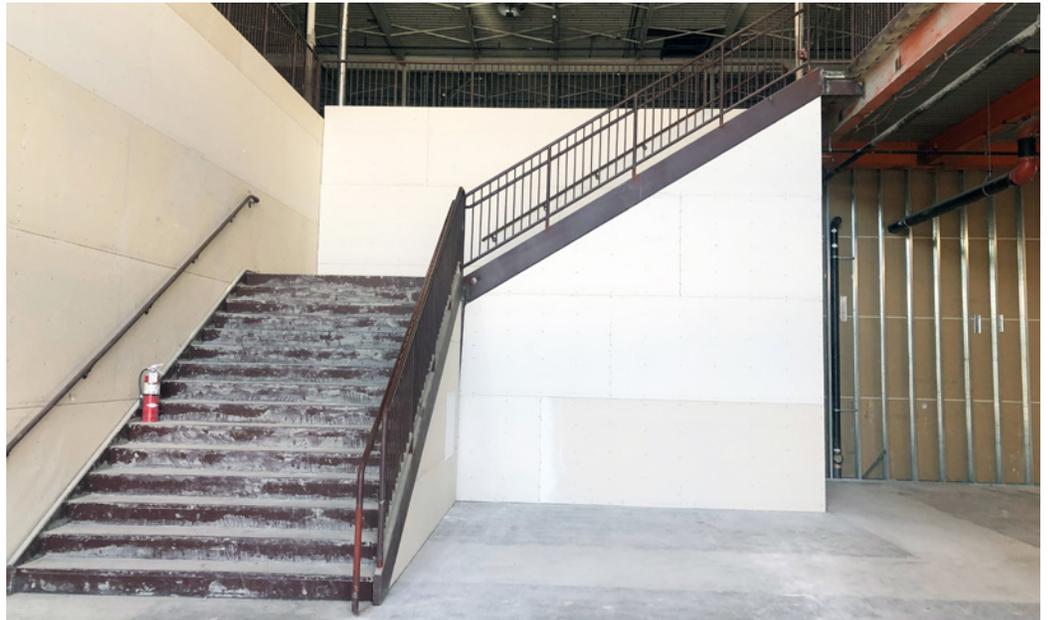
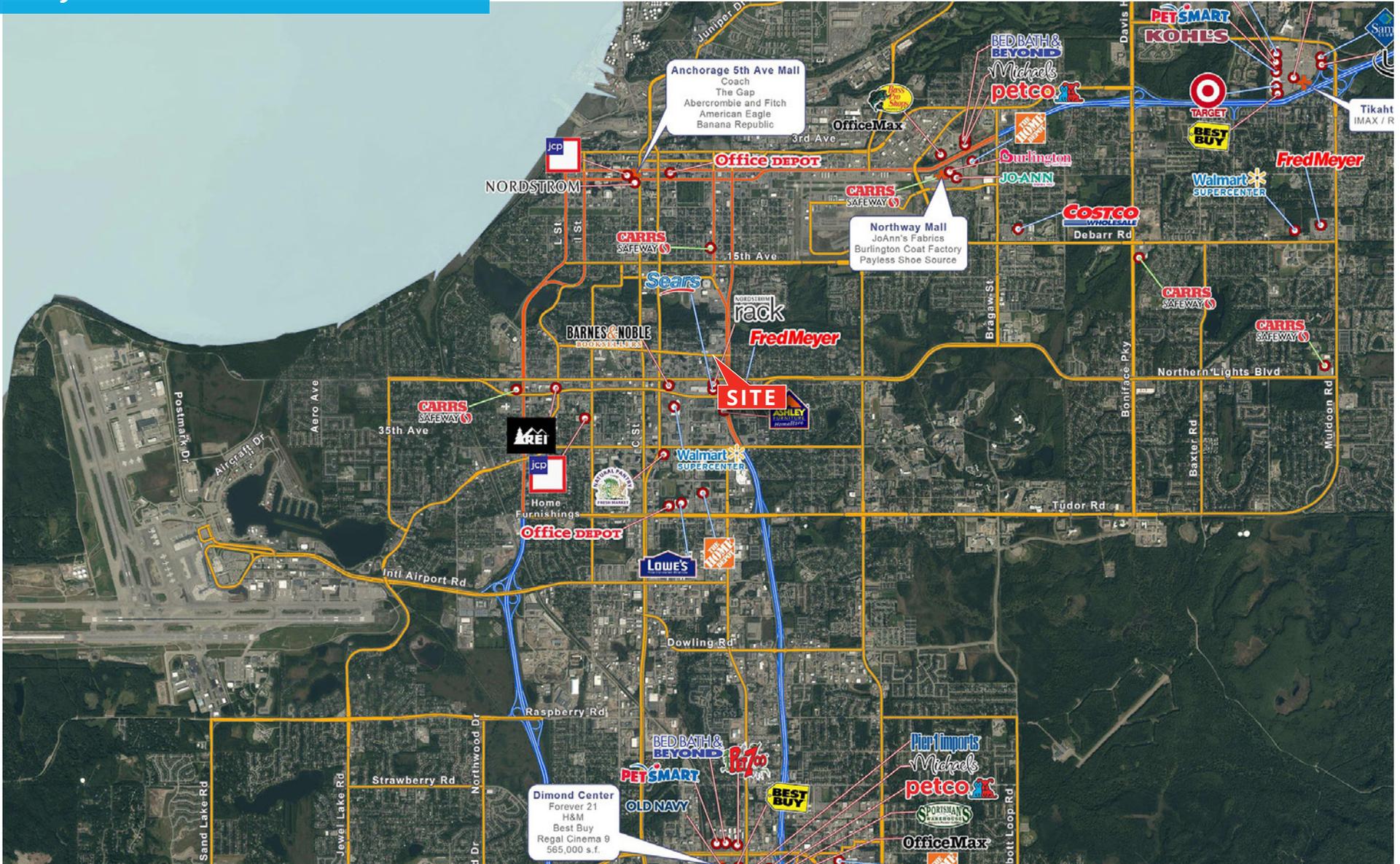


Photo Gallery



Major Tenant Aerial





Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is **not a contract**. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initiated below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may “Represent” another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ol style="list-style-type: none"> Exercise of reasonable skill and care; Honest and good faith dealing; Timely presentation of all written communications; Disclosing all material information known by the Licensee regarding the physical condition of a property; and Timely accounting of all money and property received by the Licensee. <p>Consumer Initials: _____ / _____ Date: _____</p>	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ol style="list-style-type: none"> All duties owed by the Licensee providing Specific Assistance; Not intentionally taking actions which are adverse or detrimental to the Consumer; Timely disclosure of conflicts of interest to the Consumer; Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and Making a good faith and continuous effort. <p>Consumer Initials: _____ / _____ Date: _____</p>
<p>Neutral Licensee</p> <p>Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ol style="list-style-type: none"> All duties owed by the Licensee providing Specific Assistance; Duties a, b, c, d, and e, owed by the Licensee providing Representation; and Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property. <p>Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)</p>	
<p>Duties Not Owed by Licensee</p> <p>AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to</p> <ol style="list-style-type: none"> conduct an independent inspection of the real estate that is the subject of the licensee relationship; conduct an independent investigation of a person’s financial condition; or independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable. 	

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:					
Licensee Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –



Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: RealEstateCommission@Alaska.Gov
Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

Relationship(s) MUST be indicated for each Licensee listed below.

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N*

*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Name	Signature	Date	Relationship		
			S	R	N*
	<i>Christine J. Martin</i>				

TEAMS: If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:	
Team Name:	

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:	Signature:	Date:
Consumer Name:	Signature:	Date: