

# TIKAHTNU COMMONS SHOPPING CENTER

NWC N Muldoon Rd & Glenn Hwy  
Anchorage, AK



**Lease space with us!**



PRESENTED BY:



**COMMERCIAL WEST, INC.**  
REAL ESTATE SERVICES AND DEVELOPMENT

**WILLIAM BETTENCOURT**  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



**BROWMAN DEVELOPMENT COMPANY, INC.**  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# TIKAHTNU COMMONS



**SHOP & PAD SPACE AVAILABLE**

Tikahtnu Commons is an 85 acre Regional Power Center anchored by Target, Lowe's, Costco, Kohl's (the only Kohl's in Alaska), as well as Regal IMAX 16 screen (the only IMAX theater in Alaska)! Along with these major anchors, Tikahtnu Commons also features Best Buy, Burlington, PetSmart, Old Navy, ULTA, Famous Footwear, & most recently Boot Barn; as well as several dining options including Texas Roadhouse, Olive Garden, Red Robin, Panda Express, Raising Cane's, McDonald's, and more. The center is the gateway to Anchorage from the north, very convenient for customers living in North Anchorage as well as residents in Eagle River, Palmer, and Wasilla. Just to the north of the property is the Joint Base Elmendorf-Richardson which is the largest military base in the state of Alaska.

## DEMOGRAPHICS



3-Mile	5-Mile	10-Mile
<b>66,226</b>	<b>107,095</b>	<b>267,587</b>
<b>POPULATION</b>		



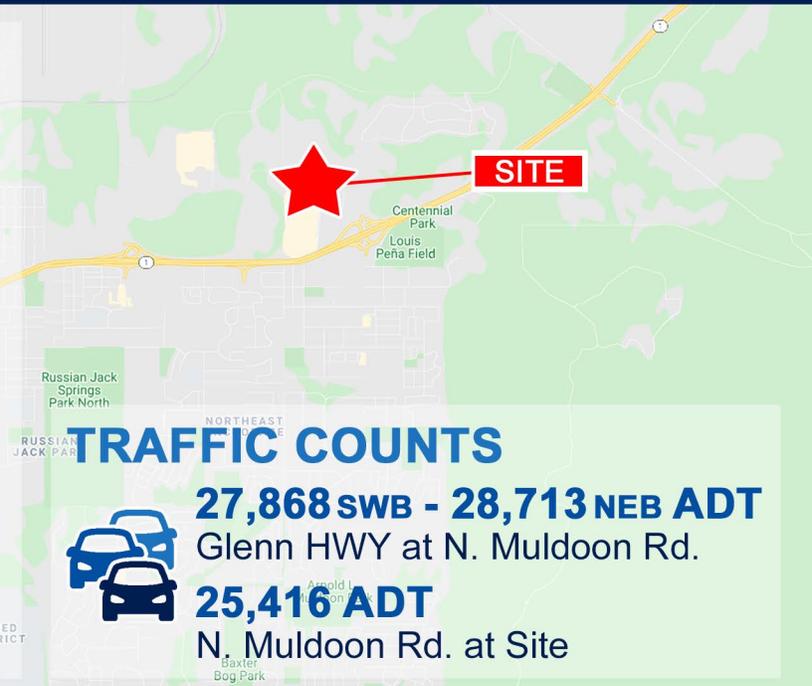
3-Mile	5-Mile	10-Mile
<b>\$99,641</b>	<b>\$104,201</b>	<b>\$136,311</b>
<b>AVG. HH INCOME</b>		



3-Mile	5-Mile	10-Mile
<b>14,994</b>	<b>50,716</b>	<b>156,867</b>
<b>EMPLOYEES</b>		



<b>291,223</b>
<b>MOA POPULATION</b>



## TRAFFIC COUNTS



**27,868 SWB - 28,713 NEB ADT**  
Glenn HWY at N. Muldoon Rd.

**25,416 ADT**  
N. Muldoon Rd. at Site

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# TIKAHTNU COMMONS



**JBER**  
Joint Base Elmendorf-Richardson  
LARGEST MILITARY BASE  
IN THE STATE

**BARTLET HIGH SCHOOL**  
1,600 STUDENTS

**JBER HOSPITAL**  
55 BEDS

**TIKAHTNU COMMONS**



**MERRILL FIELD AIRPORT**

**ALASKA REGIONAL HOSPITAL**  
176 BEDS

**BETTYE DAVIS HIGH SCHOOL**  
1,765 STUDENTS

**UNIVERSITY OF ALASKA**  
11,953 STUDENTS

# RETAIL AERIAL



# TIKAHTNU COMMONS



N. MULDOON RD.

25,416 ADT

27,868 SWB

28,713 NEB

GLENN HWY.

# INTERSECTION AERIAL

# TIKAHTNU COMMONS

## SHOPS F

1,011 SF AVAILABLE



## SHOPS D



FUTURE PAD AVAILABLE

N. MULDOON RD.

LOWE'S

OLD NAVY

PET SMART

KOHL'S

Burlington

ULTA

target

BEST BUY



Olive Garden



TEXAS ROADHOUSE



COSTCO WHOLESALE

BOOT BARN

SKECHERS

REGAL

PAD N

bty DENTAL  
sunsation  
verizon

FUTURE PAD(S) AVAILABLE

PAD M

1,500 SF AVAILABLE  
RESTAURANT SPACE

MATTRESS FIRM

PAD P

3,500 SF AVAILABLE

QDOBA MEXICAN EATS  
BURGER ZONE

PAD H

Brown Jug IHOP  
ARMY RESERVE  
The Good Feet Store  
America's Arch Support Experts  
SALLY BEAUTY  
BEAR BUBBLE TEA

GLENN HWY.

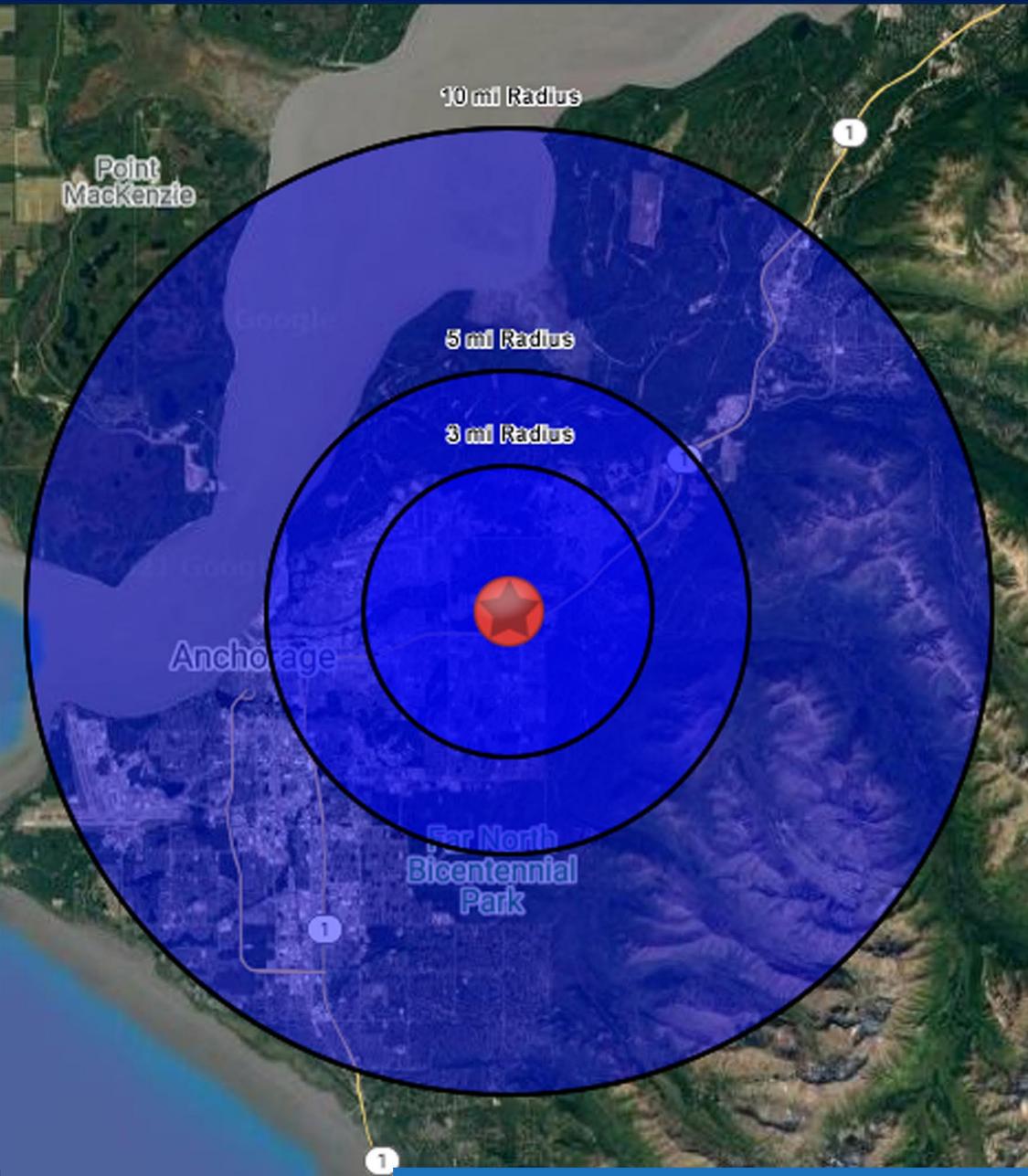
# SITE PLAN

# TIKAHTNU COMMONS

## SUMMARY PROFILE

3 mi radius      5 mi radius      10 mi radius

	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2025 Estimated Population	66,226	107,095	267,587
2030 Projected Population	65,352	105,526	262,912
2020 Census Population	67,099	107,505	268,540
2010 Census Population	67,450	108,301	269,268
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-0.1%	-	-
2025 Median Age	30.9	32.2	34.8
<b>Households</b>			
2025 Estimated Households	23,212	39,205	101,685
2030 Projected Households	23,262	39,233	101,600
2020 Census Households	23,161	38,990	100,851
2010 Census Households	22,721	38,465	99,039
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	45.2%	48.0%	55.4%
2025 Estimated Black or African American	10.2%	9.5%	6.2%
2025 Estimated Asian or Pacific Islander	16.7%	15.1%	13.6%
2025 Estimated American Indian or Native Alaskan	6.0%	6.1%	5.4%
2025 Estimated Other Races	21.9%	21.3%	19.4%
2025 Estimated Hispanic	11.4%	10.7%	9.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$99,641	\$104,201	\$136,311
2025 Estimated Median Household Income	\$78,024	\$81,143	\$107,594
2025 Estimated Per Capita Income	\$37,023	\$40,853	\$53,272
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.1%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.2%	3.8%
2025 Estimated High School Graduate	29.5%	28.4%	25.3%
2025 Estimated Some College	23.4%	22.3%	22.7%
2025 Estimated Associates Degree Only	9.5%	9.1%	8.1%
2025 Estimated Bachelors Degree Only	18.3%	20.3%	23.3%
2025 Estimated Graduate Degree	8.8%	10.6%	14.0%
<b>Business</b>			
2025 Estimated Total Businesses	1,526	4,391	15,617
2025 Estimated Total Employees	14,944	50,716	156,867
2025 Estimated Employee Population per Business	9.8	11.5	10.0
2025 Estimated Residential Population per Business	43.4	24.4	17.1



## DEMOGRAPHICS