



GOLDEN VALLEY PLAZA

5031 E Mayflower Lane
Wasilla, AK 99654

OFFERING MEMORANDUM

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INVESTMENT SUMMARY

We are pleased to present the opportunity to acquire Golden Valley Plaza, a 3550 square foot retail center located in the affluent and rapidly growing community of Wasilla, AK. The Property is composed of a mix of tenants with 3 units left empty for an owner user.. Golden Valley Plaza offers investors an opportunity to acquire a high-quality retail strip center with a reliable and growing income stream and a unique ability to create value through continued lease-up.



PROPERTY SUMMARY

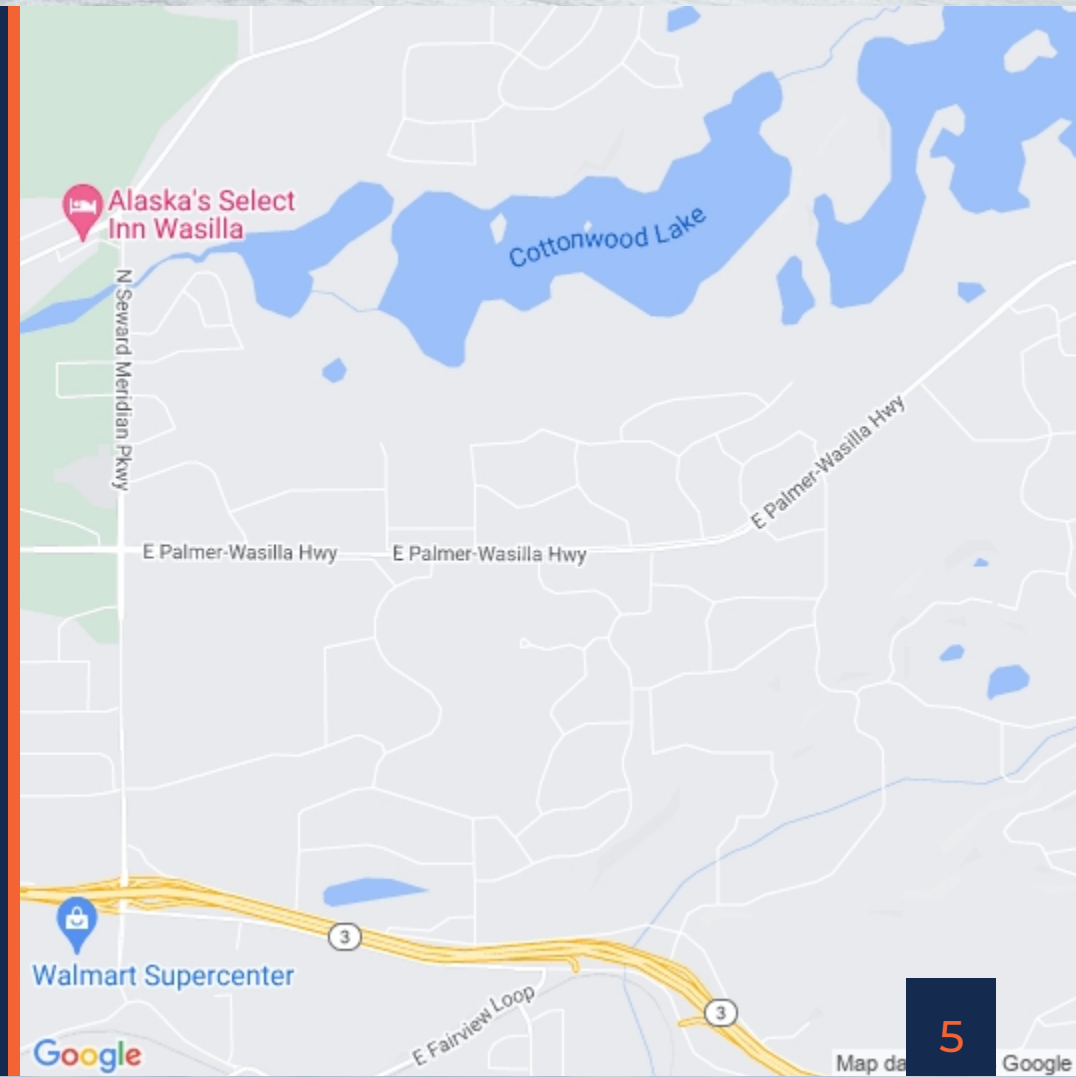
Offering Price	\$825,000.00
Building SqFt	3550 SqFt





INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Ample parking available with over 30 parking spaces for shoppers and employees.
- Signage opportunities visible along Palmer Wasilla Highway.
- Property is strategically located in the Wasilla/ Palmer area with direct frontage on the Palmer Wasilla Highway. The opportunity is being offered for \$875,000.00.
- Two Ingress/Egress Points.
- Lighted Parking Lot with Ample Parking.
- Excellent market & retail fundamentals.





Aeri Aesthetics
& PERMANENT COSMETICS

LOCATION HIGHLIGHTS

- Excellent Visibility from the Palmer Wasilla Highway and Surrounding Businesses.
- One of the fastest growing areas in Alaska.
- High volume retail area serving a large population of neighboring communities for Wasilla and Palmer.
- Excellent access, frontage and visibility.
- Golden Valley Plaza's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.





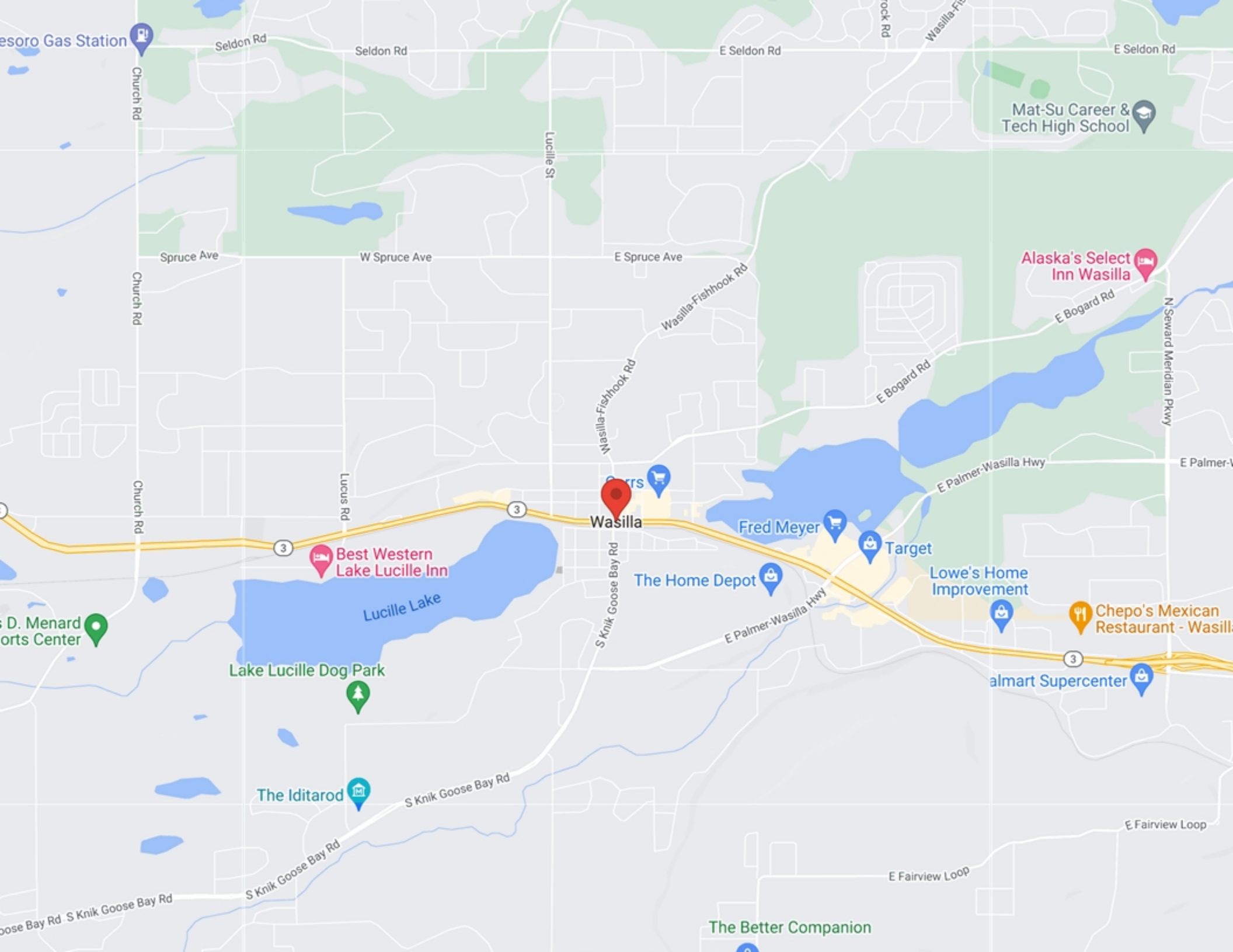
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,920	12,047	22,200
2010 Population	2,617	17,157	32,720
2023 Population	2,997	21,373	41,041
2028 Population	3,195	22,621	43,147
2023-2028 Growth Rate	1.29 %	1.14 %	1.01 %
2023 Daytime Population	6,089	24,835	38,434

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	175	762	1,217
\$15000-24999	202	735	1,068
\$25000-34999	59	303	537
\$35000-49999	136	689	1,159
\$50000-74999	237	1,353	2,486
\$75000-99999	174	1,307	2,482
\$100000-149999	222	1,354	2,780
\$150000-199999	89	729	1,494
\$200000 or greater	81	808	1,593
Median HH Income	\$ 59,862	\$ 77,549	\$ 82,682
Average HH Income	\$ 85,279	\$ 105,596	\$ 111,327



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	750	4,188	7,550
2010 Total Households	1,107	6,249	11,477
2023 Total Households	1,376	8,040	14,816
2028 Total Households	1,503	8,692	15,891
2023 Average Household Size	2.14	2.63	2.75
2023 Owner Occupied Housing	692	5,273	10,681
2028 Owner Occupied Housing	786	5,831	11,656
2023 Renter Occupied Housing	684	2,767	4,135
2028 Renter Occupied Housing	717	2,861	4,235
2023 Vacant Housing	145	775	1,371
2023 Total Housing	1,521	8,815	16,187



Esoro Gas Station



Church Rd

Seldon Rd

Seldon Rd

E Seldon Rd

E Seldon Rd

Mat-Su Career & Tech High School

Spruce Ave

W Spruce Ave

E Spruce Ave

Lucille St

Wasilla-Fishhook Rd

Alaska's Select Inn Wasilla

E Bogard Rd

N Seward Meridian Pkwy

Church Rd

Church Rd

Lucus Rd

Wasilla

Fred Meyer

Target

The Home Depot

Lowe's Home Improvement

Chepo's Mexican Restaurant - Wasilla

D. Menard Sports Center

Best Western Lake Lucille Inn

Lucille Lake

Lake Lucille Dog Park

The Iditarod

S Knik Goose Bay Rd

E Palmer-Wasilla Hwy

Wal-Mart Supercenter

E Fairview Loop

E Fairview Loop

The Better Companion

CITY OF WASILLA

INCORPORATED 2/25/1974

AREA

CITY 13.1 SQ MI
LAND 12.4 SQ MI
WATER 0.7 SQ MI
ELEVATION 341 FT

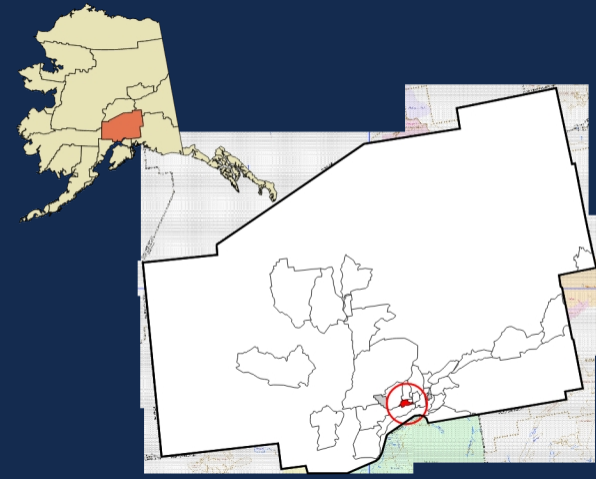
POPULATION

POPULATION 9,054
DENSITY 730.40 SQ MI



ABOUT WASILLA

The City of Wasilla (Dena'ina: Benteh) is a city in Matanuska-Susitna Borough, United States and the fourth-largest city in Alaska. It is located on the northern point of Cook Inlet in the Matanuska-Susitna Valley of the southcentral part of the state. The city's population was 9,054 at the 2020 census, up from 7,831 in 2010.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RE/MAX COMMERCIAL ADVISOR FOR MORE
DETAILS.**

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