

fabrics **JOANN** crafts

Retail Property For Lease

Creekside Plaza

1830 East Parks Highway, Wasilla, AK 99654

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

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PROPERTY HIGHLIGHTS

- Prime Parks Highway frontage: Captures over 37,000 vehicles per day for unmatched brand exposure.
- Delivered in vanilla shell condition: Speeds up occupancy and minimizes build-out costs.
- Ample shared parking: Supports strong daily customer flow and peak traffic periods.
- Flexible layout potential: Adapts easily to a variety of retail formats.
- Expansive storefront with highway signage: Enhances visibility and strengthens brand presence.
- Positioned in Wasilla's retail core: Surrounded by national anchors, service tenants, and dense residential neighborhoods.

OFFERING SUMMARY

Lease Rate:	\$1.35 SF/MO
Number of Units:	1
Available SF:	12,234 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	604	14,310	27,183
Total Population	1,541	40,116	77,525
Average HH Income	\$108,076	\$115,094	\$117,202



Property Description



RETAIL LEASE OPPORTUNITY

Presenting an outstanding leasing opportunity in the Creekside Plaza shopping center at 1830 East Parks Highway, Wasilla, AK. This property offers high visibility, ample parking, and versatile layouts, making it ideal for retail or neighborhood center tenants. With a strong tenant mix, including national brands, this prime location is perfect for establishing a thriving business. Unlock the potential of this prominent leasing opportunity today.

For retailers seeking growth in Alaska's most dynamic secondary market, this space at Creekside Plaza delivers the access, exposure, and functionality needed to thrive. With prime Parks Highway frontage, ample parking, and a shell-ready layout, this is a standout opportunity for tenants ready to move quickly and capture market share in Wasilla's retail core.

PRIME LOCATION IN ALASKA'S FASTEST GROWTH AREA

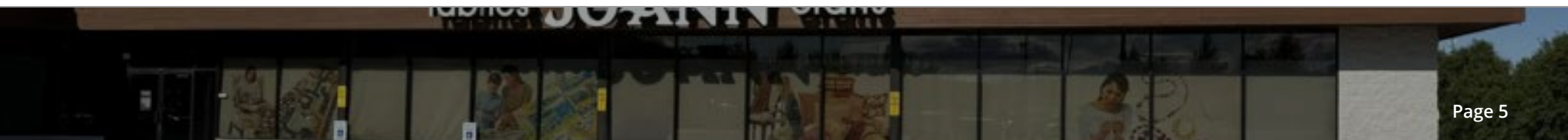
Located at the heart of the Wasilla retail core, this site enjoys some of the best traffic counts in the Mat-Su Valley with over 37k VPD. Situated in the Creekside Plaza shopping center, this suite neighbors tenants such as Coldstone Creamery, IHop, Alaska Club, Treeforms Furniture Gallery, House of Bread, Edward Jones, and more!

PARKING

Parking is shared within the shopping center.


BUILDING CONSTRUCTION

Concrete Block construction



Additional Photos



A photograph of a Joann Fabrics and Crafts store. The building has a blue metal roof and a brown horizontal band across the front. The sign "fabrics JO-ANN crafts" is mounted on this band. Below the sign is a large glass window displaying various fabric and craft items. The store is situated in a parking lot under a clear blue sky.

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LOCATION INFORMATION

Section 2

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Regional Map



Retailer Map



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DEMOGRAPHICS

Section 3

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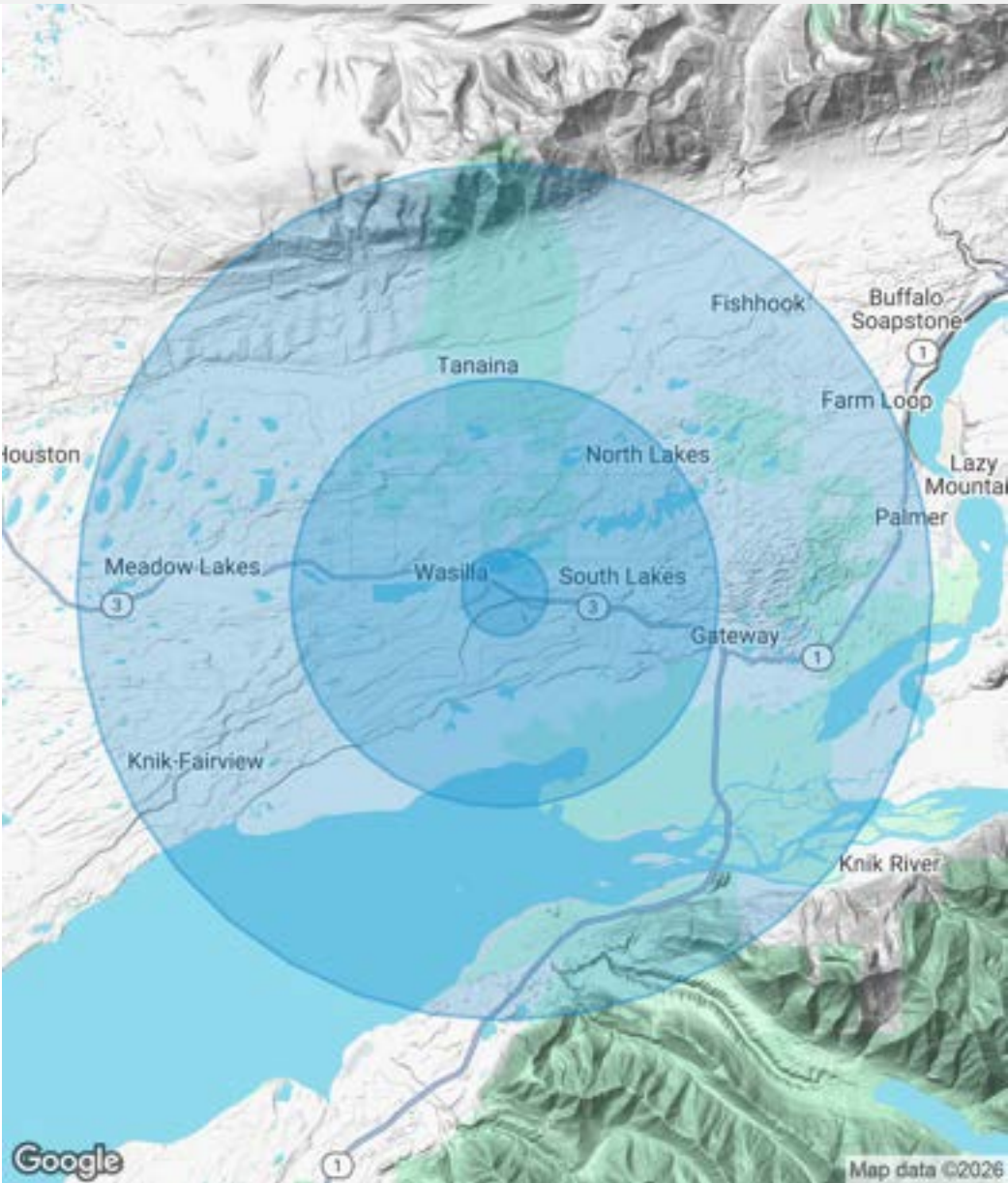
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,541	40,116	77,525
Average Age	38	37	36
Average Age (Male)	37	36	36
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	604	14,310	27,183
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$108,076	\$115,094	\$117,202
Average House Value	\$427,783	\$389,501	\$382,292

TRAFFIC COUNTS
37,000/day

Demographics data derived from AlphaMap





THE STATE
of

ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission

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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 initialed 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> <ul style="list-style-type: none">a. Exercise of reasonable skill and care;b. Honest and good faith dealing;c. Timely presentation of all written communications;d. Disclosing all material information known by the Licensee regarding the physical condition of a property; ande. Timely accounting of all money and property received by the Licensee.	<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> <ul style="list-style-type: none">a. All duties owed by the Licensee providing Specific Assistance;b. Not intentionally taking actions which are adverse or detrimental to the Consumer;c. Timely disclosure of conflicts of interest to the Consumer;d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; andf. Making a good faith and continuous effort.
Consumer Initials: _____ / _____ Date: _____	Consumer Initials: _____ / _____ Date: _____
Neutral Licensee	
<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 License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none">a. All duties owed by the Licensee providing Specific Assistance;b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; andc. 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.	
Consumer Initials: _____ / _____ Date: _____ (Must attach Waiver of Right to be Represented)	
Duties Not Owed by Licensee	
<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> <ul style="list-style-type: none">(1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;(2) conduct an independent investigation of a person's financial condition; or(3) 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 –



THE STATE
of

ALASKA *Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing*

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.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*

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:	

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –